



ORANGE LANE FARMHOUSE
COLDSTREAM, SCOTTISH BORDERS



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Charming farmhouse with detached granary and development sites.

Coldstream 5 miles ■ Kelso 7 miles
Berwick Railway Station 16 miles

- 4 reception rooms, 4 bedrooms.
- Spacious family home with enclosed garden.
- Detached garage/store.
- Detached Granary.
- Two development plots with PPP.
- Far reaching countryside views.

Galbraith

Scottish Borders
01573 224244
kelso@galbraithgroup.com

A member of
OnTheMarket





GENERAL

Orange Lane Farmhouse offers enviable countryside views and located a short distance from both Border towns, Coldstream and Kelso. Coldstream, referred to as 'The First True Border Town' and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks as well as a cafe and craft shops. The town sits on the River Tweed, renowned for its salmon fishing, just over the Scottish Border to the North of the Cheviot Hills, offering a wide range of amenities

Schooling available locally including Kelso High School and private schooling available at St Mary's in Melrose and Longridge Towers near Berwick. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle.

The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

DESCRIPTION

Orange Lane Farmhouse is a detached, four-bedroom farmhouse with extensive garden grounds extending to approx. one acre, including a detached granary, detached barn, former byre and two separate building plots with planning in principle. Offering the buyer exciting development opportunities.

Orange Lane Farmhouse accessed through private metal gates and dates back over 200 years, spanning 190sqm and offering spacious family accommodation. The accommodation provides a fine balance of reception and bedroom space over 2 levels.

Upon entering through the front door, the entrance hallway enhanced with parquet flooring leads to a beautiful, proportioned lounge, boasting oak flooring, stove and a bay window, flooding the room with an abundance of natural light. The hallway also provides access to the dining room with another room off, currently utilised as a study, offering great adaptability to suit the buyers specific needs.

The rear hallway includes an office area and boot room. Plumbing is available to add an additional utility area. The dining kitchen features an electric AGA and includes a range of wall and base units, with ample space for a kitchen table. Stairs in the hallway rise to the first floor, with four bedrooms all serviced by a family bathroom with separate shower cubicle.

Externally the property offers huge development opportunity with a highly desirable blend of location, property, outbuildings, two building plots and land. Offering great adaptability and potential to the needs of the buyer.



ACCOMMODATION

Ground Floor: Vestibule, hallway, living room, dining room with study room off, dining kitchen, office with WC off and rear lobby.

First Floor: Hallway, four bedrooms, bathroom.
Attic hatch.

Orange Lane Farmhouse house has impressive garden grounds to the front, sides and rear. The garden areas are surfaced grass, stone chips, paving and flower beds. The boundaries are formed in timber fencing and stone walls. The large driveway offers parking for multiple vehicles.

The Granary

Stone built former granary, currently utilised for storage and workshop. External stone steps located on the side of the building lead to first floor level, covering two large rooms and WC. The granary benefits from lighting, power, heating, and water supply.

There is lapsed approved planning permission (ref: 05/01896.FUL) to create a language school with accommodation above.

Outbuilding/Garage

Detached stone built double garage, under a flat roof, accessed through a sliding metal door. The garage benefits from lighting and power supply.

Workshop

Detached stone/brick-built workshop.

Stone Storehouse

There is a stone-built store attached to the farmhouse, accessed through a timber panelled door.

BUILDING PLOTS

The paddock has planning in principle for a detached dwelling.

The second plot, located where the barn and garage are located also has planning in principle to create a detached dwelling (planning ref: 22/01414/PPP).

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/funky.steep.apartment](https://www.what3words.com/)

POST CODE

TD12 4LY

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freenhold	Main	Main	Septic tank.	Mains Gas	Band F	E	Available.

