



OLD PURVES HALL

Greenlaw, Duns, Scottish Borders, TD10 6UJ



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A rare opportunity to acquire a beautifully located and unique historic country home, once a peel tower dating back to the 1600's retaining a number of period features complimented by stylish modern design. The layout over three floors creates a super level of flexible accommodation, offered for sale in immaculate condition. The property benefits from around 1.59 acres of land including a walled garden and a mature woodland with potential for stables and a paddock.

Greenlaw 4 miles, Coldstream 8 miles, Kelso 7.5 miles, Melrose 19 miles, Berwick Upon Tweed 20 miles, Edinburgh 42 miles
(All distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Hall, WC, Utility Room, Plant Room, Drawing Room, Kitchen/Dining Room.

First Floor: Landing, Three Double Bedrooms, Two Bathrooms.

Second Floor: Landing, Three Double Bedroom, Living Room/Snug, Two Bathrooms.

Outbuildings: Single Garage, Stable/Games Room, Log Store.

Established walled gardens with well-manicured lawns and planted flower beds, Patio BBQ area, Large Woodland, Expansive Gravel Driveway Parking Area.

About 1.59 acres in all.





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Situation

Old Purves Hall is approached via a shared tarmacked driveway, set in a rural position within the Berwickshire Countryside, positioned around 3 miles south of Greenlaw and about 7 miles north of the well-regarded Borders town of Kelso.

Nearby Greenlaw offers a range of basic amenities and services such as a well-stocked local shop, an excellent butcher, and a lively public house. The historic market town of Kelso lies 7 miles due South-West of Old Purves Hall. Kelso houses a number of the major supermarket chains, has some excellent local shopping, several public houses and restaurants and a number of historical attractions such as Kelso Abbey and Floors Castle. Kelso also offers the world-famous Kelso Races Course and leisure facilities which include a swimming pool, fitness centre, a very well attended Curling Club and 2 fantastic golf courses, the championship course at the Roxburghe Schloss Hotel and Kelso Golf Club.

The picturesque town of Coldstream is also close by. Coldstream is full of Scottish charm and is home to the Coldstream Guards, one of the oldest regiments in the British Army. Coldstream offers a number of local attractions such as Hirsell Estate with its newly opened farm shop and café, the Coldstream Museum and the well regarded Hirsell Golf Club.

The countryside surrounding Old Purves Hall offers an excellent choice of attractions such as historic houses and a particularly beautiful coastline around the nearby towns of Berwick Upon Tweed, St Abbs and Coldingham. The Northumberland National Park (Britain's biggest National Park) and the Cheviot Hills are only a 25-minute drive and the historic towns of Melrose and Jedburgh are also accessible.





Old Purves Hall is situated in a peaceful part of the Scottish Borders but offers excellent links to Edinburgh, Newcastle and even London. The A697 provides easy commutable access to Scotland's capital. Berwick – a 20-mile drive away offers a mainline train station with a regular service up and down the country, with London being only a 3 ½ hour journey away.

General Description

Old Purves Hall is a stunning family home with a spacious and flexible layout, its eye-catching period features are complimented by its contemporary style. The property is formed of the main house which is believed to date back to the 1600s and a more recent extension in around 2016. The house presents have 6 double bedrooms and the multiple reception rooms also allow a varied and flexible layout.

Arriving at Old Purves Hall, entrance is granted through the newly extended boot room, a practical space for cloak and shoe storage. Off here a utility room with washer and dryer can be found alongside a WC and the plant room. Following the inner hall with exposed stone wall and studded oak doors (salvaged from the old Edinburgh Jail) leads to the Kitchen/Dining Room, Drawing Room and the staircase. The Kitchen/Dining Room presents a wonderful recreational space in the heart of the home with ample space for a 12-seater dining table, an exceptional hosting space. The magnificent kitchen is superbly equipped with a large central island, a selection of wall and base units, Leisure range cooker with hob, two integrated dishwashers and sufficient space for added white goods if required. A patio door opens out to the walled garden, offering a BBQ patio for al fresco dining in the warmer months. To the right of the hallway is the formal drawing room with two distinct seating areas naturally dividing the room, beautifully exposed beams add a historic feature here. An originally inglenook fireplace with wood burning stove gives a great focal point with exposed stone wall to one side. To the opposing side a TV nook can be found with an open fireplace and large built in TV unit.

A showstopping sweeping staircase leads from the ground floor to both first and second floor accomodation with a gallery landing on each level.

The first-floor features three double bedrooms, a large linen cupboard and two well equipped bathrooms, all of which have been refurbished and modernised to a high standard to provide highly comfortable accommodation for guests.

