

Ednam Mains House

Kelso, Roxburghshire





Ednam Mains House

Kelso, Roxburghshire, TD5 7QJ

Beautifully presented Georgian
farmhouse close to the popular
Borders town of Kelso.

Kelso 1.5 miles, Edinburgh 44 miles, Berwick-upon-Tweed 21 miles

(All distances are approximate)

Reception hall | 3 reception rooms | Study | Farmhouse kitchen | Utility room/laundry
Cellar | Downstairs wc | Conservatory

4 bedrooms | 3 bathrooms (2 ensuite) | 2 Dressing rooms

2 garages | Ample parking

Courtyard garden | Beautiful mature grounds

In all about 2.25 acres

For sale privately as a whole



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Situation

Ednam Mains House is in a secluded, yet accessible, location at the centre of the village, approximately a mile and a half north-east of Kelso, one of the most popular and prettiest Borders towns. Ednam has its own primary school; Kelso, where the Rivers Tweed and Teviot meet at the Junction Pool (famous for its salmon fishing), provides a full range of shops (including a supermarket) as well as hotels, restaurants, ice rink, swimming pool and the local high school. Kelso is also well-known for its cobbled streets, ruined abbey, annual tup sales and the annual Border Union Agricultural Show. Further afield, Melrose (approximately 15 miles to the west) also has a good selection of services as well as the Borders General Hospital and St Marys Preparatory School.

Berwick-upon-Tweed, from which there is an intercity rail service to the north and south, lies approximately 21 miles to the north east. The journey by train from Berwick-upon-Tweed to London currently takes between 3½ and 4 hours. Both Edinburgh (44 miles) and Newcastle upon Tyne (66 miles), with their international airports, provide regular flights to and from London and other destinations in the UK and overseas.

The Borders is renowned for its beauty, wildlife and wealth of sporting and recreational opportunities. Ednam Mains House is therefore an ideal base for those who enjoy walking, cycling, fishing and riding. The Borders has a strong equestrian tradition, culminating with Kelso Civic Week and the riding of the marches in mid-July. Good driven grouse shooting is available locally in the Lammermuirs together with many organised pheasant shoots. World-class salmon fishing is available on the River Tweed. For the golfer, the championship Roxburghhe course is situated approximately 3 miles south-west of Kelso. The town hosts, on average, 14 national hunt race meetings each season and is well-supported by the local area.





Directions

From Kelso follow the B6461 out of town, leaving Kelso Racecourse on the left. On entering Ednam the road bears left; the driveway is straight ahead of you at this point. On entering Ednam from the north-east the road bears round to the right. Ednam Mains House is immediately on the left.

Description

Dating from the early half 18th century Ednam Mains House (with its rounded front elevation and later additions) has a rendered finish, under a well-maintained slate roof.

In recent years it has undergone a thorough program of refurbishment and, as a result, is in very good condition. Henry Francis Lyte, author of *Abide with Me* and *Praise My Soul the King of Heaven* (amongst a good few other hymns!) was born in the house in 1793, when the house was known as 'The Cottage', and was somewhat smaller than it is now. A gracious, sweeping tarmac drive leads from the front gates terminating in a gravel parking area at the front of the house, and continuing round to the back of the house and the back drive.

By virtue of its open aspect, it benefits from a wonderful light and bright atmosphere and it provides adaptable accommodation together with well-proportioned, formal reception rooms and large bedrooms. Of particular note is the reception hall and its impressive staircase, together with the drawing room, dining room and the main bedroom suite. The southern elevation of the house looks out over the garden whilst, to the north, is the garden room and courtyard garden.

(See floor plans for room layout and dimensions)







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

Approximate Gross Internal Floor Area

3980.9 sq ft / 369.8 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.



Gardens and Grounds

Ednam Mains House has an exceptional garden. The main garden, lying adjacent to the front house, has well maintained lawns either side of the drive, themselves bordered by some wonderful mature trees and shrubs which give a fantastic display of colour throughout the spring, summer and autumn months. Through this flows a tributary of the Eden Water - criss-crossed by wooden footbridges and woodland paths/walkways that meander through the predominantly wooded grounds. At the back of the house is a very attractive, informal garden with a number of seating areas from which to enjoy the sun throughout the day.



Outbuildings

Close to the house are two garages. These provide useful storage for garden machinery and equipment.

Services

Mains water, electricity and drainage; mains gas fired central heating. Solar panels providing with FIT.

These services have not been tested and therefore there is no warranty from the agents.

Outgoings

Ednam House - Council Tax Band G. EPC – D.