* 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>

2017 ANTI-MONEY LAUNDERING REGULATIONS

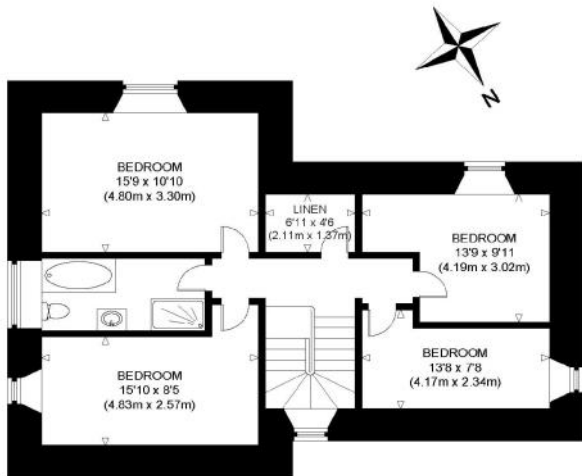
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider "First AML" will contact the purchaser to 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.

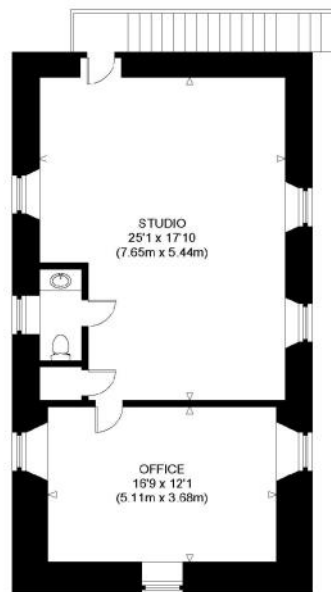
IMPORTANT NOTES

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 solicitors 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 Solicitor, 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 agents 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 March 2025.

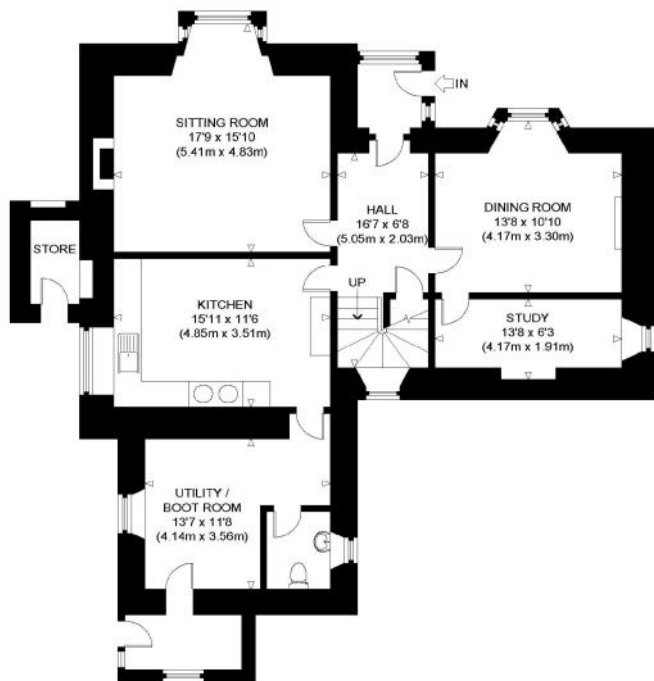




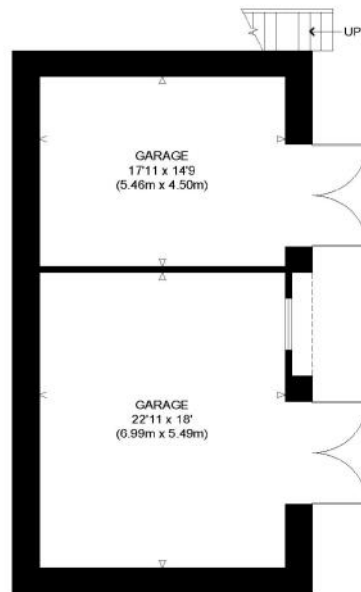
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 767 SQ FT / 71.3 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 667 SQ FT / 62.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1137 SQ FT / 105.7 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 687 SQ FT / 63.9 SQ M



ORANGE LANE FARMHOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1904 SQ FT / 177.1 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 1354 SQ FT / 125.9 SQ M
 TOTAL COMBINED FLOOR AREA 3258 SQ FT / 303.0 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.



