NETHER BROTHERSTONE HOUSE
Heriot • Midlothian • EH38 5YS
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Unique character property set in unspoilt rolling countryside

Heriot 4.4 miles, Humbie 6.5 miles, Lauder 12.6 miles, Edinburgh city centre 20.7 miles

Porch, vestibule, boot room, entrance hall, dining room, kitchen, utility room, study, WC.

Drawing room, snug, double bedroom with (wash basin), shower room, WC, master bedroom (en suite).

Bathroom, three bedrooms (one en suite), linen cupboard.

Double garage, workshop, three stores.

Greenhouse, freshwater pond (trout fishing) and stream, tennis court with summerhouse, garden, woodland.

Area about: 11.42 acres

EPC Rating = D
Nestled in an idyllic position amidst rolling countryside, Nether Brotherstone is an exceptional and unique family home. The rural landscape extends beyond the property providing breath-taking panoramic views. While the immediate setting provides a wonderful sense of peace and tranquillity, the city of Edinburgh is within easy reach via both the A68 and the A7, or from the nearby train station at Stow (8 miles).

The property is well supported by the nearby community of Humbie (6.5 miles) which has an excellent village shop, café, and community centre, and the town of Lauder (12.6 miles), the latter offering a range of services and amenities including shops, post office, cafés, pharmacy and medical centre. These are all further supplemented by the professional services and cultural attractions available in Edinburgh.

Nether Brotherstone falls within the catchment area of Channelkirk primary school at Oxton and Earlston high school. The independent St Mary’s school is located in Melrose (19.7 miles), with the private schools of Edinburgh also within reasonable reach.

The surrounding countryside is well known for its fantastic range of field sports which can be rented locally. The nearby River Tweed is one of the world’s best salmon fishing spots, and the Lammermuir and Cheviot hills offer exceptional shoots. Cycling, walking and hill climbing are all popular outdoor pursuits in the area, with Glentress Forest near Innerleithen recognised as one of Europe’s top mountain biking centres.
DESCRIPTION

Nether Brotherstone is a remarkable family home set in the rolling Borders countryside, overlooking its own pond with island. The unique detached property was built by a mill owner in 1935 as a country retreat. The accommodation is split over ground and first floors.

A stone porch houses the front door with vestibule that provides access to the boot room. The double height entrance hall has a wood burning stove, and is set under a galleried first floor landing, which provides plenty of natural light to open up the space. The wood panelling and original herringbone parquet floor provide plenty of character to the main space. To the right of the hall is a spacious dining room with wood burner, kitchen with island unit, SMEG gas cooker and integrated appliances, utility room with rear door access, and large study with adjacent WC. Set under the first floor landing are two symmetrical rooms that could both be used as bedrooms, or with one as a study/ snug room. To the left of the hall is a light drawing room with original herringbone parquet floor, with dual aspect windows providing spectacular views. A master bedroom with dual aspect views and en suite bathroom, featuring a roll top bath and walk in double shower, is situated to the rear of the hall, as well as a further shower room. There are three store rooms on the ground floor.

From the first floor landing, three bedrooms are accessed, one with a hidden entrance en suite shower room. The other two spacious double bedrooms are serviced by a large family bathroom with roll top bath and shower. A large walk-in linen cupboard and insulated eaves storage are accessed from the landing, which is a bright and airy space with four large Velux windows providing natural light, with built in bookcase and sample seating areas.

Outside

A gravel driveway approaches the property and sweeps down to the front of the house with parking space available for several vehicles. Further space is available to the rear or in the double garage with electric doors. There are three large store rooms with light and power, and a workshop connected to the garage, with a greenhouse to the side. The grounds surrounding the property extend to around 11.4 acres, of which 1 acre is laid to grass and the remainder is self-maintaining heath-land and wooded areas. The grounds include a manmade pond which is stocked with trout and has an island in the middle, a hard surface tennis court with summerhouse and adjacent outside power point, sunken and sheltered patio area with lighting, garden and woodland. Within the garden is an orchard with a variety of fruit trees. A number of paths and walkways have been created to take in the diverse nature of the garden and grounds, which include a walled garden to the rear of the property.

There is a partially secluded garden area adjacent to the garage which serves as a drying area.

GENERAL REMARKS

Services

Shared private water supply and drainage, mains electricity, oil fired boiler and one wood burner (hall), one multi-fuel burner (dining area), one multi fuel open fireplace (drawing room), bottled LPG for the cooker. Immersion heater.

Renewable Energy

4kw photo voltaic panels were installed on garage roof in February 2013, providing annual income from a FIT, with 15 years remaining. In addition, there is a 4kw solar thermal panel on main roof which provides hot water.
Ground Floor
Gross Internal
Floor Area 2302 sq ft / 213.9 sq m

First Floor
Gross Internal
Floor Area 1152 sq ft / 107.0 sq m

Approximate Gross Internal Floor Area:
3454 sq ft / 320.9 sq m (including areas of restricted height / excluding void)
External outbuilding floor area 798 sq ft / 74.1 sq m
Total combined floor area 4252 sq ft / 395.0 sq m

For Identification Only. Not To Scale.
Local Authority
Nether Brotherstone House is in Scottish Borders Council tax band G

Access
The driveway leading to Nether Brotherstone House is a private road, with one neighbouring property having right of access only over the entrance to the driveway to access their property. Secondary vehicular access can be established to the property from the B6368 located near to the pond in the grounds.

Fixtures and Fittings
Standard fixtures and fittings, including light fittings and carpets/rugs are included within the sale. Other items including some furniture and garden furniture may be available by separate negotiation.

Directions
From Edinburgh, head south on the A68. Pass through the village of Pathhead, and at the foot of the Soutra Hill turn right onto the B6368. Follow this road for approximately 3.3 miles. The entrance to Nether Brotherstone is on the right.

Viewing
Strictly by appointment with Savills - 0131 247 3738.

Servitude Rights, Burdens and Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not.

The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Photographs
 Taken June 2018

Date Code
11/6/18

IMPORTANT NOTICE
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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.