

# Engine House

Butterlaw, Coldstream, Berwickshire







# Engine House

Butterlaw, Coldstream, Berwickshire, TD12 4HQ

A fabulous converted steading in a quiet rural location with wonderful views, land and excellent outbuildings.

Edinburgh 48 miles, Coldstream 3 miles, Berwick-upon-Tweed 14 miles  
(All distances are approximate)

Entrance lobby | Hall | 2 reception rooms | 5 bedrooms | 3 bath/shower rooms (2 ensuite) | Kitchen/breakfast room  
Galleried landing | Home office | Utility room | Downstairs wc

Extensive stone outbuildings

Landscaped garden with courtyard and seating areas

Paddock and field shelter

**In all about 2 acres**



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## Situation

Engine House is situated in a beautiful rural location some three miles north of the historic town of Coldstream, about 8 miles south of the delightful county town of Duns and approximately 13 miles west of Berwick-upon-Tweed with its inter city rail connections to the north and south. The journey by rail from Berwick-upon-Tweed to Edinburgh currently takes approximately 45 minutes, whilst the journey to London takes about 3 hours and 35 minutes. Edinburgh, with its international airport, is approximately 48 miles to the north-west. Coldstream has a good selection of local shops and services, as do Duns and Kelso, whilst some local services are available in Swinton (2 miles). There is good schooling in the area with primary and secondary schools in Kelso and Duns and excellent primary schools at Swinton and Coldstream. Longridge Towers, a well-regarded private school, is located just outside Berwick-upon-Tweed.

Engine House is ideal for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty, exceptional landscape, strong equestrian tradition and a rich variety of leisure activities. Driven grouse, pheasant and partridge shooting are available locally together with salmon and trout fishing on the River Tweed and its tributaries.





There are endless opportunities for walking and riding and for the golf enthusiast there are a number of courses in the area including the Roxburghe course at Kelso and The Hirsell in Coldstream.

## Directions

Engine House is reached from Edinburgh by taking the A68 south to Carfraemill and then the A697 to Greenlaw. About 5 miles after the village of Greenlaw, turn left onto the B6461 signposted to Leitholm and Swinton. On passing through Leitholm, take the first right hand turn after about 1 ½ miles. Take the first left and continue along the road for approximately 1 mile. The drive in to Engine House is the first turning on the right on arrival at Butterlaw. From the south, after crossing the River Tweed just south of Coldstream, take the second right hand turn along a minor public road and turn right after approximately 3 miles. Follow as above.



## Description

Formerly the granary for Butterlaw Farm, Engine House was converted in 2006 to an exceptional, detached family home with a floor area approximately of 3,455 sq ft. The conversion demonstrates significant imagination and attention to detail; it has been finished to a very high standard and has been well maintained. The property includes a number of quality finishes including Karndean flooring, under floor (ground source heat pump) central heating, granite work surfaces in the kitchen (following a refit in 2018) and, of particular note is the full height living room with its stove, French windows (opening on to the courtyard) and the galleried landing up above.. The property provides flexible family accommodation and therefore, as a result of its open aspect, benefits from a wonderfully light and bright atmosphere.

(See floor plans for room layout and dimensions).



## Gardens, grounds and outbuildings

Engine House has a gravel driveway around the house and plenty of space for parking. Most of the garden is lawn, with a partly walled courtyard with gravel seating areas that are accessible from the living room. There is also a vegetable garden. An attractive feature of Engine House are its outbuildings. These form part of the main building, adjoining the house, have huge scope and lend themselves to a number of uses. Currently they provide garage space, storage and a workshop. Set apart from the main building is a modern detached shed. Beyond the garden is the paddock and field shelter (and store).

## Services

Mains electricity and water. Ground source heat pump supplying the central heating and hot water systems. Private drainage (shared treatment plant). Double glazing. These services have not been tested and therefore there is no warranty from the agents.

## Outgoings

Engine House - Council Tax Band G

## Conditions of Sale

### 1. Engine House

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

### 2. Title Deeds

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 other 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. Interest will be payable on the balance from the date fixed as date of entry (whether actual physical entry is taken or not) until paid at a rate of 5 per cent per annum above the Bank of Scotland base rate. Consignation shall not stop the running of interest. In the event of the purchaser failing to pay the purchase price within one month from the date fixed as date of entry, the Seller will be entitled to resile from the bargain and to re-sell the property without prejudice to his rights to recover from the purchaser any loss occasioned to him by the purchaser's failure to implement the bargain under deduction of any deposit paid by the purchaser. Where overseas buyers are offering, they should note that the offer must be accompanied by a guarantee from a Scottish Bank.

## Tenure

Freehold with vacant possession.