B 6461

Posts

Orangelane Farmhouse

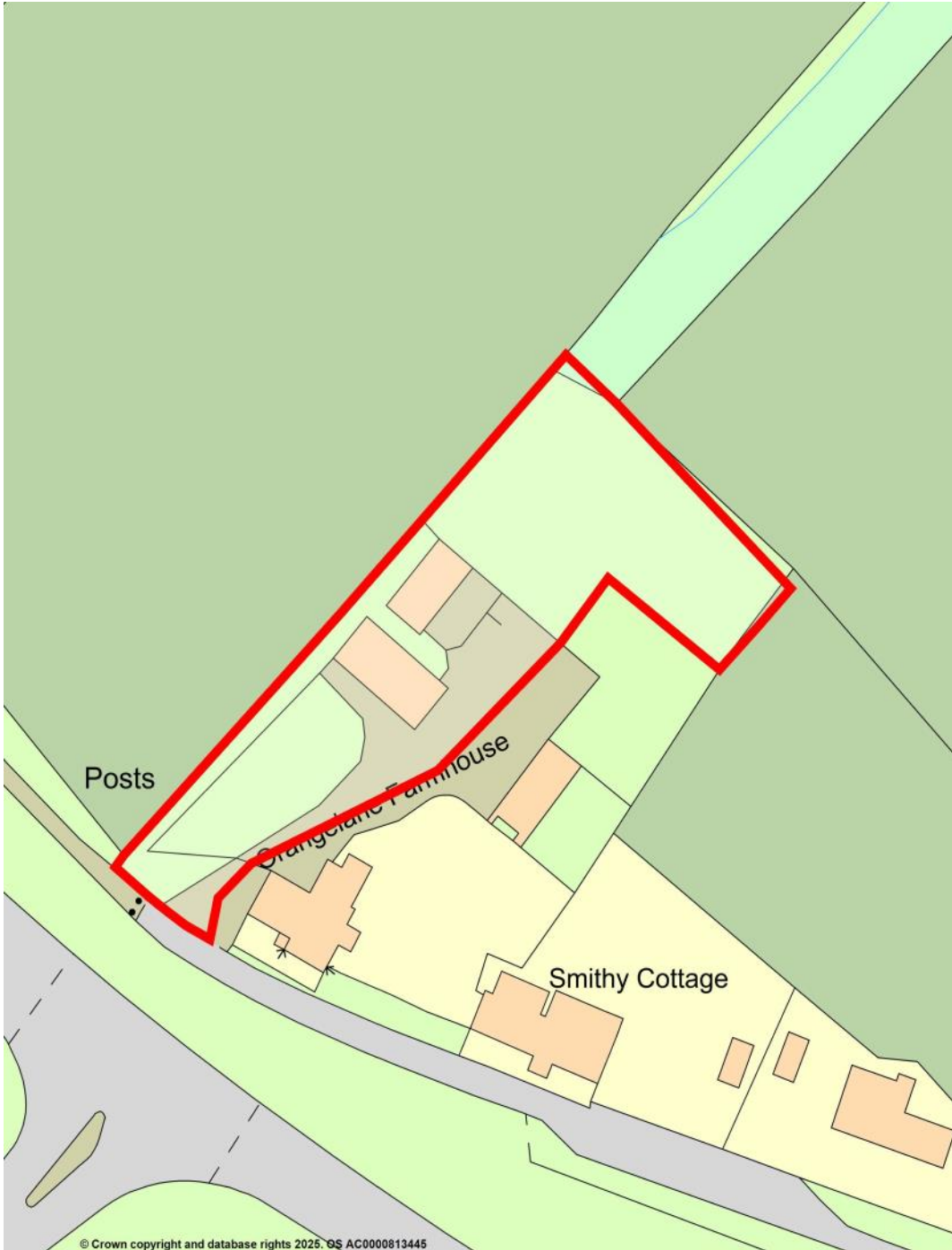
Smithy Cottage

Merry Cottage

0m 15m 30m 45m

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Promap
LANDMARK INFORMATION





Galbraith