



# NEWLANDS HOUSE

ROMANNOBRIDGE, WEST LINTON, PEEBLES SHIRE







# NEWLANDS HOUSE

ROMANNOBRIDGE, WEST LINTON, PEEBLESSHIRE, EH46 7DD

Edinburgh 20 miles, Edinburgh airport 23 miles, Glasgow 45 miles

Charming period country house situated in a lovely  
rural setting

Superb old manse with excellent family accommodation  
Recently renovated and stylishly finished to an exceptional high standard  
Stunning position overlooking the rolling Peeblesshire countryside  
Newly converted one bedroom cottage  
Beautiful garden with summer house

Front porch, hall, dining room, drawing room, sitting room, cloakroom, kitchen, utility room and back porch / boot room

Three bedrooms all with en suites bath/shower rooms, study, three further bedrooms, family bathroom

One bedroom cottage with open plan kitchen/dining and bathroom

Gravel driveway with turning circle

Walled garden, vegetable plot and ponds

EPC = F

About 1.7 acres in all

Savills Edinburgh  
8 Wemyss Place  
Edinburgh EH3 6DH  
Tel: 0131 247 3738  
[Edinburgh\\_countryhouses@savills.com](mailto:Edinburgh_countryhouses@savills.com)



## SITUATION

Newlands House is located within the rolling countryside of the Scottish Borders, next to the tranquil Lyne Water. The property is situated in a pleasantly rural and secluded location, yet remains easily accessible to both Peebles and Edinburgh.

The local conservation village of West Linton and market town of Peebles have an excellent range of local facilities, including shops, post offices, leisure centres with swimming pools, and both primary and secondary schools. Stobo Castle spa and leisure club facilities are 9 miles away.

All the fee paying schools in Edinburgh are within easy access, and Edinburgh city centre attractions and services are 20 miles away.

The property is in a particularly accessible position, well situated for the Edinburgh City Bypass (A720), the city centre (20 miles) and for routes to the south. The bypass is 16.5 miles to the north and gives access to the south, east and west of the city, Edinburgh International Airport (25 miles) and the motorway network. The A702 provides a good link to the M74, providing access to both Glasgow and Carlisle. Glasgow (46 miles) is easily accessible from other routes including the A721.

Newlands House is ideally positioned for outside recreation. The hills behind the house give immediate access to unspoilt hillside walking. To the south, close to Peebles and Innerleithen, there is the nationally-renowned Glentress mountain biking area with further cycle trails within the 7stanes network. There are a number of local golf courses including Glencorse, Peebles and West Linton, with all the links courses of East Lothian easily accessible via the Edinburgh City Bypass. The Pentland Hills Regional Park is popular for walking, mountain biking and fell running alike, and is home to the Midlothian Ski Sports Centre.

For horse riders, there is open countryside as well as the Esk Valley Trail, a riding route which is part of the Tyne Esk Trail network comprising 60 miles of bridlepaths. These can be linked into at Roslin and there are many old drove roads providing great variety for hacking.

The world famous salmon fishery, the River Tweed, is similarly accessible with many beats offering fishing for let on a day permit basis, as well as the Lyne Water which runs below the house. The River Clyde is nearby and offers a further choice of fantastic fishing.









## DESCRIPTION

There has been a building on the site at Newlands since the 16th century. The current building was first mentioned in local correspondence in 1709 and Newlands House is arguably the oldest inhabited manse in Peeblesshire. While the property has been adapted and renovated by the current owners, it has retained its charming character and original features, including working internal shutters on all sash and case windows, ornate cornicing and feature fireplaces.

The main entrance to the property is through a vestibule on the west side of the property which opens up onto the hall with a staircase leading up to the first floor. There is a spacious drawing room on the right of the hall and a dining room on the left. There is also a WC off and a cloakroom. Inner doors from the hall lead into an open plan modern kitchen with a smaller sitting room off. The kitchen has been renovated to a very high standard complete with current technology but also features a five door black AGA and is a welcoming space for family living. A vestibule includes a boot/cloak room, utility room and access to the driveway outside.

