

# PIRN HOUSE

STOW, SELKIRKSHIRE





# PIRN HOUSE

An exceptional country house with a lodge cottage, beautiful gardens and about 27 acres of land within easy commuting distance of Edinburgh.

Stow Station 2.4 miles (Edinburgh Waverley from 45 minutes), Edinburgh 22 miles,  
Edinburgh Airport 30 miles

Entrance vestibule | Reception hall | Drawing room | Dining room  
Kitchen/Breakfast room | Sitting room/study | Laundry room | Boot room  
Cloakroom | 6 bedrooms (3 with en suite bathrooms)  
Family bathroom | Dressing room | Outbuildings with stabling  
Tennis Court  
Approximately 27 acres

EPC - F

Local Authority - Scottish Borders

Council Tax band - H

## DESCRIPTION

Pirn House is a distinguished country house set in a private position at the end of a long drive, surrounded by beautiful Borders countryside. Dating back to 1861, this substantial family home has been thoughtfully updated to offer modern comforts while preserving its period charm. Upon entry, the inviting reception hall sets the tone, leading to three beautifully proportioned reception rooms. The drawing room and dining room both benefit from wonderful natural light and provide excellent entertaining space. There is a less formal sitting room which features a wood burner and has access directly to the garden. This room is also used as a study and has bespoke shelves and cabinets. The fully equipped kitchen by Smallbone of Devizes connects to the breakfast room, providing ideal open plan living. The kitchen is the hub of the home and features an Aga, integrated appliances and an island unit as well as excellent storage. A cloakroom, laundry room, larder and a large boot room with excellent cupboard space, leading to a courtyard, complete the ground floor.

The master bedroom suite, positioned in the southeast corner, features a luxurious en suite bathroom with a cast iron bath set in marble between four columns. The guest bedroom also has its own en suite bathroom, while two additional principal bedrooms share a dressing room with built-in wardrobes and a large family bathroom with handmade cabinets. A secondary passage leads to the fifth bedroom. Beyond this is another bedroom with an en suite shower room. Both rooms have access to a landing which has direct access to the ground floor using the rear stairs, the two rooms combined could work well as a guest annexe for as accommodation for a nanny or other staff member.





## LOCATION

Pirn House lies in glorious Borders countryside only 22 miles south of Edinburgh. It is ideally placed for easy commuting and access to the city's wide range of schools using the nearby A7 or the train from Stow (2.4 miles). The airport can be reached within about 45 minutes at off peak times. Galashiels, the largest of the Borders towns, provide excellent shopping and commercial facilities and is a short drive to the south. The local village of Stow has a post office/general store, a thriving primary school, cafe and a medical centre. The surrounding landscape is particularly attractive encompassing the Gala Water, fertile farmland and rolling hills. Outdoor recreational amenities in the area include golf courses, salmon fishing on the River Tweed, riding, cycling and hill walking in the Moorfoot









## GARDENS & GROUNDS

The large outbuilding lies to the south west of the house and provides useful garaging and stabling. If required, this building could be converted into further residential accommodation, subject to consent. Part of it is currently used as a gym and it could work as a party barn or a variety of other uses.

