

Galbraith



BAILLIEKNOWE FARMHOUSE

STICHILL, KELSO, SCOTTISH BORDERS



BAILLIEKNOWE FARMHOUSE STICHILL, KELSO, SCOTTISH BORDERS

Stunning substantial farmhouse enjoying outstanding Borders views.

Kelso 3 miles ■ Berwick upon Tweed 23 miles ■ Edinburgh 44 miles

- 3 reception rooms, 9 bedrooms.
- Beautiful property in a fantastic location with breath taking views.
- Spacious, flexible accommodation.
- Mature ornamental walled garden.
- Generous outbuilding includes tractor shed/garage, 4 stables and tack room.
- Additional paddock available by separate negotiation.
- About 0.443 ha (1.095 acres)

Galbraith

Scottish Borders
01573 224 244
kelso@galbraithgroup.com

A member of
OnTheMarket





SITUATION

Baillieknowe Farmhouse lies in an accessible, rural location in one of the most sought after parts of the Scottish Borders. The Farmhouse lies approximately 3 miles north of Kelso and enjoys breathtaking views.

The area is noted for its fine scenic countryside providing superb walking, cycling, horse riding, fishing and other country pursuits.

Primary schooling is in Ednam with secondary schooling in the impressive High School in Kelso. Further a field there is education choices at St Mary's in Melrose and Longridge Tower in Berwick Upon Tweed.

Kelso is one of the most popular towns in the Borders providing good shopping with supermarkets and local shops as well as recreational and sporting facilities including golf, bowls, curling, fishing and National Hunt Racing.

Kelso has good road links with the other principal towns in the Borders and there are railway stations at both Tweedbank/ Galashiels and Berwick upon Tweed.

DESCRIPTION

Baillieknowe Farmhouse is a substantial former farmhouse built approximately 1870 but modernised, altered and extended at a later date to provide the present accommodation. The property offers an exceptional opportunity to create a beautiful spacious family home set in the heart of Roxburghshire.

There is generous space throughout the property with huge potential and flexibility to reconfigure and develop the existing accommodation.

From the front of the house, there are unrivalled views south, east and west over the Borders countryside and beyond.

There are period features throughout the property which add to the abundance of character on offer.

To the East of the property there is a mature, ornamental walled garden and to the West there is an outbuilding with several stores which could be used as garaging, stabling or general storage.

With the correct consent in place it may also be possible to convert this outbuilding to supplementary accommodation.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Private	Oil CH	Band H	F22	N/A

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

ACCOMMODATION

Ground Floor: Entrance hall, rear hallways, sitting room, drawing room, dining room, kitchen, larder, utility, office, pantry, laundry, boot room, store and shower room.

First Floor: Upper landings, 9 bedrooms (2 with dressing room off), 2 bathrooms and shower room.

GARDEN AND GROUNDS

Generous mature garden to front and easterly side of house. A pretty ornamental walled garden to the east of the property provides privacy and shelter as well as enjoying the exceptional views. The garden is laid out to lawns, herbaceous borders, fruit and ornamental trees.

Outbuilding to the west of the farmhouse is 75 x 7.7 meters includes tractor shed/garage and 4 stables and tack room. The stables are cobble floored with good sized loft area above.

There will be extra ground offered to the front of the property which could provide perfect acreage for equestrian purposes. This would be by separate negotiation through the selling agent on behalf of the Vendor.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Initially the access to the farmhouse will be through the existing farm steading area as hatched in green on the sale plan, but a proposed alternative route will follow the blue line on the site plan.

A planning application for outline consent has been submitted with respect to the construction of a dwelling house on the east side of the farmhouse. Further details are available via Scottish Borders Council Planning Portal quoting Ref: 24/00371/PPP.

ADJACENT FARM STEADING

The adjacent farm steading at Baillieknowe is in the process of being demolished and the existing site falls within the current Local Development Plan Settlement Boundary of Stichill. Further details are available from selling agents.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/strongly.cheerful.executive

POST CODE

TD5 7TB

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

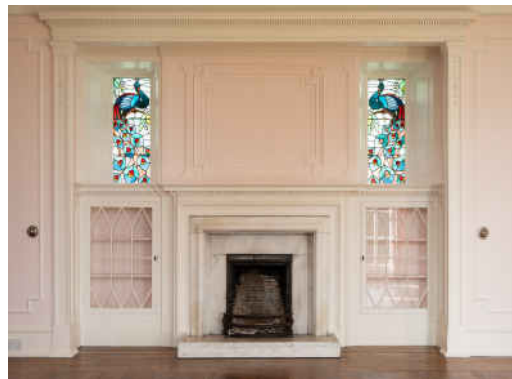
Lockharts Law, 1 Beresford Terrace, Ayr, KA7 2EG

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7**. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8**. Photographs taken in August 2023 and June 2024.

