



THE WELLS

Claymires Lane, Newstead, Melrose, Scottish Borders, TD6 9RW



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The Wells is a spacious and characterful five-bedroom family home set in private grounds in the peaceful conservation village of Newstead in the beautiful Scottish Borders. Within walking distance to Melrose and the River Tweed the house dates from the 18th century and boasts bright, spacious and flexible accommodation over two principal floors with meticulously restored period features including ornate cornicing, unique louvred mirror mantelpieces, working shutters and traditional cobblestone paving.

Summary of Accommodation

Ground Floor: Reception hall, sitting room, dining kitchen with pantry and cold store, dining room, study, utility room, boot room, cloak room, WC, garden room.

First Floor:

Principal bedroom with en-suite bathroom, bedroom 2 with en-suite shower room, drawing room/bedroom 3, three further double bedrooms, linen closet, family bathroom, built in cupboards.

Externally the property boasts a patio courtyard accessed from the kitchen and also a covered linkway from the drive. There is a good-sized single garage with doorway into a workshop.

Outside, a Garden Store provides additional storage. There is ample driveway parking for several cars and mature grounds in a circa one acre plot.





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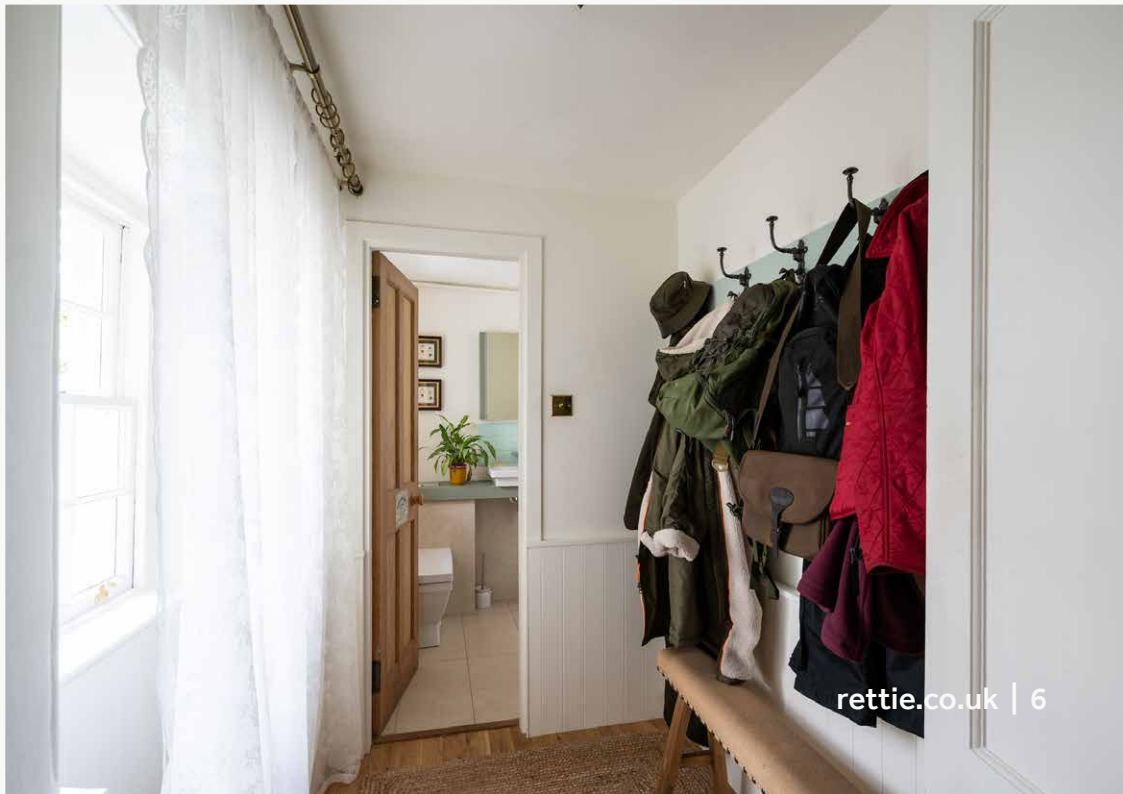
Situation

