



The Ley

INNERLEITHEN, SCOTTISH BORDERS EH44 6NL



A superb 8-bedroom country house with private woodland and grounds extending to around 29 acres, *set within beautiful Scottish Borders countryside*, yet still accessible to the City of Edinburgh.



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Innerleithen 2.5 miles, Peebles 8 miles, Galashiels 13 miles, Edinburgh City Centre 27 miles
(all distances are approximate)

Accommodation:

Ground Floor: Porch, Entrance Hall, Dining Room, Sitting Room, Drawing Room, Dining Kitchen, Utility Room, Store Room, Cloakroom and Rear Hall.

First Floor: Landing, Principal Bedroom with En-Suite Shower Room, two further Double Bedrooms each with En-Suite Shower Rooms, Double Bedroom with Jack and Jill bathroom, two further double bedrooms (currently used as studies), Bedroom with en-Suite WC, separate Bedroom/Playroom and Shower Room.

Chalet: Entrance Porch, Kitchen, Sitting Room, two Double Bedrooms and Shower Room, with Decking to the exterior.

Garden: Beautiful, well-maintained gardens consisting of lawns, herbaceous borders, two sun terraces and a separate vegetable garden, with Mousedean burn running through.

Woodland: 29 acres of woodland surround the property with a mixture of deciduous and evergreen trees.

Outbuildings: Summerhouse, Double Garage, Barn with Woodstore, Garden Shed and Polytunnel

About: 29.1 acres (11.8 ha)







Situation

The Ley is situated outside the town of Innerleithen, in the beautiful Scottish Borders, renowned for its scenic beauty throughout the Tweed Valley.

The historic area has been occupied since pre-Roman times, with the remains of an Iron-Age hill fort visible atop Caerlee Hill and a semi-permanent Roman marching camp that was discovered on the flood plain of the River Tweed.

Like many towns in the Scottish Borders, Innerleithen's success was built on wool and knitwear throughout the 19th century, but its fame gathered more so from its health-giving mineral spring water – a subject touched upon in Sir Walter Scott's 1823 novel 'Roman's Well', with many visitors flocking to this emerging spa town.

Today the area is perhaps more well renowned for its exceptional mountain biking tracks, with 7stanes at Glentress offering one of the finest downhill trails in the UK – regularly hosting championship events which tests bikers to their limit!

The beauty of the surrounding area can also be explored on foot or on horseback, with miles of trails leading through the Tweed Valley Forests. An abundance of wildlife can be spotted in this unspoilt location, however perhaps the stars of the Tweed Valley are the rare and beautiful ospreys that have been breeding here each summer since the 1990's.

Innerleithen itself has a variety of independent shops and restaurants to include a supermarket, bakery, cafes, gift shops and a clothing store, as well as a popular hotel – the Traquair Arms. The larger town of Peebles offers a wider variety of independent stores,

with some fantastic restaurants and award-winning cafes, alongside Tesco and Sainsbury's supermarkets, a leisure centre, swimming pool and various fitness studios.

Both towns offer schooling with St Ronan's Primary School in Innerleithen, alongside the High School, Priorsfield Primary and Kingsland Primary in Peebles. An abundance of prestigious private schools can also be found in and around Edinburgh to include Loretto, Fettes College, Merchiston Castle and George Watson's College.

The central Borders is well connected via the A72 that leads towards Galashiels and Selkirk, as well as the A703 that leads up to the Edinburgh city bypass in around 45 minutes by car.



Description

The Ley is a substantial country house situated in a secluded setting close to Innerleithen Golf Club, surrounded by 29 acres of private woodland and grounds.

Approached via a long drive, the imposing house, clad in wisteria and climbing roses, emerges through the trees, with beautifully maintained lawns and shrubs surrounding the property. The 19th century house was remodelled during the 1930's, with an extension to the south side that has produced the attractive circular tower with conical pitched roof we see today.

Stone steps lead up from the driveway to a large oak front door, adorned by Arts & Crafts style ironwork, with a Coat of Arms embellishing the wall above. An entrance vestibule allows storage for outdoor equipment and an inner door leads through into a spacious entrance hall with high ceilings and hardwood flooring throughout.

On the right-hand side is a large dining room that has ample space to seat at least 14 people. Dual aspect windows, to include a substantial bay window that looks out across the lawns, allows plenty of natural light to flood the room. An attractive period open fire with a marble and wood surround is situated to the far end of the room, whilst the ceiling features ornate cornicing.







Opposite the dining room is a sitting room with similar period cornicing, fireplace, parquet flooring and a large window overlooking the driveway. French doors then open from this room into the extended part of the property, with a wonderful drawing room that presents further parquet flooring, an open fire and triple aspect windows within the curved wall of the tower.

At the rear of the house, a contemporary extension has been added by the current owners to create a fabulous dining kitchen with impressive floor to ceiling glass windows, allowing direct access through sliding doors to a south-west facing outside terrace – perfect for alfresco dining and entertaining. The kitchen itself boasts a white gas AGA, a range of floor and wall mounted units with integrated fridge, freezer and Siemens oven, alongside two large larder cupboards. A substantial breakfast island to the centre seats up to six and the dining area at the far end of the kitchen allows space for both a sofa alongside a further dining table.

Adjacent to the kitchen is the rear hall, with access to the back door and porch, cellar/boiler room (with direct access to the garden), cloakroom and a walk-in store cupboard. Leading back through to the main entrance hall, a large utility room/butler's pantry features a range of floor and wall mounted cupboards, alongside a Belfast sink and plumbing for a washing machine and tumble drier.





From the rear hall, a modern timber and glass staircase ascends to the old 'Maid's Room' which has been refurbished to provide an additional guest bedroom/playroom with an adjacent shower room.

