



South Cottage, Kippilaw Mains, Near Melrose







South Cottage is the most unique five-bedroom house situated in the heart of the Scottish Borders, only four and a half miles from the popular town of Melrose. The proximity to the new Borders Railway which will run from Tweedbank to Edinburgh that is due to open in September 2015 is of particular note.

Extended in recent years the property offers flexible and spacious family living with the most amazing views. Benefitting from a large garden there is also a four acre paddock, and additional woodland of around one acre which creates the most desirable package in a semi-rural location.

Internally, the property comprises five bedrooms, three bathrooms (two ensuite), a dressing room, a balcony, a sitting room, an open plan kitchen with dining area, a family room, a mud/boot room, a utility room, and two downstairs wcs.

Externally, there are the most fabulous panoramic views to the East and South, plus extensive decking running down one side to the raised sitting area. The gardens are mainly laid to lawn, but have been landscaped around an attractive pond, and there is a vegetable area lying at the foot of the garden. There is also driveway parking for several cars, and an additional four acre paddock and mixed woodland of around one acre.

Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location, as is the aforementioned Borders Railway and the Borders General Hospital which lies on the outskirts of Melrose.

Edinburgh 41.5 miles. St. Boswells 3.5 miles. Tweedbank 6 miles. Melrose 4.5 miles.  
(All distances are approximate)



**Location:**

South Cottage is situated in a picturesque semi-rural location only four miles from the popular Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels. The thriving old mill town of Galashiels eleven miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, rough and syndicated shooting, horse riding, golf, mountain biking, and a selection of walks including the Southern Upland Way. Local schools include the excellent Melrose Grammar primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside the town. Melrose sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of

England. The new Borders Railway which will run from Tweedbank to Edinburgh, is due to open in September 2015 and lies approximately six miles away.

**Description:**

The entrance into South Cottage is via a glazed vestibule which leads into a large welcoming entrance hall with wc off and a staircase leading to the sumptuous principal bedroom suite on the first floor, which is bright and spacious with the most fabulous views. With an ensuite shower cum wet room with his and hers wash hand basin and double headed shower fittings with glazed screens there is also a wc and full height tiling. A generous airing cupboard lies adjacent to a good size dressing room, but the feature of this room is the timber balcony which has superb views over the garden and to the East and South.

Returning back down to the entrance hall there are glazed double door which lead into the charming sitting room with multiple windows with excellent views. There is a large sandstone mantelpiece with multi-fuel stove which is a particular feature and black slate flooring, plus under floor heating, which runs in from the hall and to the extent of this room.



Further double doors open into the real focal point of this property, and the open plan dining kitchen which has been beautifully laid out to include a number of windows and door onto the decking. The breakfasting kitchen area with fitted wall and floor units and plentiful worksurfaces also has a range cooker with four-ring hob with griddle and double oven. There is also space for a fridge and a dishwasher which are included in the sales price. Attractive timber flooring runs throughout this charming and versatile room which also benefits from stunning views. It should be noted that there is also under floor access which creates an excellent space for storage too.

The utility room, with space and plumbing for washing machine and tumble dryer has a fitted stainless steel sink with worktop. The mud/boot room is a very useful space and has external door access, as well as housing the oil fired boiler, but allows an excellent area to store outdoor wear.



Lying off the dining kitchen is the family room which offers a relaxing area to watch television or read, and has a gas fire, built-in bookcase and a timber staircase to the first floor. There are two bedrooms on this level, with velux windows, and built-in storage with bedroom four benefitting from an ensuite shower room with walk-in shower with wash hand basin and wc, whilst bedroom five has a large windows overlooking the garden.

Returning back down to the family room, you will find bedroom two and bedroom three with windows overlooking the garden. There is a separate wc off the short hall, and the family bathroom with bath, large glazed shower cubicle, wc and wash hand basin plus full height tiling completing the accommodation.

South Cottage is a truly unique property with an air of luxury throughout, with quality fixtures and fittings, and some of the most fabulous panoramic views. Excellent inside space is complimented by the outside, and with under floor heating, a heat exchange system, and water heaters on the roof there is a modern touch with a slightly traditional feel.

As a package, this charming family home, complete with the paddock and woodland really should be viewed to be appreciated.