The Wells occupies a secluded position in the historic and pretty village of Newstead, reputedly one of the oldest continually inhabited settlements in Scotland. Newstead is within walking distance of the popular market town of Melrose, which boasts a variety of specialist shops, a supermarket, hotels, cafés, bars, and restaurants. There are excellent amenities in nearby Galashiels including a cinema, large supermarkets, and well-known High Street retailers. Local tourist attractions include Melrose Abbey; Harmony House; Priorwood Gardens; The Greenyards, home of Melrose RFC and Rugby Sevens; and Abbotsford, the former home of Sir Walter Scott. There is a variety of outdoor pursuits in the area including fishing on the River Tweed, rough and syndicated shooting, horse riding, golf and a selection of walks including the Southern Upland Way.

Local schooling includes Melrose Grammar Primary school and the highly regarded St Marys preparatory school, as well as being within the catchment area of Earlston High School, which was one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018.

The Borders General Hospital lies just outside Melrose and nearby Tweedbank (5 minutes to the west of Newstead), has a station on the Borders Railway providing a service into central Edinburgh with approximately an hour's journey time. Berwick Upon Tweed (approx. 36 miles) provides a major rail link for travel to the south and for the frequent flier, airports can be found in Edinburgh, Glasgow or Newcastle.





Description

The lower floor opens into a wide reception hall leading to a charming sitting room with woodburning stove, breakfasting kitchen with pantry and cold store, dining room, utility / laundry room, boot room, cloak room, WC, study and garden/family room with woodburning stove. Each room boasts leafy views of the mature gardens. The kitchen has French-doors opening into a delightful patio courtyard featuring climbing roses and wisteria – a wonderful spot for Alfresco dining and entertaining.

The first floor offers five bedrooms with the principal boasting an impressive en-suite with deep bathtub and walk in shower. Bedroom two also benefits from a large en-suite shower room. A beautiful first floor drawing room featuring a woodburning stove and multi-aspect garden views could easily provide extra bedroom space, with the current owners utilising it as a formal study. Completing the first floor is another three spacious bedrooms, a further family bathroom and deep linen closet. There are several built in cupboards throughout, whilst three attic hatches and a small low-height cellar provide additional storage.

The mature wraparound gardens extend to roughly 1-acre with a charming wildlife pond, lawned areas, specimen trees, fruit and nut trees, fruit cage and mature perennial shrubs. The mixed woodland areas of the garden feature a network of paths throughout and include a small clearing currently utilised for woodland crafts. Approached by a sweeping gravel driveway there is ample parking for several cars. Additional storage is provided with a single garage with workshop, an outdoor garden store and a covered linkway into the courtyard currently utilised as a fishing rod and log store.

Golf, hiking, fishing, rugby, schools, shopping and local train links to Edinburgh are all within walking distance or a short drive. Cycle and bridle paths further compliment the local area. The Wells is a charming home with flexible living spaces and is presented to the market in immaculate condition. A true country home close to amenities in nearby Melrose.





GENERAL REMARKS

Satellite Navigation

The postcode for this property is TD6 9RW

What3words

Tenure

Freehold

Fixtures and Fittings

The kitchen includes the following appliances: Electric Aga, separate built in Bosch oven, integrated smeg dishwasher, integrated larder fridge

All other appliances available by separate negotiation including a cream Smeg fridge freezer in the pantry, washing machine and tumble dryer.

Please note that several items of furniture, the ride on lawnmower & the Land Rover Defender may be available by separate negotiation. Only appliances specifically mentioned in the sales particulars are included in the sale price. In all other aspects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

Services

Mains electricity, mains water, mains drainage.
Gas fired central heating.

Council Tax

Band G

Energy Efficiency Rating

Band E

Local Authority

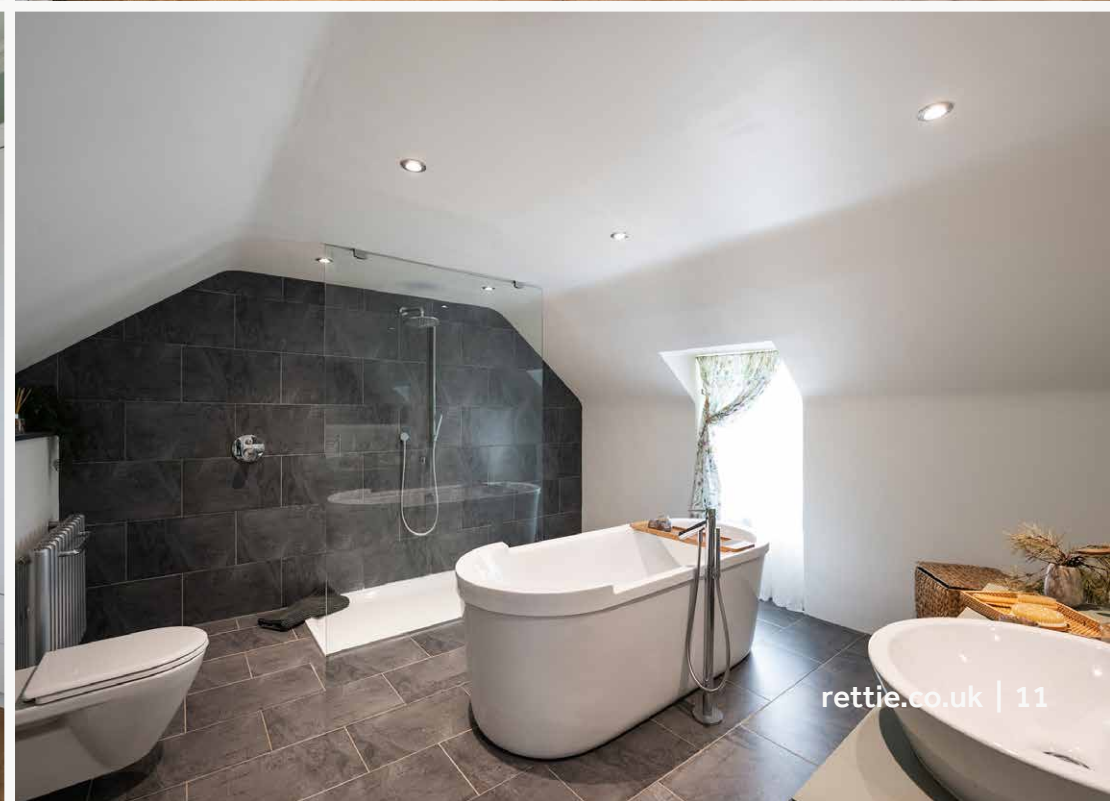
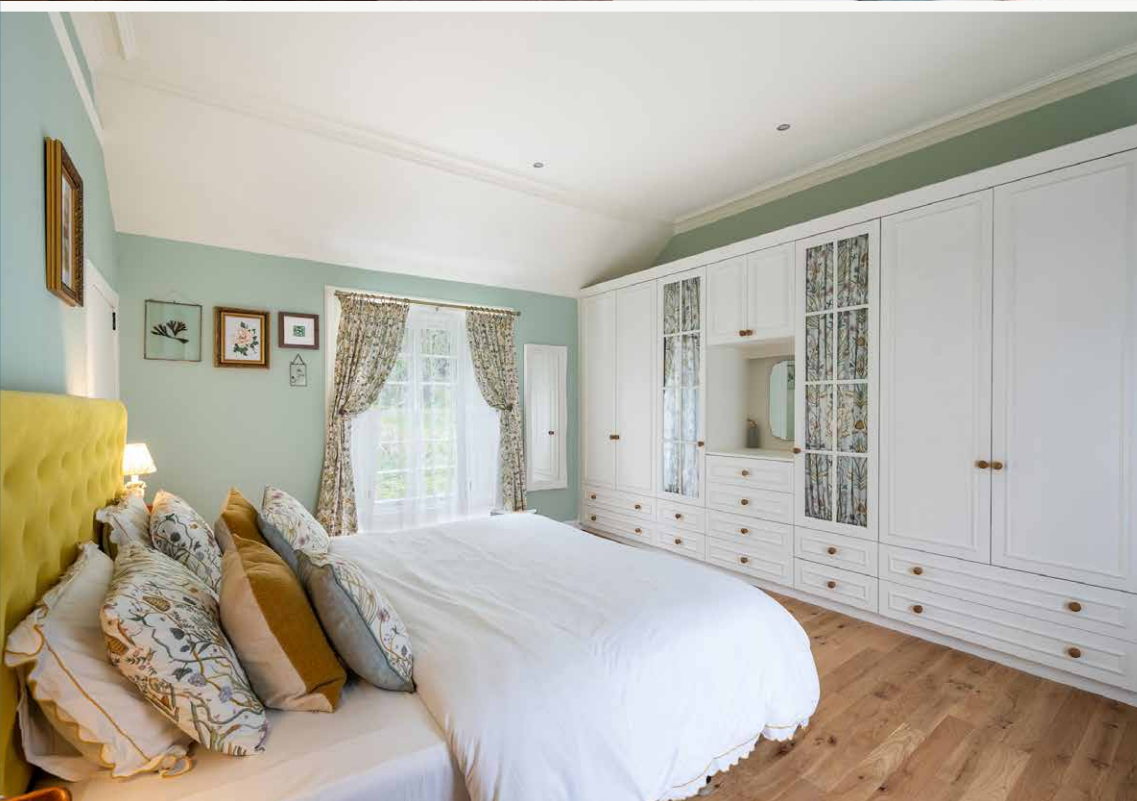
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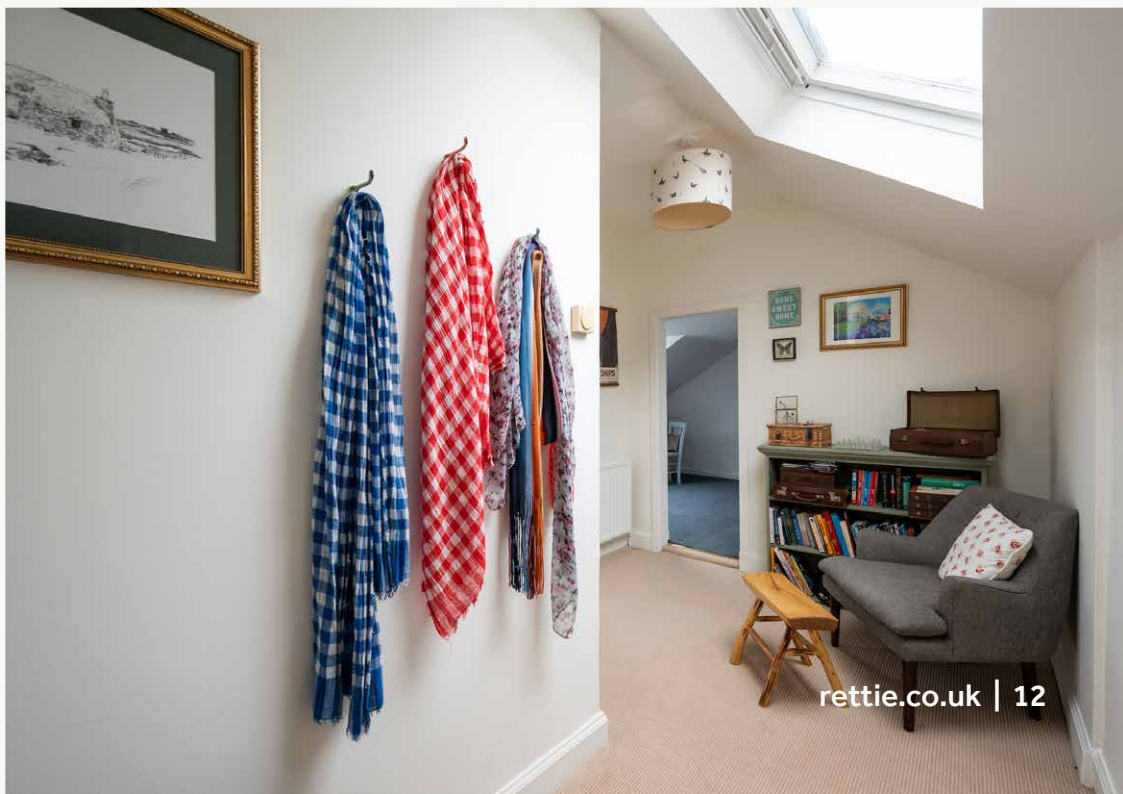
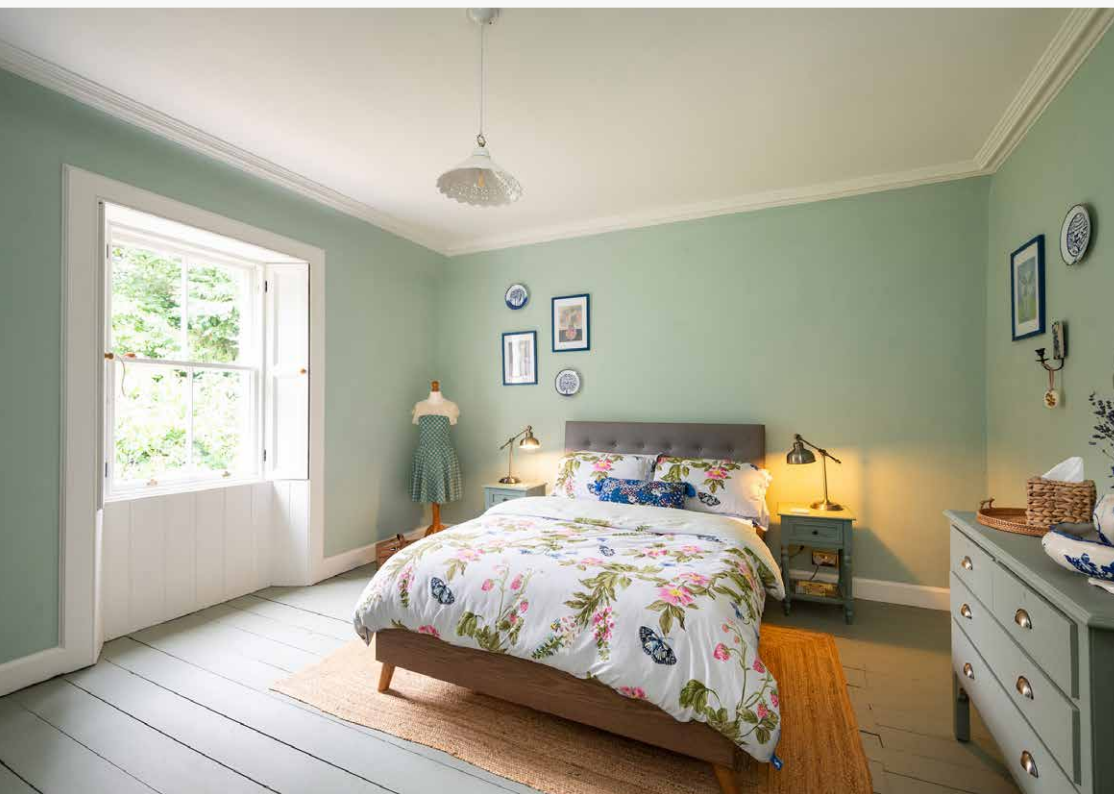
Internet Web Site