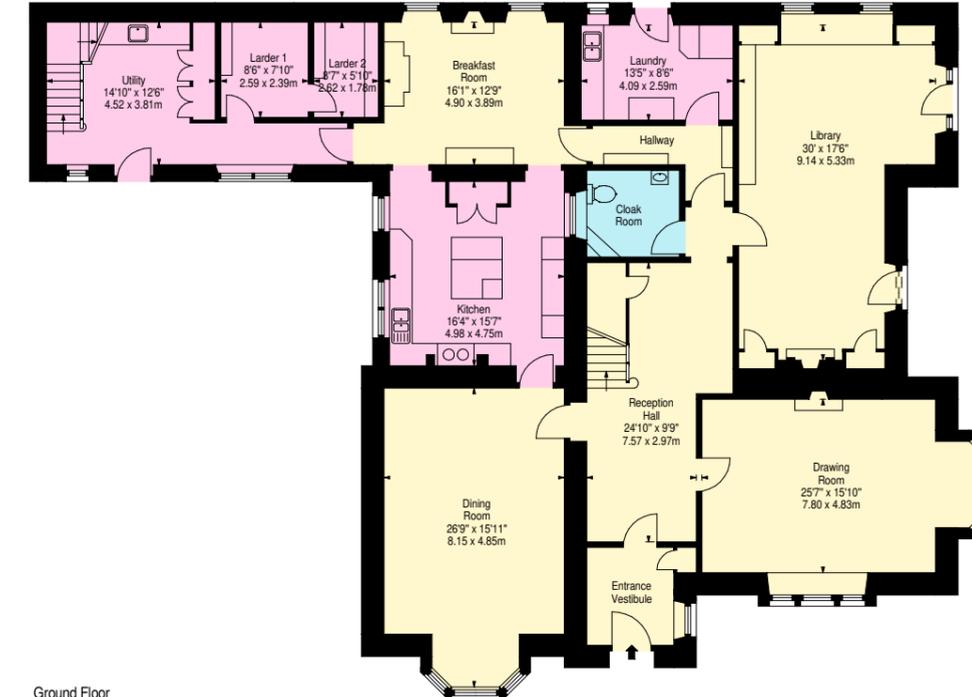
The gardens and grounds are an important feature of the property, and the 27 acres provide privacy, protection, and wonderful amenity land. The walled garden has been carefully restored and is now mainly laid down to grass for ease of maintenance. There is a recently constructed Hartley Botanics glasshouse which is also fantastic for entertaining and barbecues in the summer. There is a formal herb garden and vegetable beds. The hard tennis court lies below the walled garden. There are three grass paddocks which are ideal for grazing horses and other livestock as well as providing dog walks and space for families to explore.



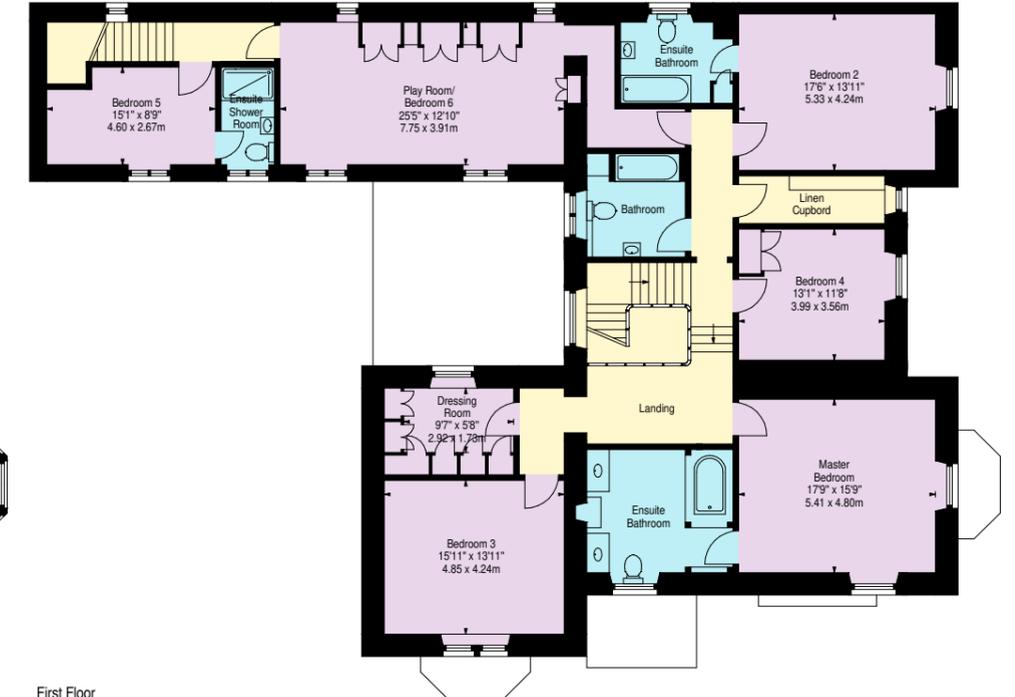


Approximate Gross Internal Floor Area

Total Area = 504.35 sq m / 5,429 sq ft



Ground Floor



First Floor

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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 April 2024. Photographs and videos dated April 2024.

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### LODGE COTTAGE

The modernised Lodge Cottage stands at the entrance to the private driveway. This charming building provides excellent secondary accommodation and the scope to be let, providing an income. Having the house at the entrance to the drive also provides a sense of security. The house is single storey and symmetrical in design with two large bay windows. To one side there is a living room with a large opening to the kitchen. This is an open plan space and has a lovely feel to it. On the other side of the house, there are two bedrooms, and a bathroom. It has oil fired central heating and double glazing.



