



Newstead Mill, Newstead, Melrose







Beautifully positioned Georgian **former mill house** in this picturesque Scottish Borders village.

Summary of accommodation

Open plan kitchen/family room | Two reception rooms | Four bedrooms | Two bath/shower rooms (one en suite) | Garden room/boot room
Downstairs WC and sauna | Laundry/utility room

Walled garden | Veranda | Enclosed courtyard and off-street parking | Exceptional views

Ideally located for A68 and Waverley Line/trains to Edinburgh

In all about 0.22 acres

For sale as a whole

Distances

Melrose town centre 1 mile, Edinburgh 36 miles, Berwick-upon-Tweed 35 miles, Waverley Line 3½ miles, Galashiels 5 miles

(All distances and times are approximate)



Knight Frank Melrose
St Dunstan's, High Street
Melrose
TD6 9PS
knightfrank.co.uk

James Denne
01896 807013
james.denne@knightfrank.com

Situation

Newstead Mill is situated in the Eildon Hills and Leaderfoot National Scenic Area. It has lovely views over the Tweed valley to Gattonside Heights. The ever-changing light of the seasons and the diversity of the landscape create a vista which is both spectacular and restful. Garden, woodland, meadow, farmland and riparian habitats are all within sight of the house and provide a rich diversity of wildlife. Bird species are abundant and there have been sightings of whooper swans, barn owls and even ospreys. It is not unusual to also see foxes and Roe deer ; otters visit the mill lade from time to time. Almost every year during the Melrose Festival in June, the 'rideout', a cavalcade on horseback, led by the 'Melrosian', passes by the house on its way to ford the Tweed at neighbouring Millmount Farm. Cheered on by spectators along the route, it is always a colourful and uplifting sight.

Nearby, and a short walk from Newstead Mill, is Melrose, an attractive and accessible small town in the centre of one of the best residential areas of the Scottish Borders between the River Tweed and the Eildon hills. The town developed around the former Abbey – now a picturesque ruin – which was made famous by Sir Walter Scott who lived nearby at Abbotsford. There are good schools in Melrose including St Mary's Preparatory School for boys and girls and an excellent primary school. Newstead Mill is in the catchment area for the primary school, as well as for Earlston High School.

Melrose has some first class shops, a supermarket, hotels, restaurants, and cafes. The Borders General Hospital is nearby. The Borders has a wealth of sporting and recreational opportunities. Newstead Mill is an ideal base for those who enjoy fishing on the Tweed and its tributaries, walking, cycling and riding. Melrose has a thriving rugby club (with its new 3G pitch – widely used by the community) where the world-famous Melrose Sevens are held every spring. It also has its own tennis courts and golf course. The town plays host every June to the hugely successful Borders Book Festival, as well as other cultural events.

Newstead Mill is very accessible to both north and south. Edinburgh lying 36 miles to the north has an international airport and an intercity rail service, while Berwick upon Tweed, 35 miles to the east, has a main line station linking Edinburgh and London (approximately 3 hours 40 minutes between London and Berwick). The Waverley line from central Edinburgh to the Borders terminates at Tweedbank, approximately 3½ miles by road to the west.







Directions

From the A68 Edinburgh/Newcastle road, turn onto the A6091 Melrose by-pass, approximately ½ mile south of the Leaderfoot bridge over the River Tweed. Turn right off the by-pass sign-posted Newstead and proceed through the village. Newstead Mill is the last house on the right before leaving the village. It is set behind a wall and accessed off Main Street through high double gates.

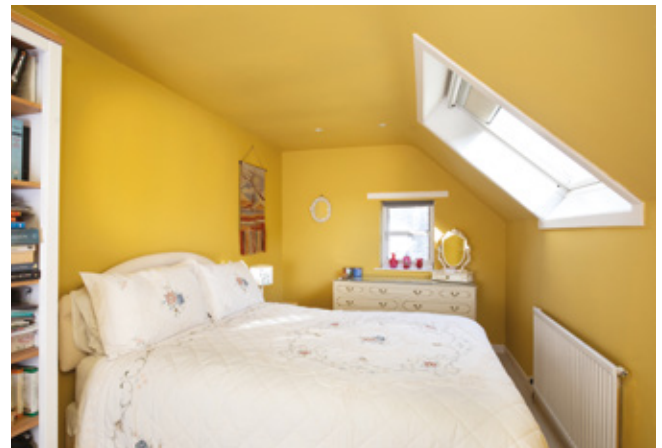
The property

The dwellinghouse of Newstead Mill probably dates from the late 18th or early 19th century. The walled garden attached was formerly one of the mill buildings built above the mill lade which, diverted from the River Tweed, powered the water wheels of both Newstead Mill and the Abbey Mill at Melrose. The mills and ancient watercourse are associated with Melrose Abbey and may even have been in existence during the Roman occupation of Trimontium fort, in Newstead.