The second floor features a further three double bedrooms, a cosy snug/living room with wood burning stove and again two newly fitted bathrooms.

Old Purves Hall is presented in immaculate order with any further improvements being a matter of personal taste rather than necessity. The property has been fully renovated including new wiring and plumbing in 2017.





The grounds at Old Purves Hall extends to around 1.59 acres and is bounded by mature woodland. The house faces north over a generous lawn with well planted borders containing a selection of mature trees, flowers and shrubs. A paved patio seating area adjoins to create an excellent outdoor hosting/party spot to the front of the kitchen/dining room allowing a flow of indoor and out. A stable/games room can be found to the top corner of the garden, ideally located for creating a paddock/area for a pony in the woodland or to continue as a games area for children.

The gardens at Old Purves Hall are further complemented by a large log store, wrap around woodland and a garden waste area. A spacious gravel driveway provides ample parking and turning space for multiple vehicles. A single garage adds a second area for secure parking.

Old Purves Hall has been run as a successful 5* Holiday Cottage for the last few years, more information available on request.

GENERAL REMARKS AND INFORMATION

Selling Agents

Rettie Borders
1 Abbey Street, Melrose, TD6 9PX
Tel: 01896824070

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 1 Abbey Street, Melrose, TD6 9PX; Tel: 01896 824 070

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is TD10 6UJ

What3words

///dizziness.piled.chickens
(Please download the application 'what3words for the exact location).

Fixtures and Fittings

The following should be noted:

1. Fitted carpets and blinds are included in the sale;
2. Curtains and some of the furnishings may be available by separate negotiation.





Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity, water.
Drainage to a septic tank.
Oil fired central heating.
LPG Gas

Local Authority

Scottish Borders Council, Council Headquarters, Newtown, St Boswells, Melrose, TD6 0SA; Tel: 0300 100 0220; Email: customeradvice@scotborders.gov.uk.

Council Tax

Band H

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co, 1 Abbey Street, Melrose, TD6 9PX; Tel: 01896 824 070

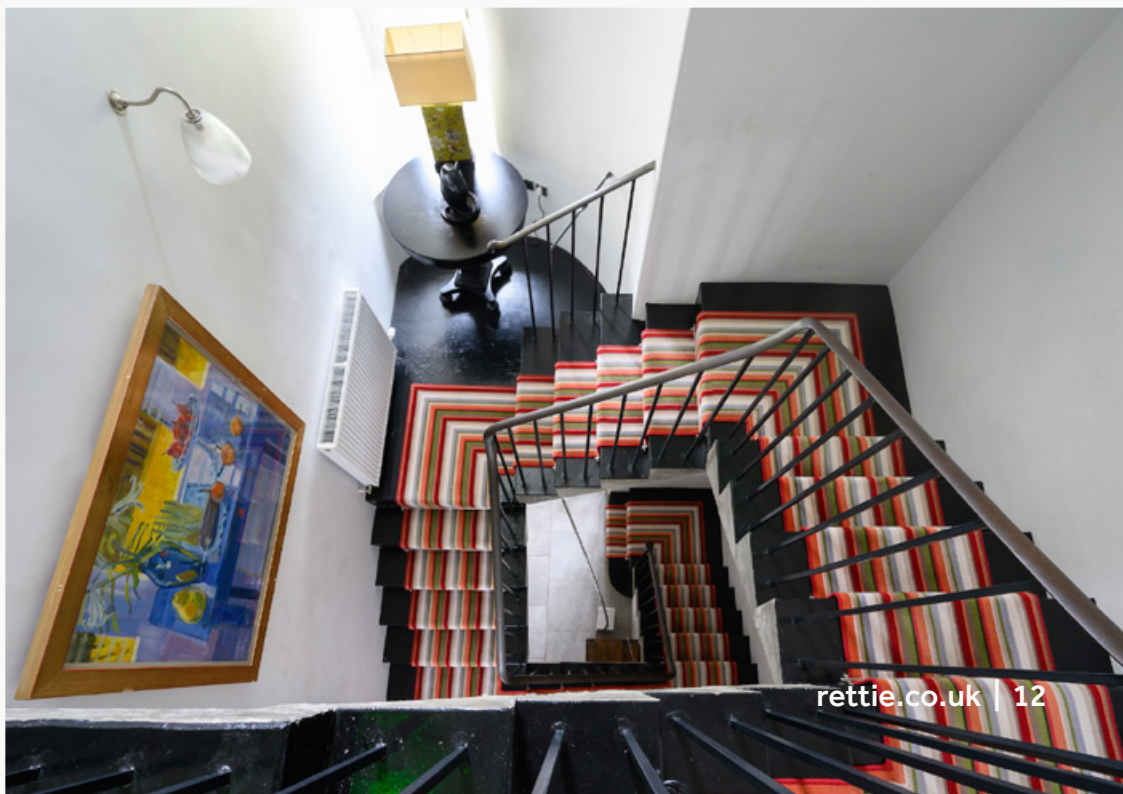
Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.







