



PLAY VIDEO

# Faldonside House

Melrose, Roxburghshire









# Faldonside House

Melrose, Roxburghshire, TD6 9BG

Fabulous Georgian country house  
with a parkland setting at the very heart  
of The Scottish Borders.

Melrose town centre 3½ miles, Edinburgh 37 miles, Tweedbank railway station 2 miles  
(All distances are approximate)

Reception hall | Drawing room | Sitting room | Dining room | Ten bedrooms | Five bathrooms  
Kitchen/breakfast room | Garden room | Home cinema | Home gymnasium | Home offices

**Gross internal floor area approximately 13,166 square feet**

Three bedroom flat | One bedroom flat

Courtyard | front and back drive | garages | garden stores

Stables | Post and rail paddocks | All-weather, flood-lit arena

Parkland | Walled garden | Kitchen garden

Play area | Tree house | Tennis court | Golf greens | Trout fishing

**In all about 47.76 acres**

**For sale privately as a whole**

## Melrose

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Melrose, TD6 9PS

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

## Edinburgh

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EH2 4NF

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edinburgh@knightfrank.com

## Situation

Melrose is widely considered to be the most attractive small town in the Scottish Borders. Situated between the River Tweed and the Eildon Hills, it offers a remarkable combination of historic architecture, shopping and restaurants/hotels, schools and sporting facilities, and easy access to glorious countryside.

The town originally developed round the medieval abbey – now a picturesque ruin, made famous in the 19th century by Sir Walter Scott who lived in nearby Abbotsford House, only 1 mile to the north east of Faldonside House. The population increased rapidly following the arrival of the first railway in 1849 and has now stabilised at around three thousand.

Melrose is known for its civic pride and wealth of community activities; for example, it has won several recent Britain in Bloom and best-kept small town awards. Not surprisingly therefore, a recent survey carried out by The Sunday Times found that Melrose is the best place to live in Scotland.





In the centre of Melrose there are two banks, a post office, a modern GPs' medical centre, a number of first-class shops, hotels and restaurants and a small theatre. Besides the old abbey, there are three well-attended churches. Major supermarkets and other shops and services are available in Galashiels, about 4 miles to the north of Faldonside House. The Borders General Hospital is on the outskirts of Melrose. The town's two excellent schools are St Mary's Preparatory School for boys and girls and the Melrose primary school. The highly successful Borders Book Festival, regarded as one of Scotland's leading literary events, takes place in Melrose each June (usually). The rugby club is not only a regular Scottish Premiership champion but is world-famous as the birthplace of seven-a-side rugby, with large crowds attending the Melrose Sevens international tournament each spring. The area offers a variety of other high-quality sporting activities – game shooting, salmon and trout fishing, hunting, golf, tennis, walking, cycling, riding and more.

Melrose is highly accessible. It lies 36 miles (via two main roads) from Edinburgh with its many city facilities and international airport and the same distance from Berwick-upon-Tweed with its main line railway station. Six years ago Borders Railway between Edinburgh and the Borders was re-opened. The railway terminus is at Tweedbank, just outside Melrose which makes the town and the surrounding area very convenient for commuting to Edinburgh for work or school. The current journey time from Tweedbank to Edinburgh Waverley is 55 minutes.

Faldonside House is located approximately 3½ miles from Melrose town centre in the wonderful countryside that is synonymous with Sir Walter Scott and the Tweed Valley. It has a secluded position, protected by the River Tweed at the back of the property, with superb parkland and a picturesque southerly outlook to Faldonside Hill.







## Directions to Faldonside House (postcode TD6 9BG)

From the A68 Edinburgh–Newcastle main road, turn onto the A6091 Melrose bypass approximately ½ mile south of the Leaderfoot Bridge over the River Tweed. Proceed along the A6091 to the next roundabout and take the first exit onto the B6360 signposted Abbotsford. Continue along this road for approximately 2 miles, past the back drive. Continue for another half a mile. The front driveway to Faldonside House is on the right hand side, with stone gate pillars and cast iron gates.

