



Wellrig Farmhouse is a spacious and flexible five-bedroom detached bungalow situated in the heart of the Central Scottish Borders, only two miles from the popular Borders village of St. Boswells. Occupying a plot of around 0.38 acres the property benefits from fabulous rural views, with further land available to rent or buy, by separate negotiation.

A peaceful and semi-rural location the property offers excellent potential whilst lying within a strong school catchment with an array of amenities only a short drive away. There are also excellent transport links, with the A68 readily available and the Borders Railway at Tweedbank around eight and a half miles away.

Lying across one level the accommodation comprises five bedrooms, an ensuite bathroom, a family bathroom, a sitting room, a dining room, a large dining kitchen, a study, a utility room, and a pantry.

There is generous storage throughout with cupboards and wardrobes in all of the bedrooms, plus double glazing, and a wood burning stove in the sitting room.

Externally, the generous garden is a particular feature with extensive lawn to three sides, and an attractive patio from where to enjoy the views and for more informal entertaining. There is plentiful driveway parking plus a detached garage providing additional storage or workshop space.

Most Border towns are readily accessible from St. Boswells via the A68, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London.

**Kelso 10 miles. Edinburgh 40.5 miles. St. Boswells 2 miles. Melrose 7 miles. Tweedbank 8.5 miles. Jedburgh 7.5 miles
(All distances are approximate)**

Location:

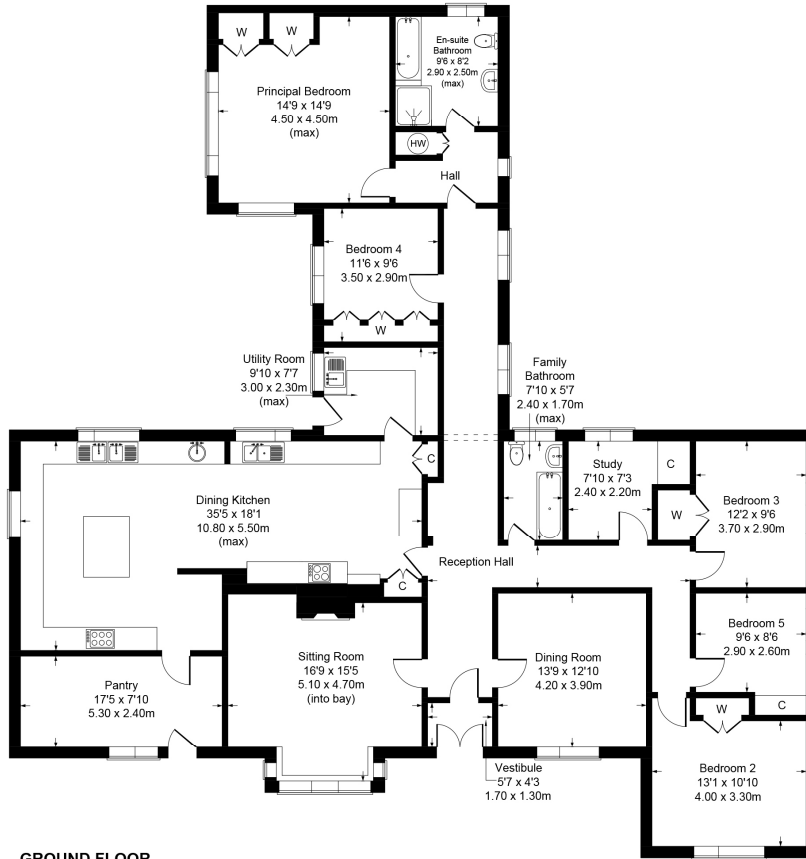
Wellrig Farmhouse is situated approximately two miles from the desirable village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, a small supermarket, an award-winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. There is also a highly regarded primary school at St. Boswells and the property is also within the Earlston High School catchment. Nearby Melrose offers a wider range of amenities as well as the well respected St Mary's Preparatory School. The area is one of great scenic beauty with the River Tweed snaking its way through the Borders countryside with its pretty towns and villages. Fishing, golf, shooting, horse riding and walking are all readily available. Kelso (10 miles away) is a thriving market town with a larger array of amenities including a racecourse, the historic Floors Castle, home of the Duke of Roxburghe, and a championship golf course. Alternatively, Galashiels has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencer, with Kelso now benefitting from a Sainsburys supermarket.

St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in these cities. Berwick-upon-Tweed, reachable in under one hour has a mainline railway serving the East Coast, and a fast train to London taking around four hours. The Borders Railway, running from Tweedbank to Edinburgh, has recently opened and lies approximately eight and a half miles away and adds to the accessibility of the St. Boswells area.



Wellrig Farmhouse, Longnewton, St. Boswells TD6 9ET

Approximate Gross Internal Area
2615 sq ft - 243 sq m



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2019



Directions:

For those with satellite navigation the postcode is TD6 9ET

Coming from the North follow the A68 to St. Boswells. Proceed through the village and after two miles take a right turn, off the A68, signposted Longnewton. Continue on this road for around half a mile and you will come to Wellrig Farmhouse on your right-hand side. Turn right and right again into the driveway.

Coming from the South, follow the A68, through Jedburgh and proceed North. Approximately two miles before St. Boswells turn left, signposted Longnewton and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, septic tank drainage, oil-fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

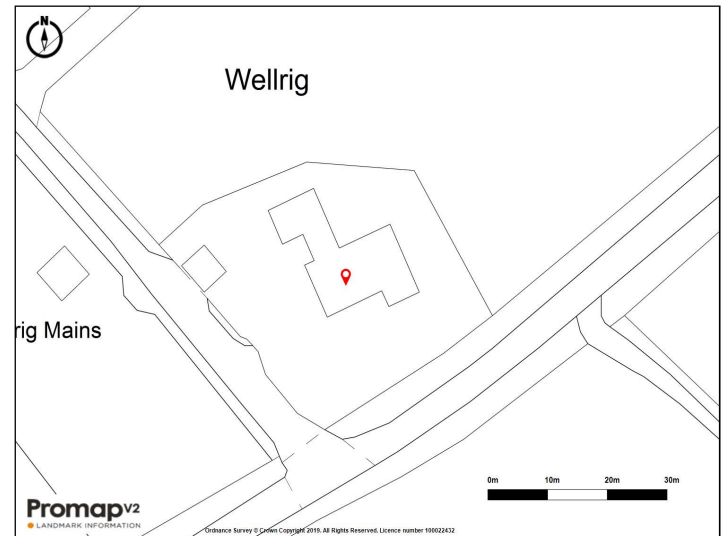
EPC Rating:

Current EPC: E52

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk