

Nether Blainslie Farmhouse

Nether Blainslie Farm

Near Lauder, TD1 2PR



A wonderful family home in a sought after location, this modernised and thoughtfully upgraded farmhouse still holds on to its character and period charm, benefiting exceptional public space and an adaptable layout, with a super enclosed garden and plenty of private parking allowing room for all the family - and even for a few chickens!



NETHER BLAINSLIE FARMHOUSE

With a neat garden frontage a drive leads off the village road to a large stretch of parking and turning space; accessing the garage, entrance to the enclosed garden and the property. Internally, the farmhouse feel remains in the family kitchen with a quintessential AGA creating a lovely feature, complemented by a bright dual aspect, space for a dining table and chairs, and with patio doors opening directly to the garden. Two large reception rooms are set to the front, offering flexible use and perfect as a relaxed family room and a more formal lounge. A useful utility room has been recently refitted, and accesses a ground level bedroom or snug, with a neighbouring cloakroom W/C.

Upstairs a generous galleried landing makes for a comfortable study area – and was formally partitioned off as a fourth bedroom. The master bedroom enjoys generous proportions with a range of in-built storage, a well fitted ensuite shower room and a neighbouring study or further walk-in dressing room as required. Two further well-appointed double bedrooms are accessed across the landing, with a fantastic family bathroom incorporating a roll top bath, separate walk-in shower and storage.

Externally, in addition to the front lawn, the main section of garden wraps around the side of the property to the rear – offering a level and fully enclosed stretch of lawn with planted borders, sheltering trees, a patio and even a sunken trampoline. The chicken run and hen house sits to the far end. A drive opening from the village extends to a hard standing area for parking and a single garage.

LOCATION

Blainslie is a charming hamlet set within beautiful Borders countryside, and lying within easy commuting distance of Edinburgh approximately 22 miles to the north making it a popular choice for commuters and families alike. Increasingly in demand as an off the beaten track location, Blainslie has real country village character with traditional buildings around narrow streets, small winding lanes and only a few minutes' drive from the bustling

village of Lauder with a choice of independent shops, health centre, fitness centre and Thirlestane Castle Estate. The village falls within the catchment for Earlston High School.

DIRECTIONS

Travelling south on the A68 half a mile south of Lauder take the sign to the right for Blainslie and on entering Blainslie some 3 miles further turn right into the village with Nether Blainslie Farm House situation on the right hand side, with a drive opening to the parking. WhatThreeWords – loaning.chuckle.listings

ACCOMMODATION LIST

FLOOR: Hall, Sitting Room, Family Room, Snug, W/C, Utility Room, Kitchen / Dining Room. FLOOR: Galleried Landing, Master Bedroom with Ensuite Shower Room, Two further Bedrooms, Study Area, Family Bathroom. External Garage & Parking.

ADDITIONAL INFORMATION

All fitted flooring, light fittings, blinds and curtain poles, integrated appliances including the AGA are included in the sale price.

SERVICES

Mains electricity, water and drainage. Partial double glazing. Gas LPG central heating. Approx 194m² internal floor space.

PRICE & MARKETING POLICY

Offers Over £495,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

MEASUREMENTS

See Floorplan

VIEWING

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.

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