The stone staircase from the hall leads up to the first floor mezzanine where a study is located along with a double bedroom and en suite shower room. On the first floor there are two further double bedrooms, including the master bedroom lit by dual aspect windows with a dressing area and en suite bathroom. The other bedroom also has an en suite bedroom. The staircase continues up to the second floor landing where three further bedrooms and family bathroom are accessed.

## COTTAGE

The current owners have converted the old stable block into a one bedroom cottage. There is an open plan kitchen, dining and sitting room. The cottage has been ideally set up for holiday lets or to be used as an annexe to the house.

## GARDENS AND GROUNDS

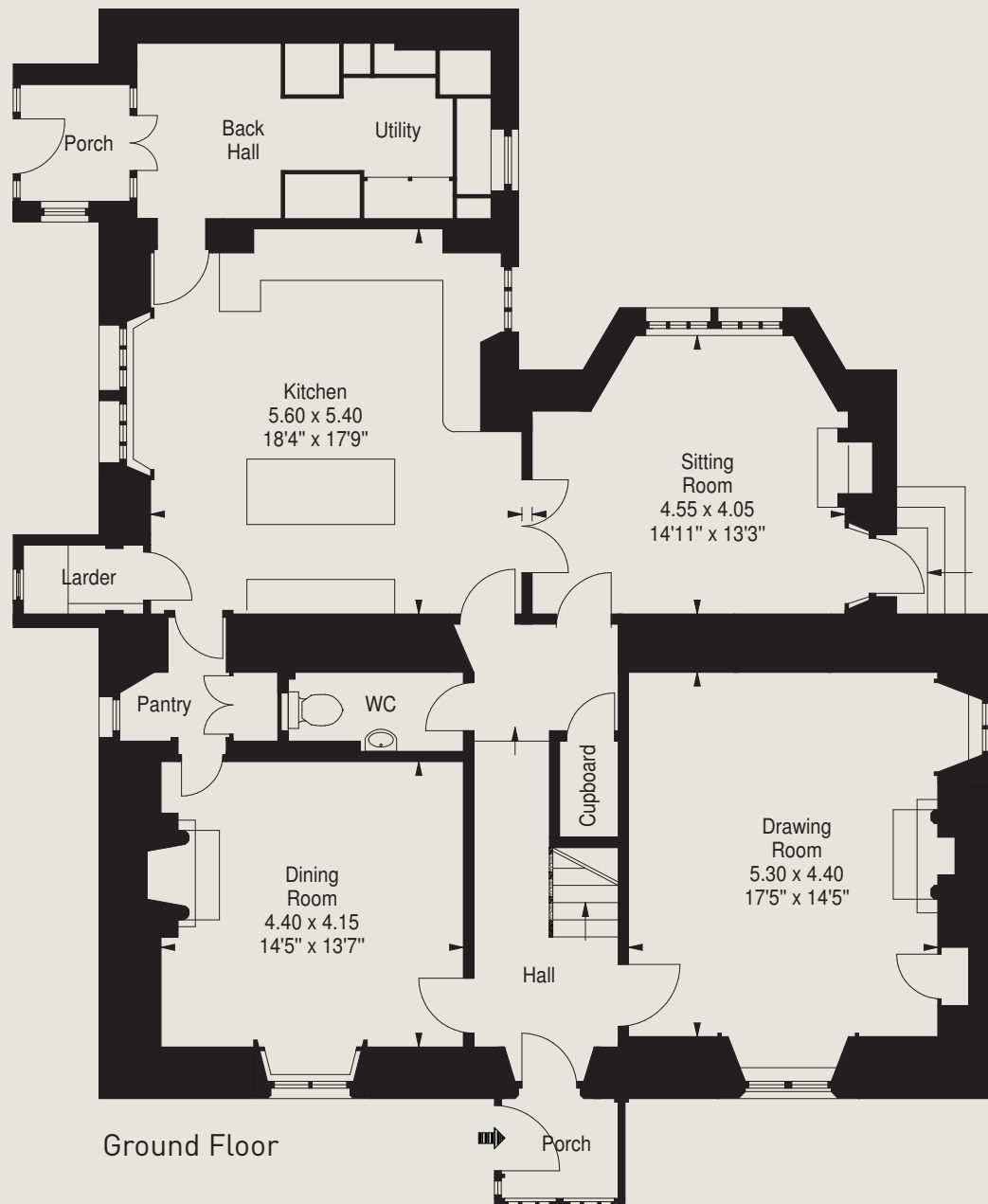
Set in about 1.7 acres of beautiful grounds with mature trees, Newlands House enjoys a secluded and private position overlooking the Lyne Water. To the rear of the cottage is a walled garden and vegetable patch. To the east of the property, the lawn slopes uphill, where a landscaped terraced garden leads up to a lovely pond which feeds into a stream that runs down to the Lyne Water.