#### **Outside:**

The garden is a particular feature of South Cottage, with fabulous panoramic views to the East and South, plus extensive decking running down one side to the raised sitting area from where you can enjoy al fresco dining, and can be accessed from the sitting or dining room. In addition to the decking there is a balcony leading from the principal bedroom suite which offers superb views which are a sight to behold.

Mainly laid to lawn, the garden extends to around half an acre and has been beautifully landscaped around an attractive pond, with stone walls and pathways. There is also a vegetable area lying at the foot of the garden which is an added bonus and is well stocked with a selection of soft fruit bushes and small fruit trees.

Additional ground extends to around four acres of paddock which offers excellent grazing with a separate access and there is a further acre of woodland which provides an excellent supply of wood for the multi-fuel stove in the sitting room, as well as a peaceful walk.

Private parking is in the driveway to the front and provides parking for several cars.

#### **Directions:**

For those with satellite navigation the postcode for the property is: TD6 9HF.

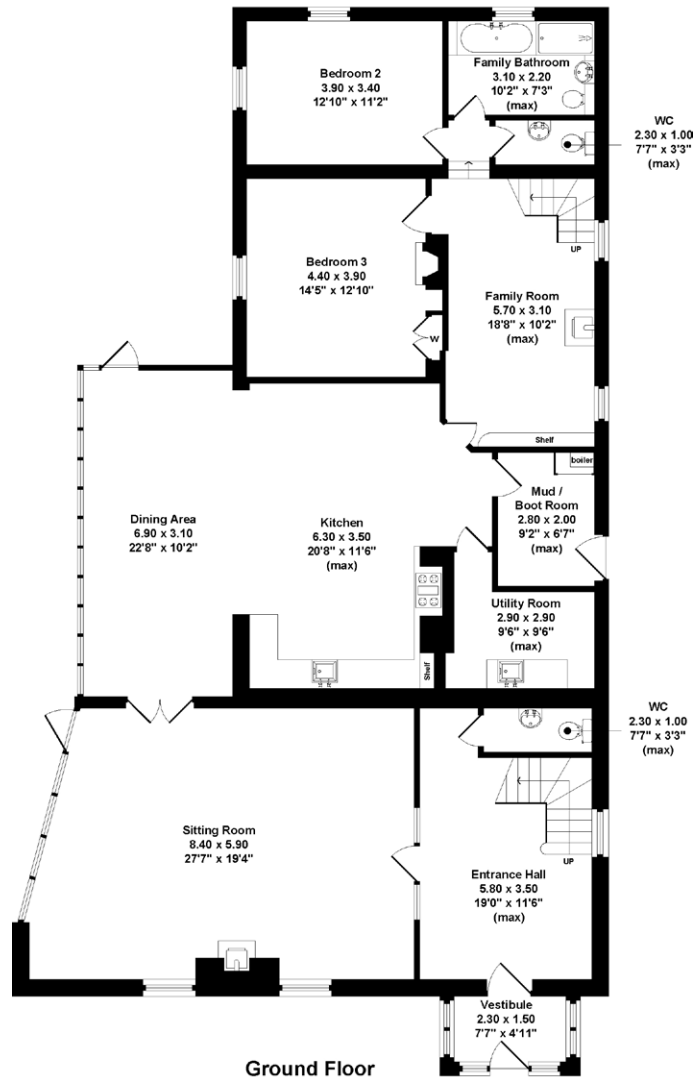
Coming from Edinburgh, proceed South on the A68 for Jedburgh/Newcastle. Continue through Pathhead, Lauder and Earlston, until you reach St. Boswells. On passing the Buccleuch Arms Hotel and cricket pitch turn immediately right onto the A699 signposted Selkirk. Continue on this road for approximately 2.5 miles. Turn left at the crossroads signposted Lilliesleaf and proceed forward for around four hundred yards turning right at sign post for Kippilaw Mains.

Continue on this private road and you will come to South Cottage which is the fourth property on the left.

Coming from the South on the A68 approach St. Boswells and take the left turn onto the A699, before the cricket pitch and follow the above directions.

From Selkirk on the A7 North or South, take the turn off for the A699 signposted St. Boswells. Continue on this road for approximately 5.5 miles and turn right at the crossroads signposted Lilliesleaf and follow the above directions.

**South Cottage**  
**Kippilaw Mains, Melrose, TD6 9HF**  
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