

HASTIN^{LEGAL}&S

Schoolhouse

Schoolhouse

Lilliesleaf, Melrose, TD6 9HX

Offers Over £295,000





Nestled on a generous plot at the edge of the picturesque village of Lilliesleaf, The Schoolhouse is a former schoolmaster's residence full of charm, character, and timeless Victorian features. A rare opportunity to own a unique lifestyle property with both history and potential.



THE SCHOOLHOUSE

A home in the heart of the village, The Schoolhouse offers a wonderful opportunity for a family looking to make a life in the Scottish Borders. Ideally placed to take advantage of the best of the surrounding countryside, this sought after spot within TD6 has its own well regarded primary school and nursery, and even a recently reopened village pub, with the village benefitting strong links to nearby Melrose and St Boswells. The property itself is a striking sandstone Victorian home with many traditional features retained such as the original fireplaces and coving. With a choice of public rooms and a modernised kitchen on the ground floor, the property makes the most of open outlooks across the private wrap around garden. Three generous bedrooms are set on the first floor, with a smaller fourth bedroom or study, again allowing plenty of space for a growing family or hosting guests.

The outdoor complements the country aspect, with the large wrap around plot securing privacy and peace with mature sheltering trees and hedging. Largely laid to lawn and fully secured with fencing, there is no end of potential for play or further landscaping. To the front, mature trees offer great privacy from the roadside, whilst a gravelled driveway offers ample parking for multiple vehicles.

While some elements of the home await completion, this presents a wonderful opportunity for the next owner to add their own stamp. Buyers seeking a project with character and potential will find immense value in shaping this charming property to their personal vision.

LOCATION

Lilliesleaf is ideally placed to enjoy the best of village and country life within easy commuting distance to the main employment centre including St Boswells (Scottish Borders Council), Melrose (General Hospital) and the commercial hub of Galashiels. Lilliesleaf is not far from highly regarded secondary schools in Selkirk and Earlston and St Mary's private schooling in Melrose. Lilliesleaf has easy access to the A7 and A68 that give swift links to further Border towns and Edinburgh Tweedbank railway station is just a 15 minute drive away.

HIGHLIGHTS

- Ideal family home
- Flexible accommodation
- Well appointed rooms
- Generous garden
- Village and community life
- Adoring period features

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room, Dining Room, Kitchen, Bathroom, 2nd Reception Room or 5th Bedroom, Upstairs: Four Bedrooms, Bathroom. Gardens Front and Rear, Off Road Parking.

SERVICES

LPG Central Heating, Double Glazing, Mains Water & Electricity.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating G

TENURE

Freehold

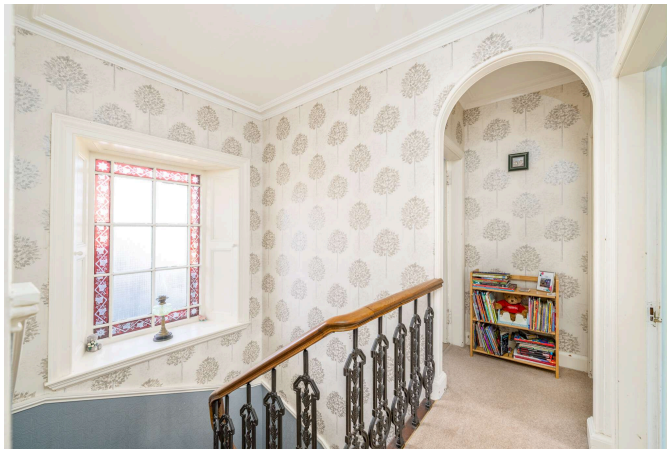
VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £295,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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