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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.

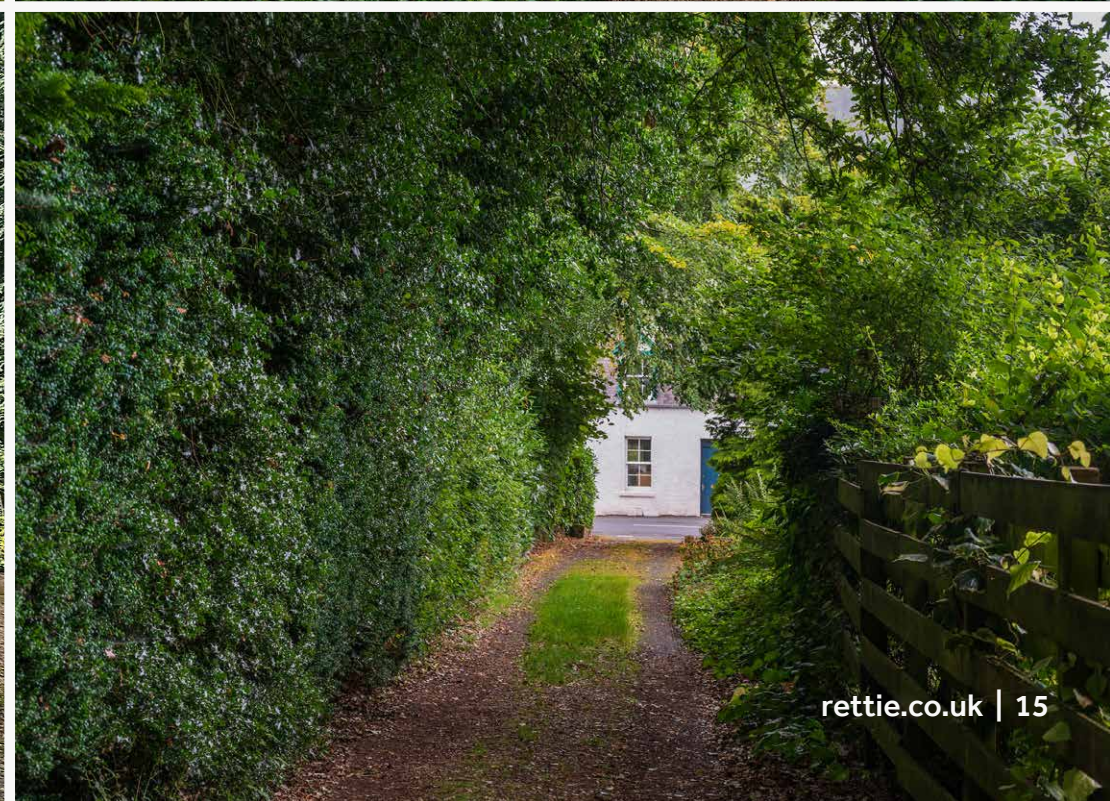
Particulars and Plans

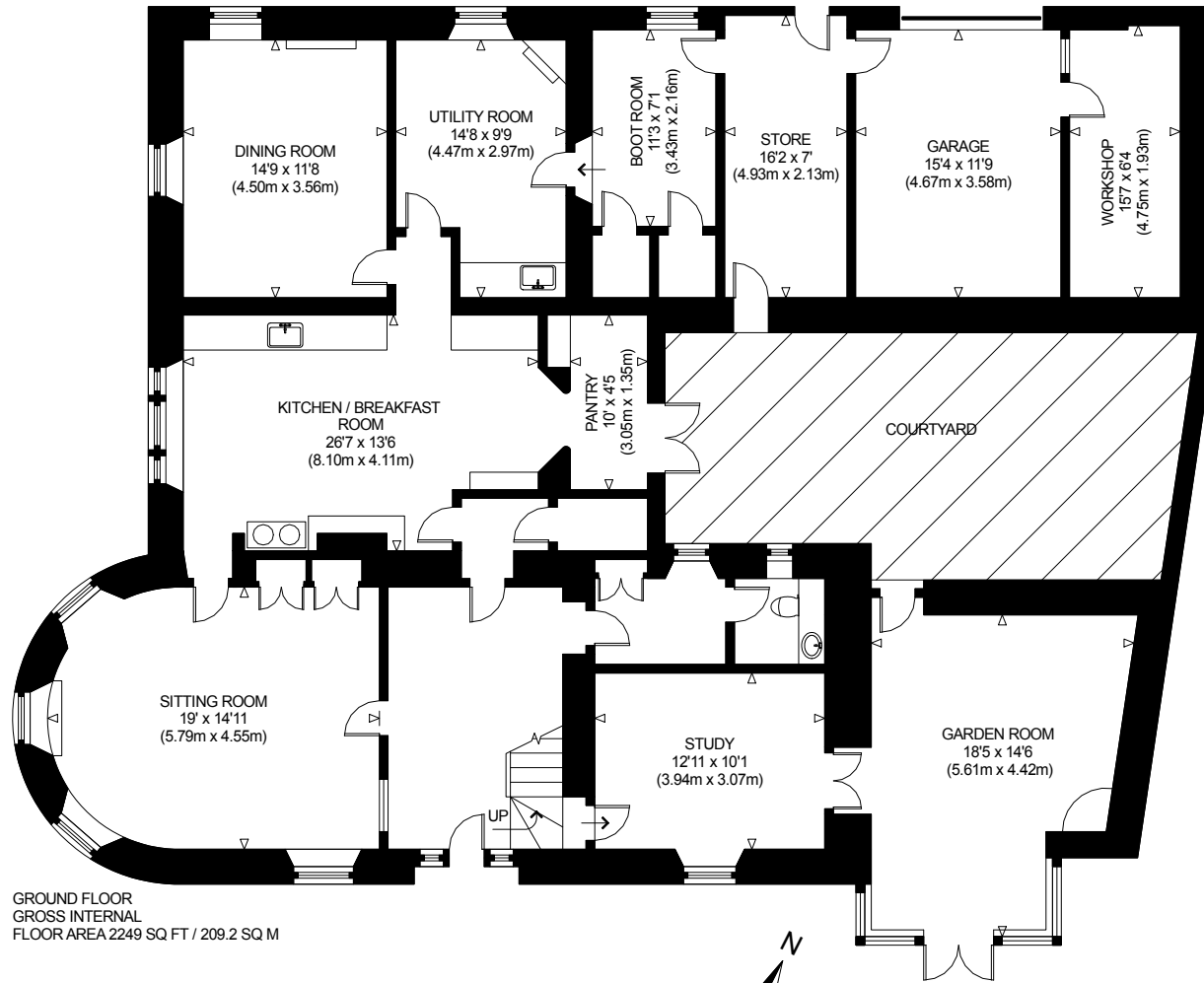
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Borders LLP, 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.