## 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 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.

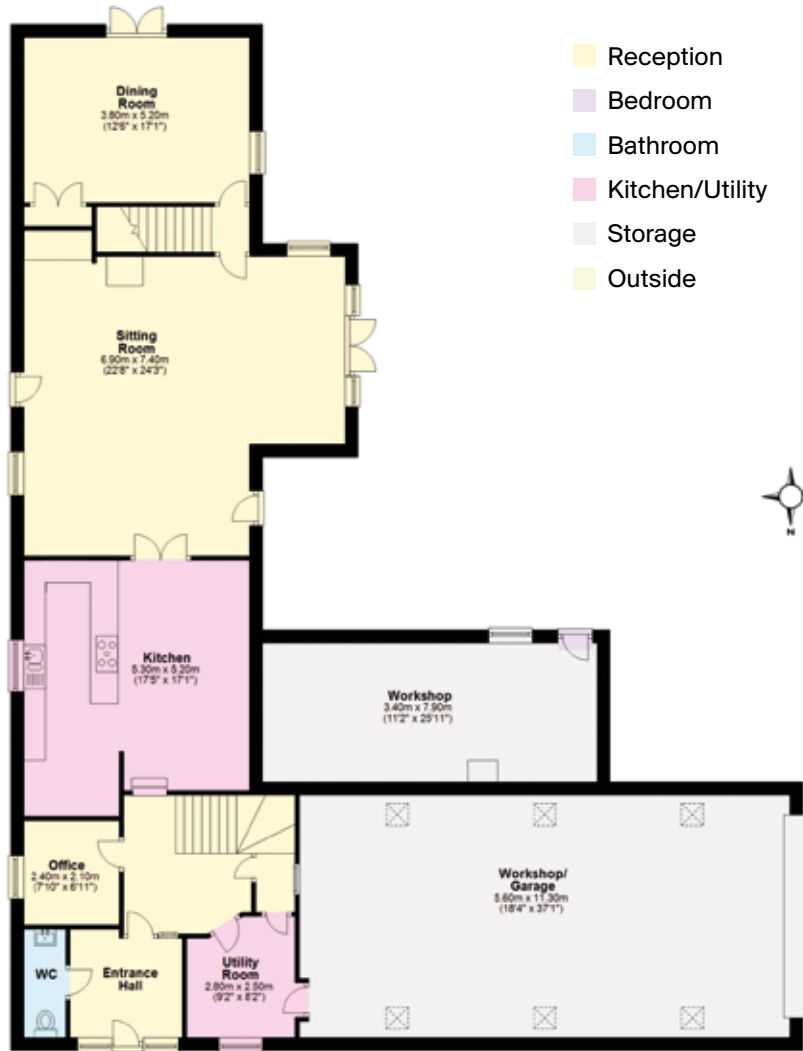
## Closing Date

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.

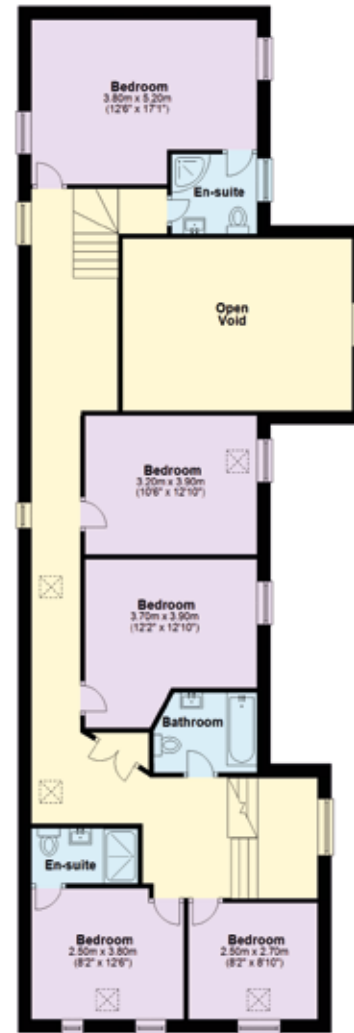


**Approximate Gross Internal Floor Area**  
**3,746 sq ft / 348 sq m**

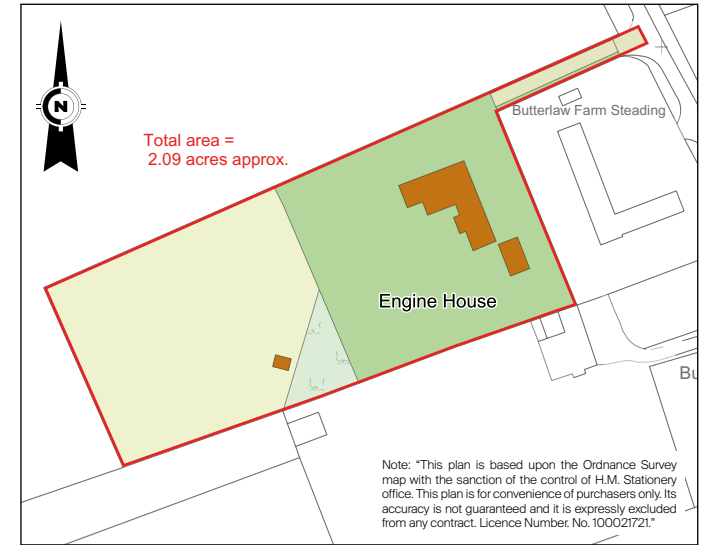
This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Ground Floor**



**First Floor**



**Connecting people & property, perfectly.**

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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