# DIRECTIONS

From Edinburgh take the A7 south. Approximately 5 miles north of Stow turn right for Fountainhall and follow the unclassified road south for approximately 1 ½ miles. The drive to Pirn House is on the left and can be identified by the stone walls on either side together with the lodge.

What3Words: ///amuse.family.exonerate

# CONDITIONS OF SALE

## 1. Title

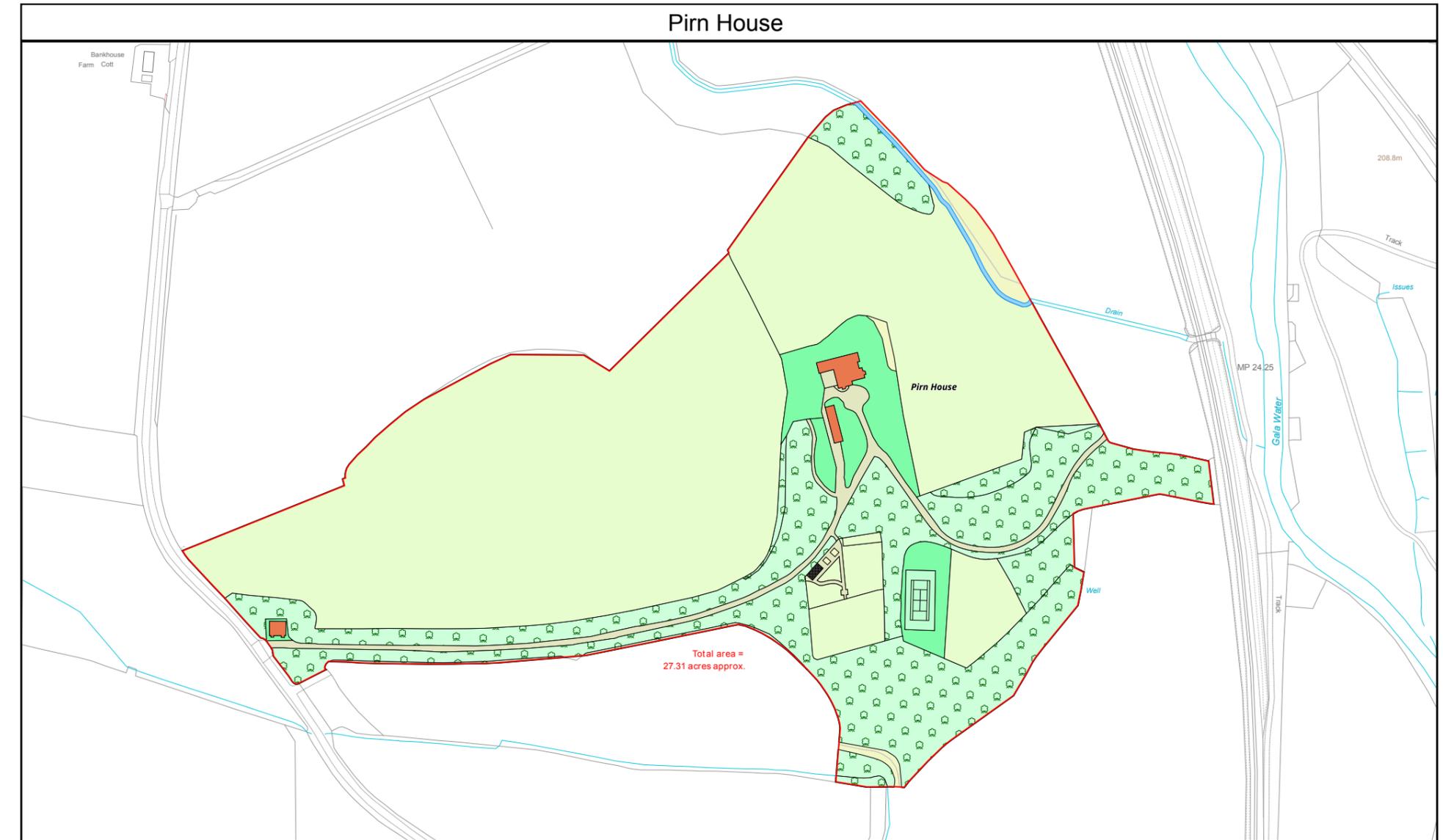
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

## 2. Deposit

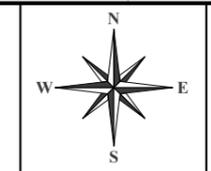
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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Title  
**Pirn House**

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