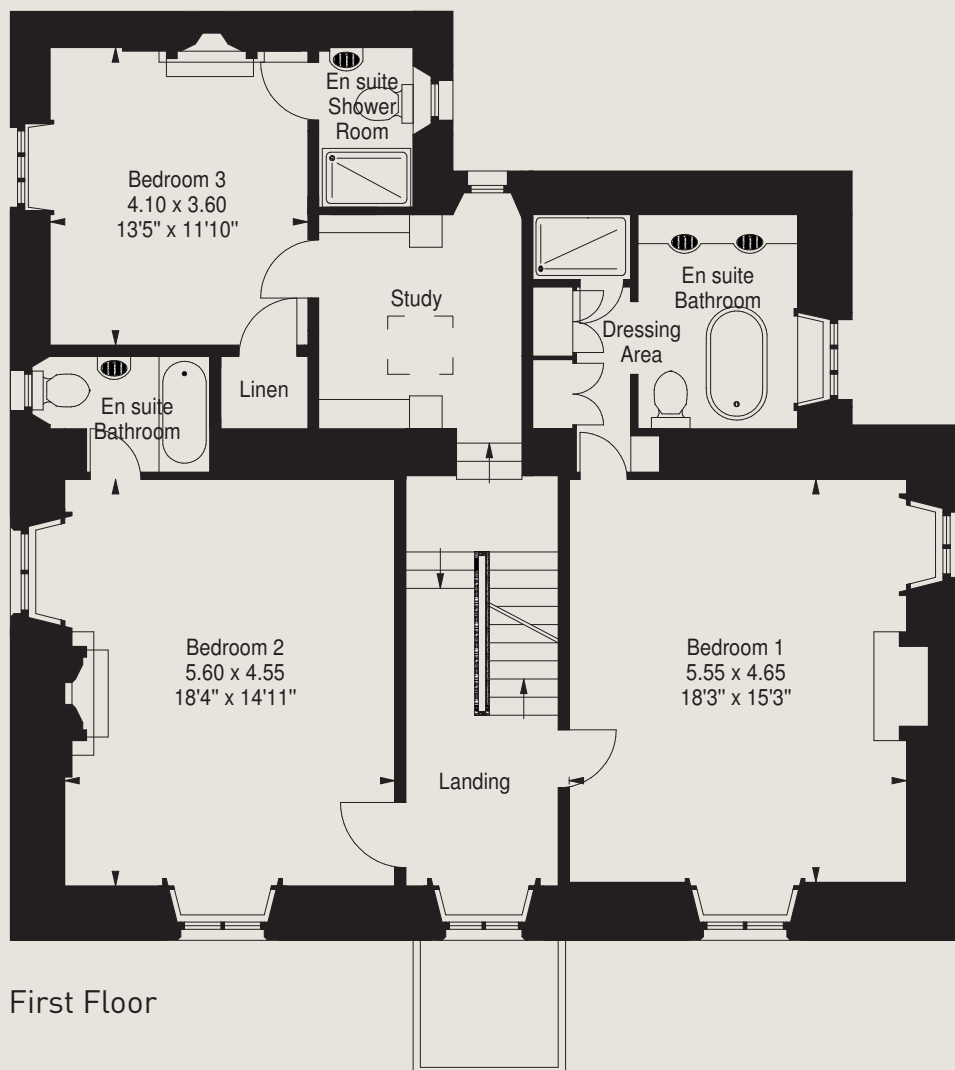




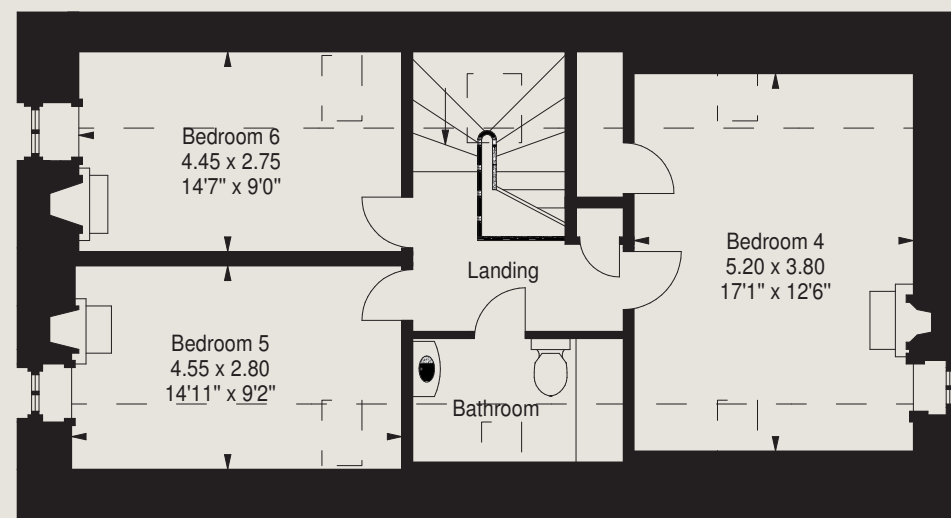
# NEWLANDS HOUSE

Gross internal area (approx)  
**323.11 sq.m (3,478 sq.ft)**





First Floor



Second Floor





The Cottage



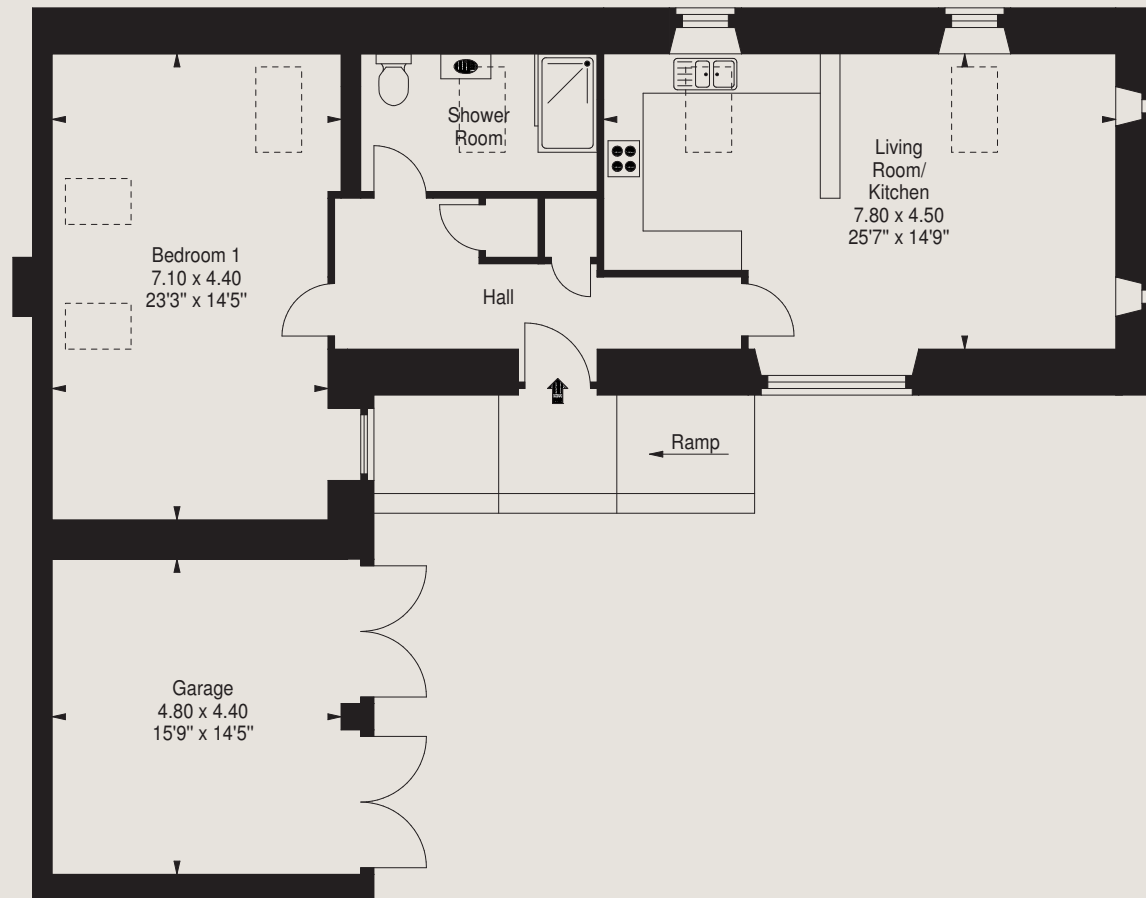


# COTTAGE

Gross internal area (approx)

**110.92 sq.m (1,194 sq.ft)**

(including garage)









## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills - 0131 247 3738.

### Services

Mains electricity, private water and drainage, oil fired boiler.

### Local Authority

Newlands House is within Scottish Borders council tax band H.

### Listing

Newlands House is a B listed building.

### Fixtures and Fittings

Standard fixtures and fittings are included in the sale. The bird bath, new greenhouse and hot tub are excluded from the sale.

## DIRECTIONS

Take the A701 south out of Edinburgh crossing over the Edinburgh City Bypass towards Bilston. At the Gowkley Moss Roundabout, take the second exit and follow signs for the B7026. At the Leadburn Junction, continue straight over onto the A701. At Romannobridge, turn left onto the B7059, signposted for Peebles. Continue on the B7059 for 1 mile. After passing Newlands Church on the left hand side, Newlands House is the next immediate left, with a wooden gate providing access to the driveway up to the house.

