



Easter Cottage is the most charming and spacious ‘C’ Listed house situated in the popular village of Lilliesleaf, which lies in the heart of the Central Borders. With some unique architectural detailing to the front, it could provide an excellent family home or business opportunity.

Complete with its own well, from which it draws its drinking water, the property should simply be viewed to be appreciated.

Having previously flourished as a bed and breakfast, there is enormous scope to split the accommodation and create a possible income stream via self-catering, resurrecting the bed and breakfast business, or simply enjoy it as a home. Lilliesleaf sits in a semi-rural setting, only eight miles from Melrose and benefits from a local primary school and active village hall, plus a variety of visitors providing good footfall throughout the year. The newly opened gastropub, plus the coffee shop with gallery and additional pub provide good local amenities to this attractive village.

Internally, the property currently comprises three main bedrooms, two shower rooms (one ensuite), a family bathroom, a sitting room, a breakfasting kitchen, a family room, and a dining room/bedroom four. There is excellent storage throughout with a variety of cupboards and wardrobes, with the property offering a variety of configurations.

Externally, Easter Cottage has an attractive gated entrance into the driveway which offers generous private parking. Steps lead up to the most fabulous garden which is also accessed via the sitting room. Well stocked, with a variety of plants, small shrubs and trees, as well as a vegetable patch there is a lawn and numerous places to sit out and enjoy the outside space. There is also a greenhouse and garden shed and a pedestrian gate opening onto the Back Road. A particular feature of this property is the attached outbuilding, which is accessed off the main street, and provides excellent storage plus the Bio-mass central heating system which is an excellent addition to this fabulous property.

Most Border towns are readily accessible from this central location, as well as Borders Railway station at Tweedbank which runs to

Edinburgh, and lies approximately nine and a half miles away.

Melrose 8 miles Selkirk 7 miles Hawick 9 miles Tweedbank 9.5 miles

(all distances are approximate)

Location:

Easter Cottage is located in the popular village of Lilliesleaf, which benefits from a primary school, a village hall, a newly opened gastropub, a further pub as well as a gallery/coffee shop, and lies above the Ale Water, in the heart of the Central Borders. Melrose and St. Boswells, both eight miles away, are regarded by many as the most picturesque of the Borders towns. Melrose in particular provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels, whilst St. Boswells provides the same on a slightly smaller scale. The historic town of Hawick nine miles to the south offers a comprehensive range of shopping facilities, and links up with the A7 to Carlisle. Local tourist attractions include Melrose Abbey, Abbotsford House, Harmony House and Priorwood Gardens, with the sandy beaches of the Berwickshire coast only an hour away, and Edinburgh readily accessible via the A68. There are a variety of outdoor pursuits in the area including excellent horse riding, fishing, rough and syndicated shooting, golf and a selection of walks. Local schooling is provided by the excellent Lilliesleaf Primary, with secondary schooling at Selkirk High School with the highly regarded St Marys Preparatory School in Melrose. It should be noted that the Borders Railway running from Tweedbank to Edinburgh, lies approximately nine and a half miles away, and road links include the A68 or A7, that provide the links to Edinburgh or the North of England and to Edinburgh and Newcastle airports - both international, which offer an excellent choice of destinations.



Approximate Gross Internal Area
2524 sq ft - 234 sq m

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FIRST FLOOR

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD6 9JD
From the A68, turn off at St. Boswells on the A699 signposted Selkirk. After approximately three miles turn right onto the B6359 signposted Lilliesleaf. Proceed on this road for about three miles and bear left over the bridge which runs over the Alewater, again signposted Lilliesleaf. Continue on this road for about half a mile bearing right onto the B6400. After another three quarters of a mile you will enter Lilliesleaf.

After passing the Church on your left and some new build properties on the road side you will come to Easter Cottage on your left, which is the white cottage which lies on the corner of the Back Road. Turn left onto Back Road and then first right into the driveway of Easter Cottage.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains electricity, mains water, mains drainage, biomass central heating and hot water system, oil fired Aga, telephone and broadband

Listed Building:

Easter Cottage is a 'C' Listed Building

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: E47

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.



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