## House description

Faldonside House is unique in the Melrose area and probably in all the Borders. The original part began as a simple, classical three-bay villa with a column port dating from around 1800. It was enlarged in the late 19th century when wings were added and the front of the house was refaced in matching stone.

It provides special and flexible accommodation on three floors. On the ground floor there is a wide reception hall, three other main reception rooms and a modern kitchen/ breakfast room which, together with the link room, garden room and home cinema (play room if required), was added in 2006.



The drawing room is exceptional as is the home-cinema with its octagonal shape, double height ceiling and six sets of French windows leading onto the terrace. The accommodation also includes two “home” offices and a gymnasium; concealed in the dining room is a walk-in chiller. The graceful main staircase, with fine bannisters, leads to the first floor and the main bedroom accommodation located in both wings and the central section of the house. The staircase continues to the second floor containing further guest accommodation.

A full sympathetic refurbishment of Faldonside House was undertaken within the last three years. This included new quality fitted bathrooms (all with under-floor heating), a complete interior design redecoration, a comprehensive repair/replacement of external woodwork, an update of the lighting systems and the addition of insulation to the house which, along with its roof and stonework, is maintained to a high standard.

Faldonside House has a southerly aspect. This ensures that it has a wonderfully light and bright atmosphere and provides adaptable accommodation together with well-proportioned, formal reception rooms, which retain a number of period features. These combined with the reception hall make it not only a superb family house, but also an excellent house for entertaining. It has been well-maintained both inside and out, and is beautifully presented.

(See floor plans for room layout and dimensions)



Flat 2 sitting room











Flat 2 breakfast room





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

### Approximate Gross Internal Floor Area

**13,166.8 sq ft / 1,223.2 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact.

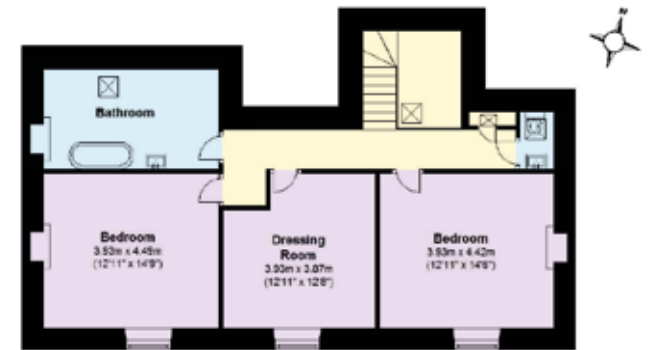
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