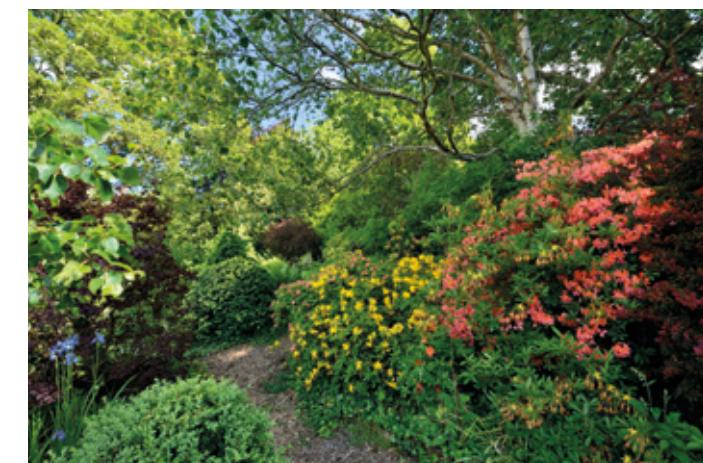
Conditions of Sale

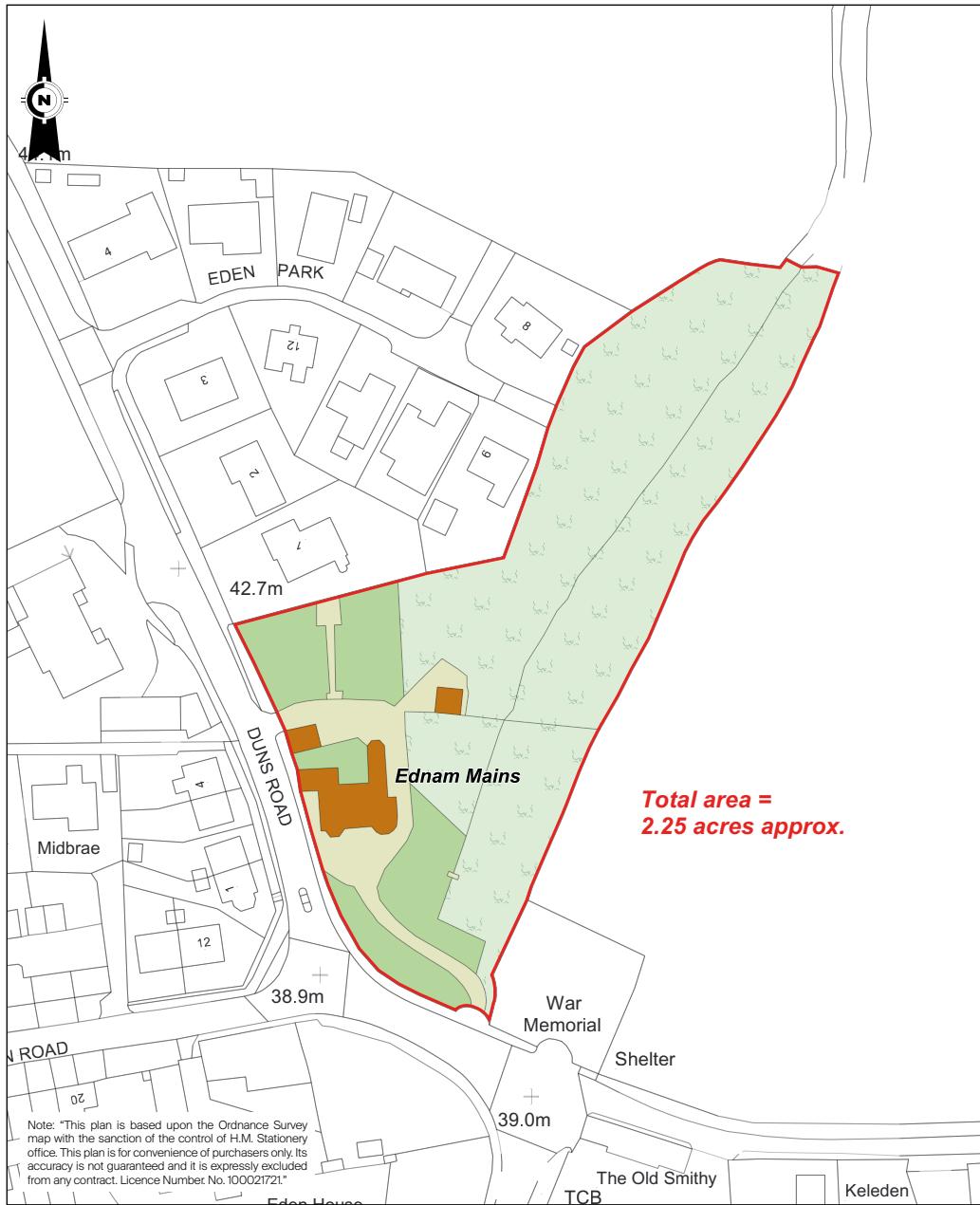
1. Fixtures and Fittings

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.





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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated September 2021. Photographs dated June 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.



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.

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.

Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.

Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you



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