Newstead Mill is a substantial, fully modernised, detached two storey village house providing bright, well-proportioned accommodation with views from the house and garden over the Tweed Valley to the Hills beyond. It is set within its own grounds totalling approximately 0.22 acres. The house is constructed of solid stone under a multi-pitch slate roof and is in good decorative order throughout. The accommodation is well laid out and is centred around the open plan kitchen/family room and the two reception rooms.

Upstairs the bedroom and bathroom accommodation are beautifully proportioned. Inside the gates, that lead in from Main Street, is a block paved courtyard which provides off-street parking for at least two cars. Along the rear of the house is the veranda from where the views and scenery can be enjoyed.



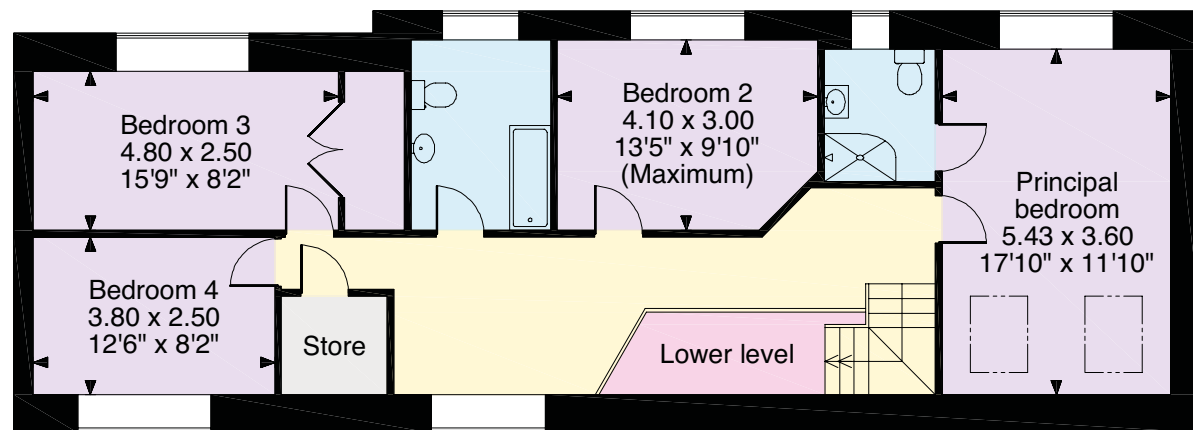
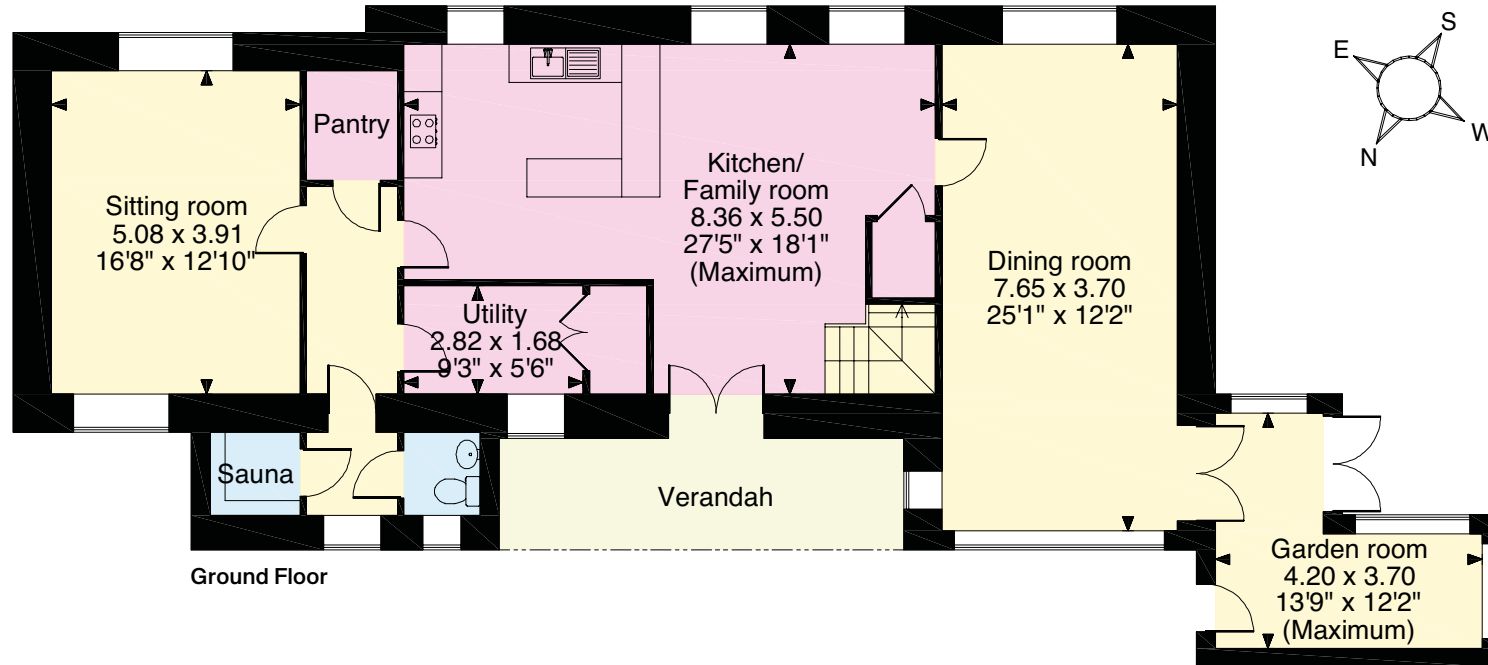


