



BEECHWOOD

ORMISTON TERRACE • MELROSE • ROXBURGHSHIRE



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Impressive house in private setting in the most desirable Borders town

*Melrose town centre 0.5 miles, Tweedbank train station 1.5 miles, Edinburgh 36 miles, Berwick-upon-Tweed 36 miles
(all distances are approximate)*



Ground Floor: Vestibule, entrance hall, sitting room, drawing room, dining room, study, kitchen, office, conservatory, swimming pool with sauna, spa pool, changing room, WC, plant room and store, artist's studio, boot room, WC, rod room, rear hall, boiler room, stores, greenhouse.

First Floor: Billiard room, master bedroom with en suite, five bedrooms, two bathrooms, laundry room, floored attic space

Second Floor: Three bedrooms, family bathroom

Basement, Cellar with stores

Driveway, landscaped gardens, courtyard, garage, garden shed

EPC = D

About 1.37 acres in all

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SITUATION

For those who yearn for space and peace, yet need to be in comfortable striking distance to the city, Beechwood offers the buyer a virtually unparalleled opportunity to combine all the best of both worlds.

Nestled between the Eildon Hills and the River Tweed and voted in 2018 to be best place to live in Scotland by The Sunday Times, Melrose offers a remarkable combination of historic architecture, shopping, hotels and restaurants, cafes and professional services, all within easy access to glorious countryside. What's more, the town is easily commutable to Edinburgh Waverley in less than an hour from Tweedbank, which is just 1.5 miles away.

Within the town, Melrose Primary School and St Mary's Preparatory School offer excellent schooling for younger children while local secondary schooling is available at Earlston High School. The independent schools of Edinburgh plus Belhaven in Dunbar and Longridge Towers near Berwick-upon-Tweed are all accessible. A modern GP's medical centre in the town centre is supplemented by the Borders General Hospital on the outskirts of the town.

The highly successful Borders Book Festival, the hugely popular Rugby Sevens Tournament and variety of quality sporting activities such as game shooting, salmon and trout fishing, horse riding, hunting, golf, tennis and walking all contribute to the riches available on the doorstep.

The town is superbly located for easy travel access, with the train station at Tweedbank offering regular services north to Edinburgh, and the station at Berwick-upon-Tweed on the mainline to London. Edinburgh can be easily accessed by car on either the A68 or the A7, and the international airport is about 45 miles away.

DESCRIPTION

Originally built in the 1870's as a Victorian house, the current property has been extended in recent years to include a stunning conservatory and indoor pool. The stone building with slate roof sits comfortably amongst its grounds extending to about 1.37 acres, all within a peaceful and private residential area. The property has recently been re-decorated creating light and neutral accommodation.

On the ground floor there is a wide entrance hall, three well-proportioned reception rooms and kitchen. A series of smaller rooms offer fantastic ancillary space and include a boot room, rod room, artist's studio, cloakroom, boiler room with stores and study. From the kitchen, a large and light conservatory provides access to a paved courtyard outside and opens on to the large indoor swimming pool house which accommodates a 14m swimming pool. A sauna and spa pool are located on one side of the hall, with store room with potential to be turned into a steam room, plant room and changing room with twin showers and WC. On the other side of the hall is a versatile room currently used as a large home office but could be well suited as a home gym or games room.

The sweeping staircase from the main entrance hall leads up to the first floor where a spacious games room, master suite, five further bedrooms, two family bathrooms and a laundry room are located. From the laundry room there is access to the floored attic which covers the span of the swimming pool house below. There is fantastic potential to convert this into further accommodation with the necessary consents.

The staircase continues up to the second floor landing where three large bedrooms and a family bathroom are located.







Approximate Gross Internal Floor Area:

Main House: 1035.37 sq.m / 11,145 sq.ft

Floored Attic Spaces: 144.00 sq.m / 1,550 sq.ft

For Identification Only. Not To Scale.



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.

A back staircase leads down from the laundry room to the rear hall near the kitchen. Further stairs lead down to the cellar where a wine store and further storage are located.

Outside

A high stone wall, mature trees and hedges provide a private boundary for the property. There is an electric gated entrance connected to the internal phone system. A stone gravel drive circles around a large island of lawn and mature trees to the front of the house, providing ample parking and turning space. To the rear of the property are beautifully landscaped gardens with patio, courtyard with water fountain, kitchen garden and lawn previously used as a croquet lawn and for lawn tennis. A picturesque woodland pathway occupies a space between the boundary walls and the edge of the gardens. A greenhouse is connected to the property and is accessed from both the entrance hall, and patio outside.

DIRECTIONS

From Edinburgh, head south of the city on the A68. Once over the River Tweed, at the next roundabout take the third exit on to the A6091. Turn right on to the B6374/ High Road in to the town centre. At the next roundabout, continue straight over, passing the Melrose rugby club and St Mary's school on the right. Continue past the police station on the left and take the left turn at the next fork in the road. Take the first left on to Ormiston Terrace. Beechwood is located on the corner of Ormiston Terrace and Ormiston Gardens, behind an electric wooden gate.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills
- 0131 247 3756.

Services

Mains water, electricity, drainage and gas fired boiler. Heat recovery system connected to pool.

Local Authority & tax band

Scottish Borders Council tax band G

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

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

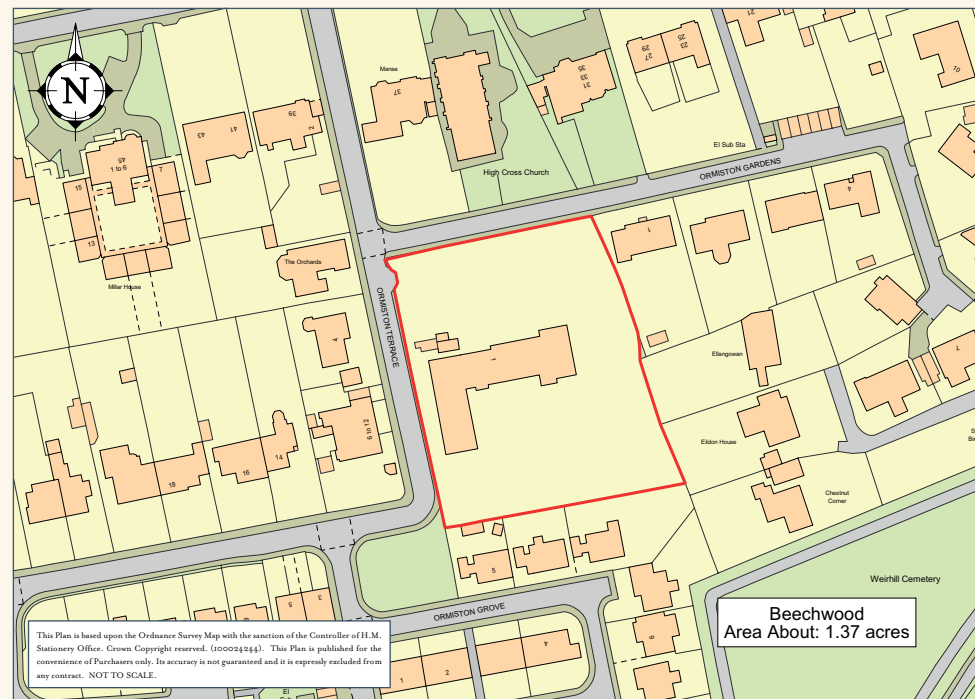
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with 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.

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