### 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.

## Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

## IMPORTANT NOTICE

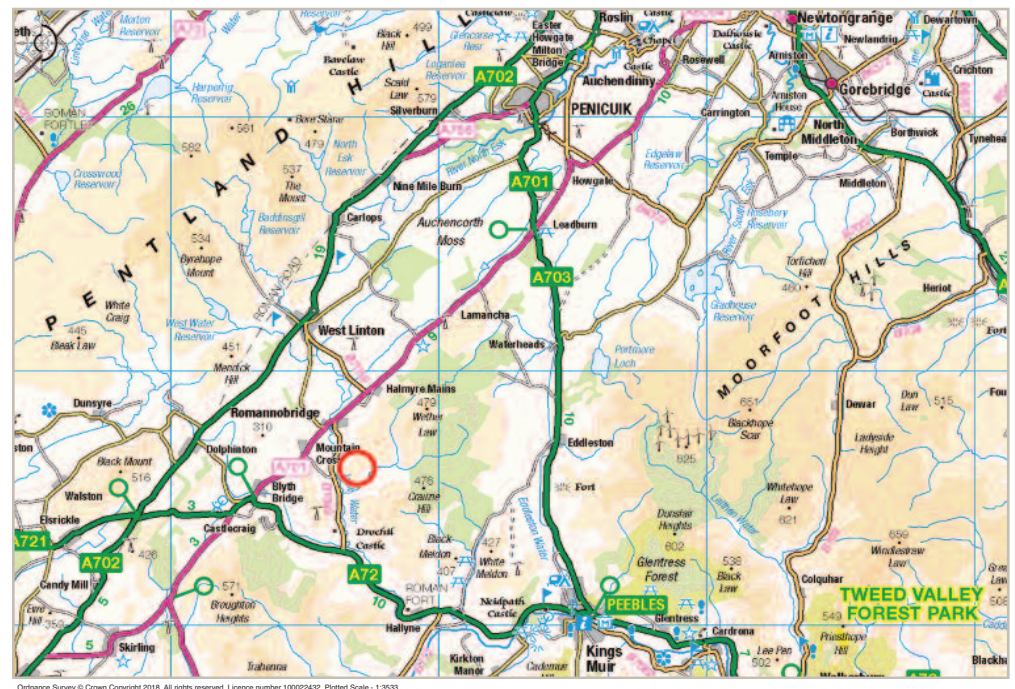
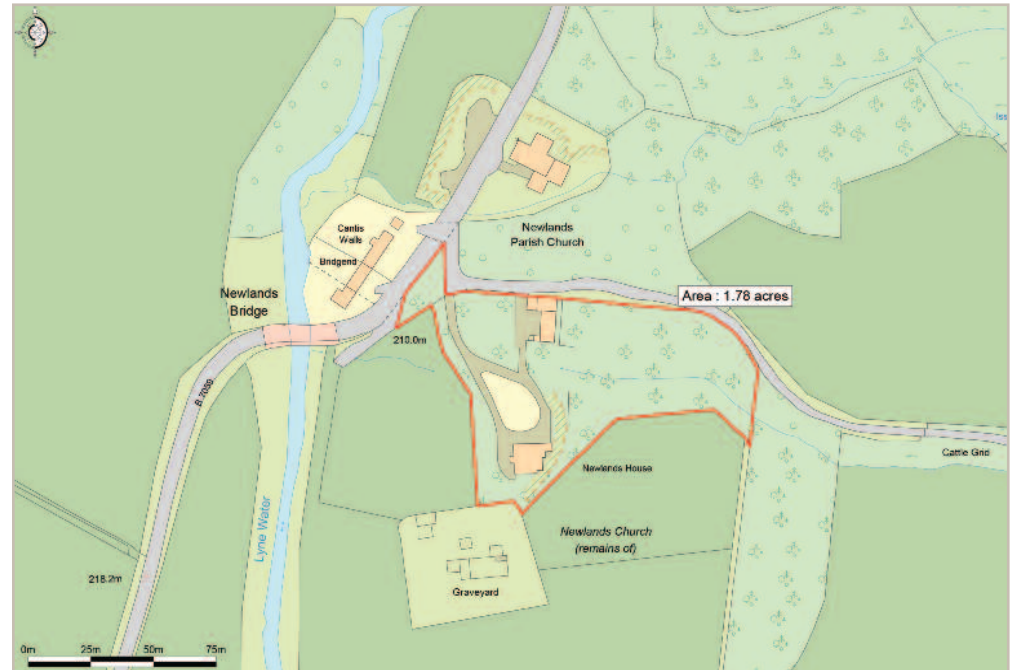
Savills, their clients and any joint agents give notice that:

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.

Photographs: May 2019

Brochure prepared May 2019

Ref: 190514



Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotted Scale: 1:3533









Savills Edinburgh  
8 Wemyss Place  
Edinburgh EH3 6DH  
Tel: 0131 247 3738  
[Edinburgh\\_countryhouses@savills.com](mailto:Edinburgh_countryhouses@savills.com)