Approximate Gross Internal Floor Area

213 sq m (2,288 sq ft)

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.

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



First Floor

Services

Mains electricity, water, drainage and gas. Newstead Mill is served by a gas fired central heating system. High Speed Fibre Broadband. Mostly double-glazed. These services have not been tested and therefore there is no warranty from the agents.

Council tax

Band F





EPC

c

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

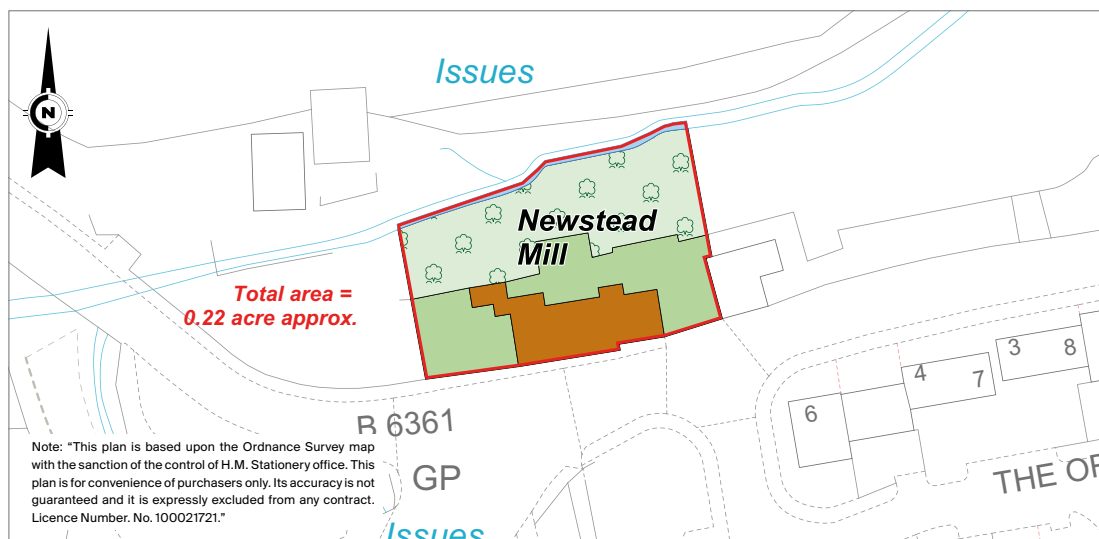
By arrangement.

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.

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.



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/legals/privacy-statement>.

Particulars dated October 2022. Photographs dated October 2022.

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