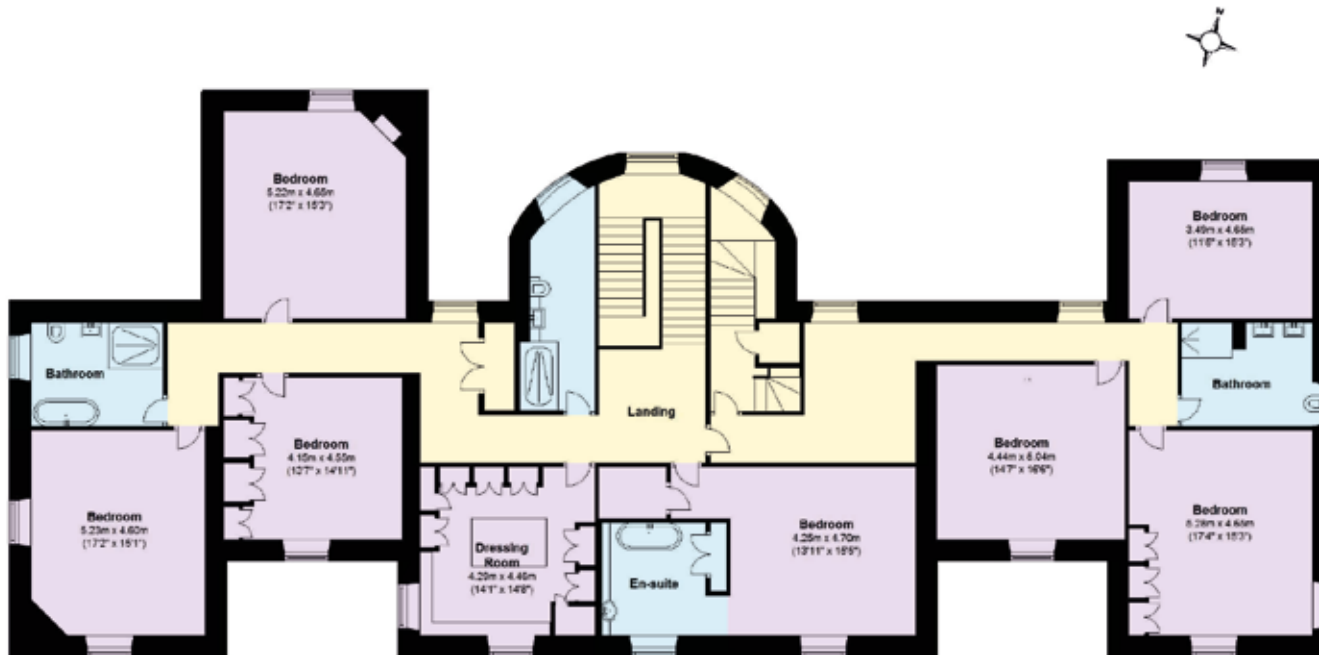




First Floor



Second Floor



First Floor



## Outbuildings

The main outbuildings are positioned around the courtyard at the back of the house. These consist of a number of store rooms including loose boxes, feed room, two garages, workshop, freezer room and bin store (planning permission has been obtained to construct a stable block). Above these are two comfortable refurbished mews flats with the following accommodation:

### Flat 1

Bedroom, landing, kitchen/living room, bathroom.

### Flat 2

3 bedrooms, sitting room, kitchen/dining room, bathroom.

## Gardens and grounds

A tarmac drive leads from the public road to a gravel carriage circle and stone steps leading up to the front door. Surrounding the house are thirty-two solar light fittings and uplighters which beautifully illuminate its fine lines and the parkland trees nearest to the house. The park itself extends to approximately 44 acres and includes riverbank and trout fishing on the River Tweed.





Of particular note is the raised stone terrace that is accessed from the home cinema, with its in-built table. Set apart from the house is the walled garden, with its circular, stone entrance to the kitchen garden. Nearby is a workshop and storage area. This is also used for splitting logs and storing garden materials. On the approach to the house the back drive divides thereby giving access to the back of the house and the court yard. Close by is the “tarzan” play area, tree house, rock garden, hard tennis court and summerhouse. Perhaps the most distinguishing feature of the grounds at Faldonside House is the beautiful parkland at the front of the house with its specimen trees, golf greens and wide exposure of beautifully maintained grass, paddocks (with all-weather walkways) and post and

rail fencing. Complimenting the paddocks is the new floodlit all-weather arena.

## Listed Buildings

Faldonside House is listed by Historic Scotland as a Building of Architectural and Historical Interest Category B; the main entrance is listed Category C.

## Services

Faldonside House - mains water and electricity. Private drainage. Oil fired central heating and hot water; under-floor heating in both wings; LPG fired range.

These systems have not been tested and therefore there is no warranty from the agent.

## EPC ratings

Faldonside House: E

Flat 1: E

Flat 2: G

## Outgoings

Faldonside House - Council Tax Band H







## Conditions of Sale

### 1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

### 2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

## Tenure

Freehold with vacant possession.

## Entry

By arrangement.

## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank. Prior to making an appointment to view, Knight Frank strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



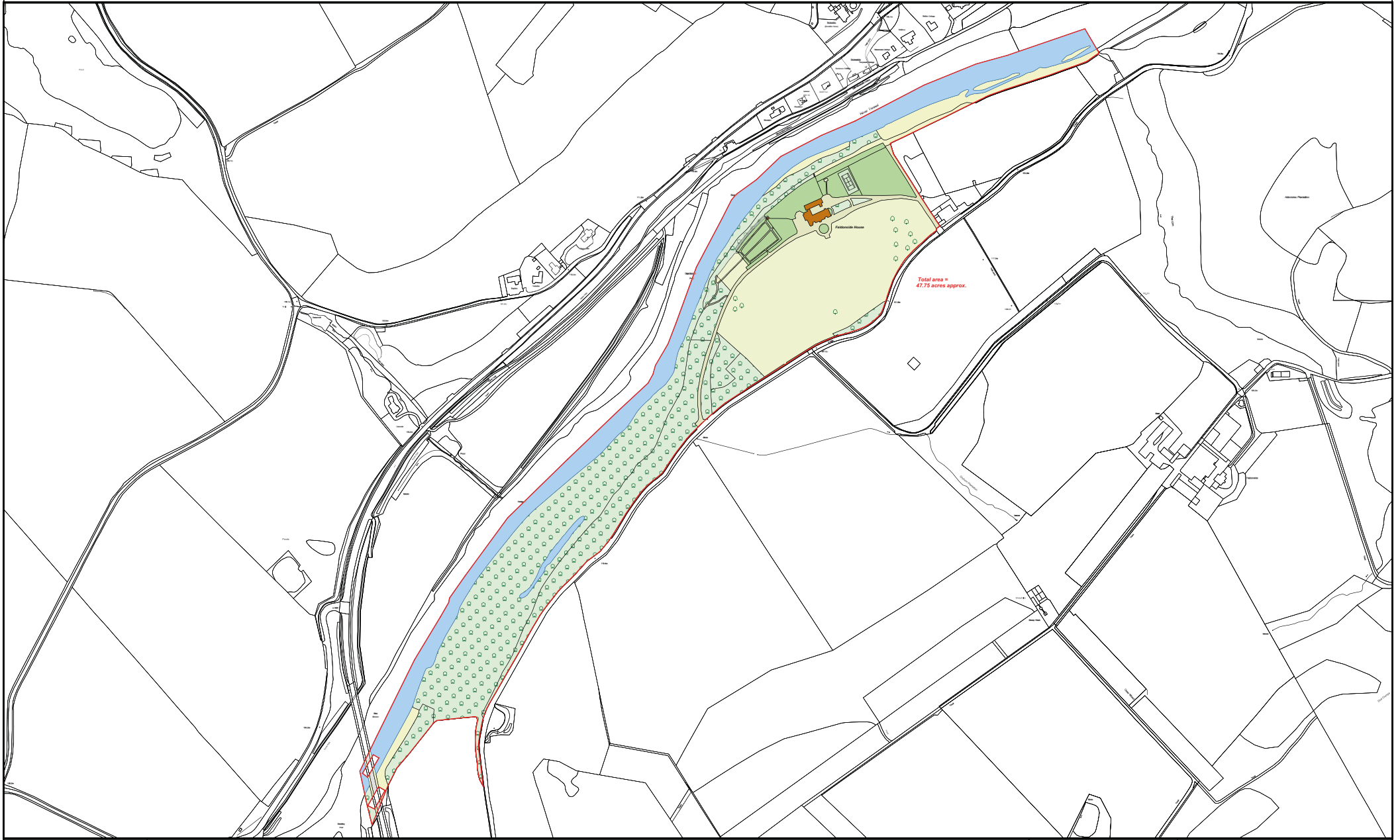
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**Land Use:**

	✓ Pasture		✓ Orchard
	✓ Arable		✓ Heathland
	✓ Game Cover		✓ Rocks / Boulders
	✓ Woodland		✓ Building (Residential)
	✓ Scrub		✓ Building / Structure (Agricultural)
	✓ Verges / Misc		✓ Gardens
	✓ Water		✓ Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 10/06/16  
Drawn By: CW  
Scale: 1:5000 @ A3  
Title: **Faldonside House**

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