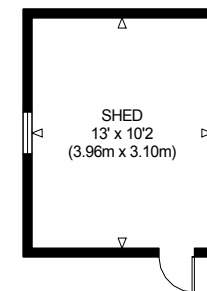




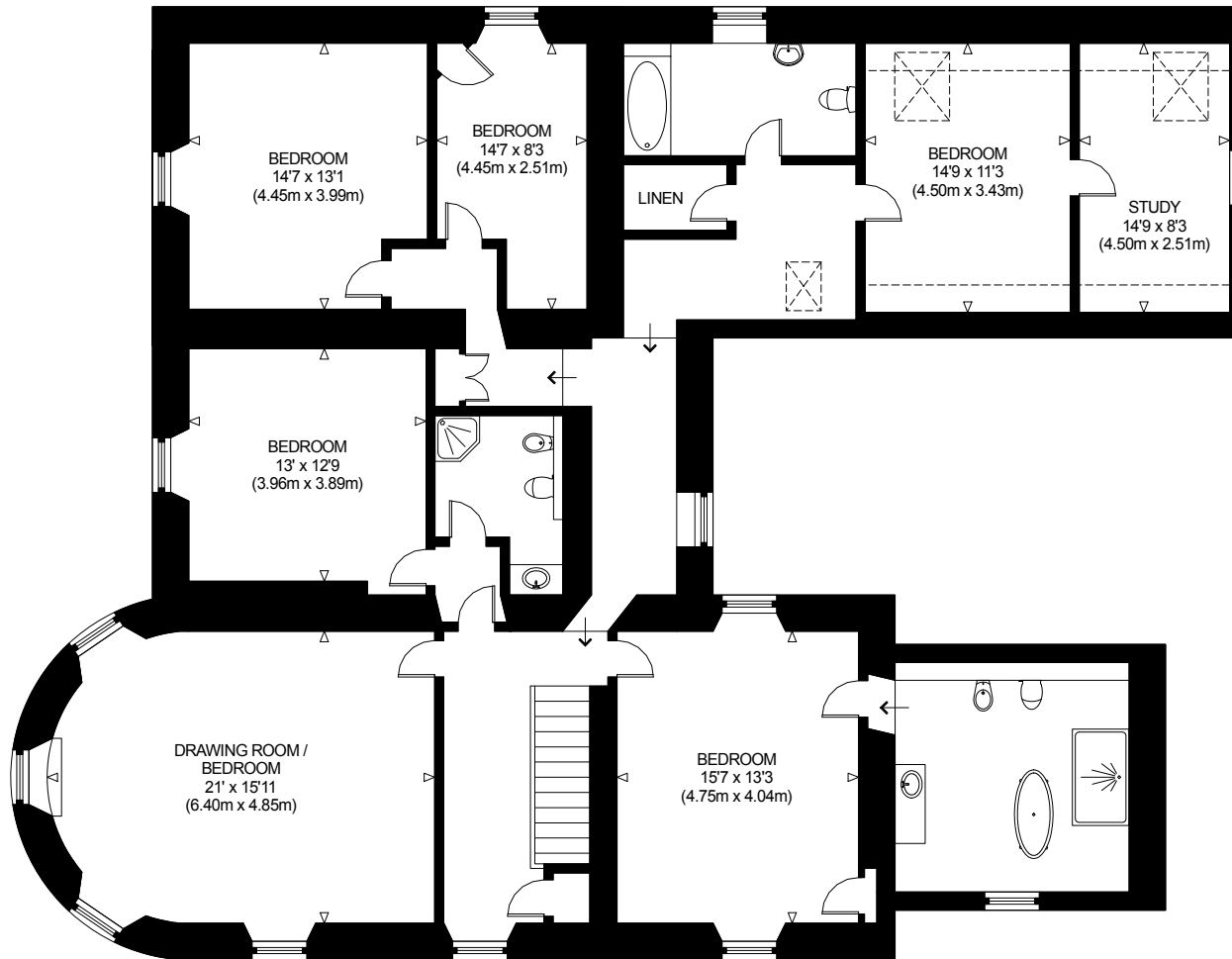


THE WELLS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4469 SQ FT / 415.6 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 132 SQ FT / 12.3 SQ M
 TOTAL COMBINED FLOOR AREA 4601 SQ FT / 427.9 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 132 SQ FT / 12.3 SQ M