Agents Note

Please note the Tennis Court is not included in the sale.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.zoopla.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieBorders](https://www.facebook.com/RettieBorders); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram; [RettieBorders](https://www.instagram.com/RettieBorders) and [LinkedIn](https://www.linkedin.com/company/RettieandCo).

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

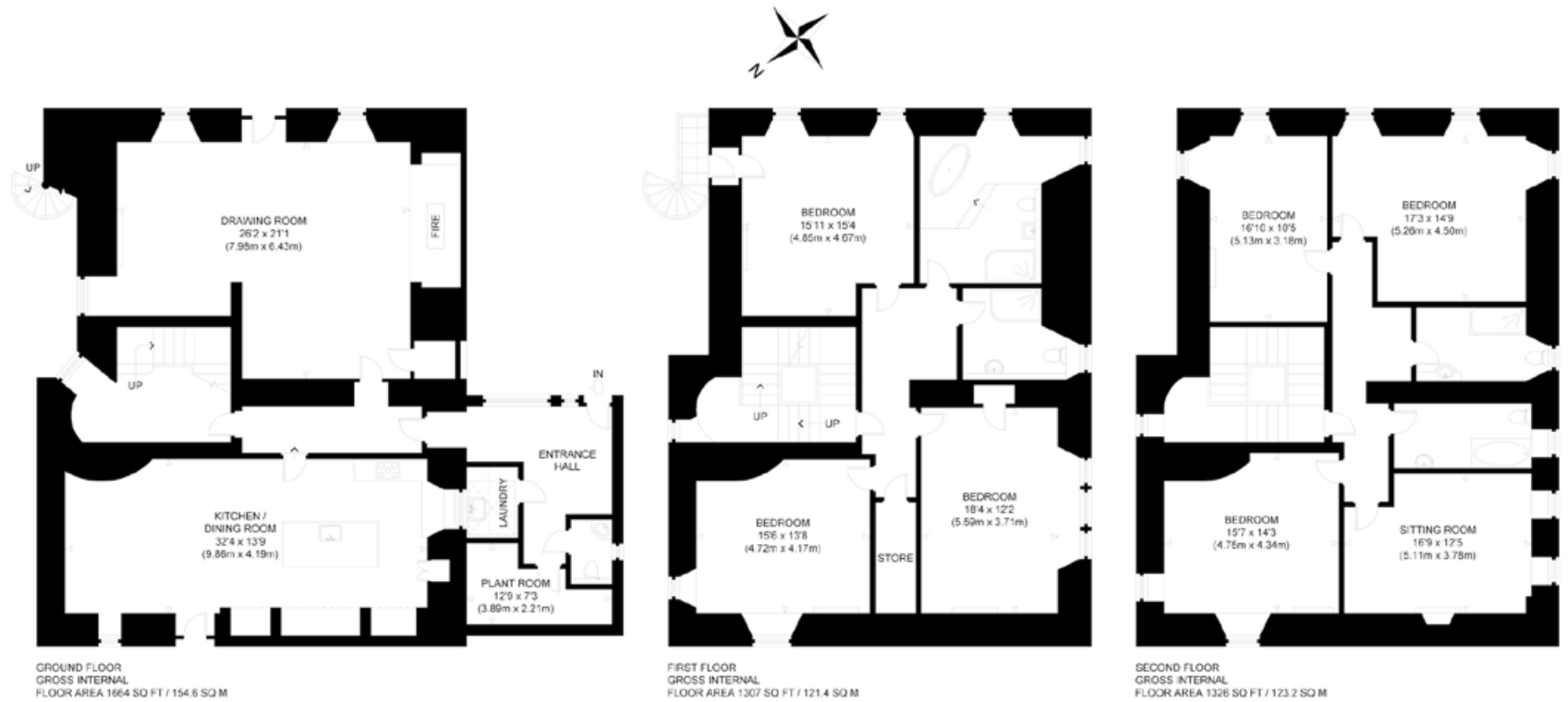
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.







OLD PURVES HALL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4297 SQ FT / 399.2 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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www.phtographyandfloorplans.co.uk







Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.











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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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