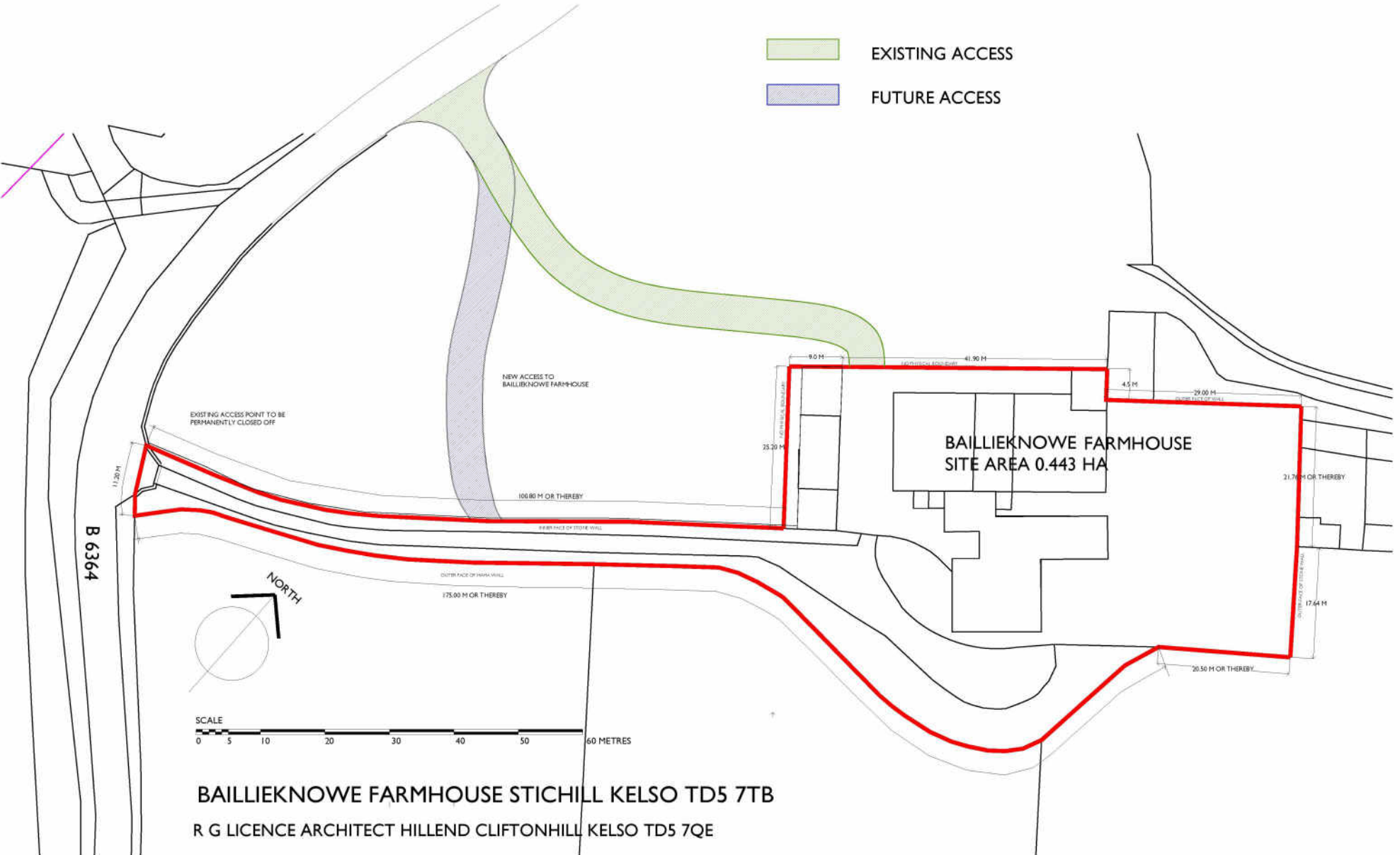




BAILLIEKNOVE FARMHOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 6499 SQ FT / 603.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk



- EXISTING ACCESS
- FUTURE ACCESS



BAILLIEKNOWE FARMHOUSE STICHILL KELSO TD5 7TB
 R G LICENCE ARCHITECT HILLENCLIFF CLIFTONHILL KELSO TD5 7QE





Galbraith