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 2220 SQ FT / 206.4 SQ M





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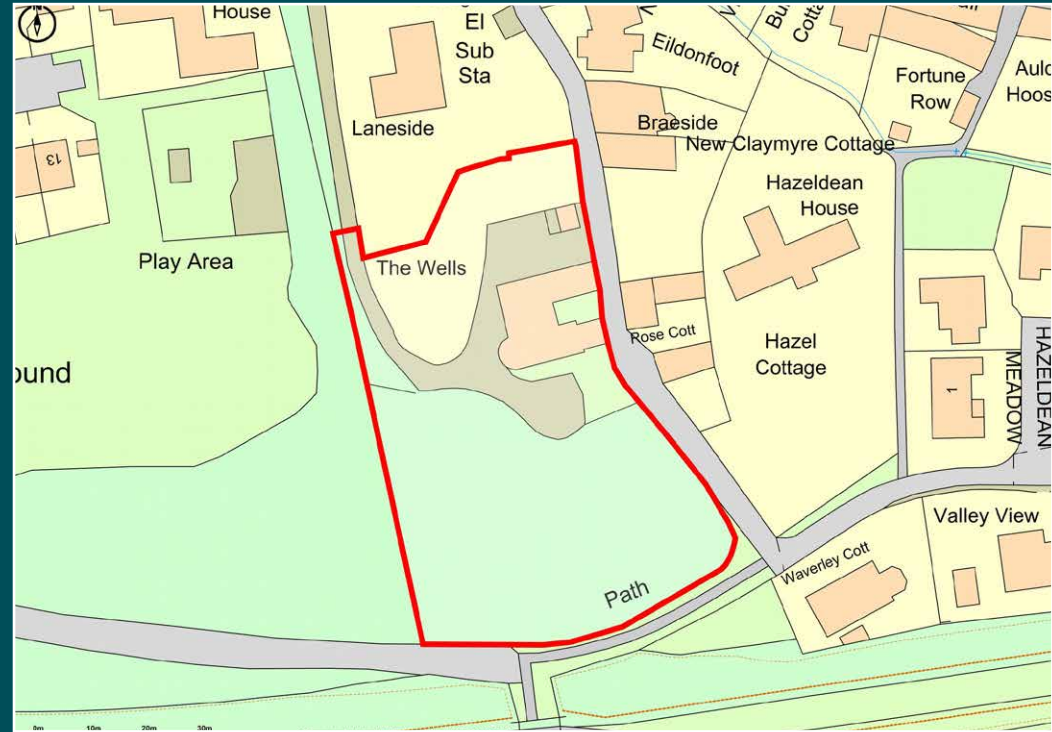


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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding 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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