Returning to the entrance hall, a corridor leads through to a double garage with dual electric doors out to the driveway, as well as access to an (unused) elevator that previously served when The Ley was operated as a successful Guest House.

A timber carpeted staircase with ironwork banister ascends from the entrance hall to a spacious first floor landing. Within the 1930's extension lies a distinguished circular principal bedroom with four windows - two being French windows that open to Juliet balconies overlooking the garden and drive. The en-suite shower room encompasses a large, glazed walk-in shower, alongside dual 'his & hers' wash basins with integrated cupboards beneath, heated towel rail and a WC.

Double bedroom two is large and bright with a window overlooking the lawns to the front and an en-suite shower room with walk-in shower, wash basin with integrated drawers below, heated towel rail and a WC.

Double Bedroom three is a lovely large room with dual aspect windows overlooking the gardens, a period marble and pine surround fireplace, and access to a Jack & Jill bathroom that has a separate doorway to the landing and incorporates a freestanding roll top bath, heated towel rail, wash basin and WC, both with integrated cupboards.

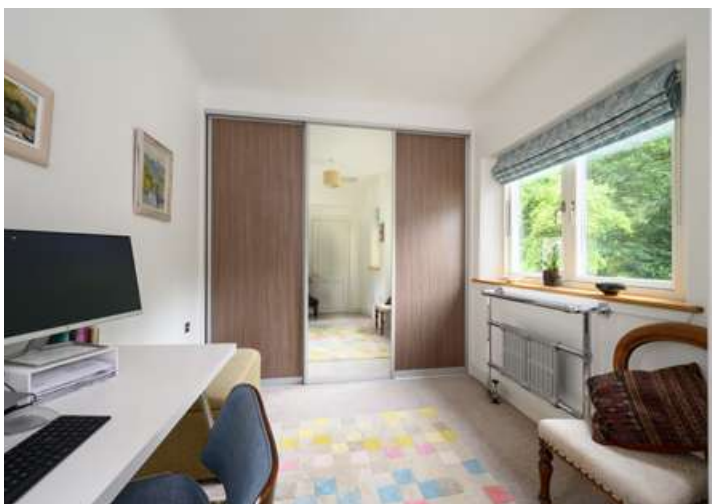
Double bedroom four incorporates an en-suite shower room as well as a walk-in closet, and two further double bedrooms are currently being utilised as offices, one with a window overlooking the front gardens and the other, towards the rear of the house, with integrated sliding wardrobes to one end. The final bedroom/nursery benefits from an en-suite WC.

There is loft access through ceiling hatches by the downstairs cloakroom as well as from the rear landing.











Chalet

Within the garden, a charming two-bedroom timber chalet offers further guest accommodation that could easily be utilised as a holiday let (subject to receiving the relevant council licence). The chalet is heated via electric radiators (with a separately metered electricity supply) and comprises of an entrance porch into a fully fitted kitchen with floor and wall mounted units that incorporate a sink, under counter fridge, oven and electric hob. The open plan design leads into a spacious sitting room area, with doors through to two double bedrooms, a shower room and a storage cupboard which houses the hot water tank. A large decking area surrounds the chalet allowing for alfresco dining with beautiful views of the garden.







Garden

Expansive lawns spread to the front, side and rear of the property, with mature shrubs, stylized yew hedges and herbaceous borders offering a wealth of colour. Pink gravel pathways lead through an iron gate into a walled garden at the front of the chalet, incorporating a rose garden, fruit bushes, raised beds and a polytunnel for the avid gardener – all neatly surrounded by box hedges and further lawn. The charming Mousedean Burn flows through the garden with a series of miniature waterfalls that give an enchanting quality to this secluded paradise.

A large expanse of gravel encompasses the side and front of the house, providing ample parking for multiple cars, as well as access to the double garage. Two sun terraces to the front (south-east) and rear (south-west) of the property offer wonderful spaces for Alfresco dining, with the rear terrace having direct access from the kitchen. Stone steps lead from the driveway to the various different lawns surrounding the property, with several garden urns standing majestically to the front of the house. On the far side of the gravel driveway is a stone raised lily pond with a central fountain and steps leading up to a seating area at the rear, affording a tranquil place to sit and relish the view of the house and garden.





Outbuildings

A delightful, period summerhouse stands adjacent to the kitchen terrace, with a pitched slate roof, twin diamond leaded windows and an ironwork embossed door.

A large modern garage/barn has been erected by the current owners that is fitted with electricity and provides secure storage for multiple cars as well as benefitting from an open fronted store to one side that is currently being used to store firewood.

A further timber wood store and a timber garden shed provide additional storage to the rear of the property.

Woodland

The grounds are exclusively planted with mature trees which have been very well maintained in recent years providing amenity as well as privacy and shelter. The principal species are hardwoods made up of Beech, Sycamore, Birch, Lime, Oak, Ash and Rowan, alongside softwoods including Spruce, Scots Pine, Larch, Douglas Fir and Hemlock. Within the wooded area there is ground which has recently been thinned; with further thinning it could provide grazing as a small pony paddock.









General Remarks And Information:

Fixtures and Fittings:

All integrated appliances, carpets and blinds and are included in the sale.

Services:

Mains electricity with private water and drainage. Oil central heating with LPG AGA. The timber chalet has a separately metered electricity supply

Viewing:

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Directions:

For the purposes of Satellite Navigation, the postcode for the property is EH44 6NL

EPC: Band F**Local Authority:**

Scottish Borders Council, Newtown St Boswells, Melrose TD6 0SA, Tel 01896 752111

Council Tax:

Main House: Band H

Chalet: Band A

Entry and Vacant Possession:

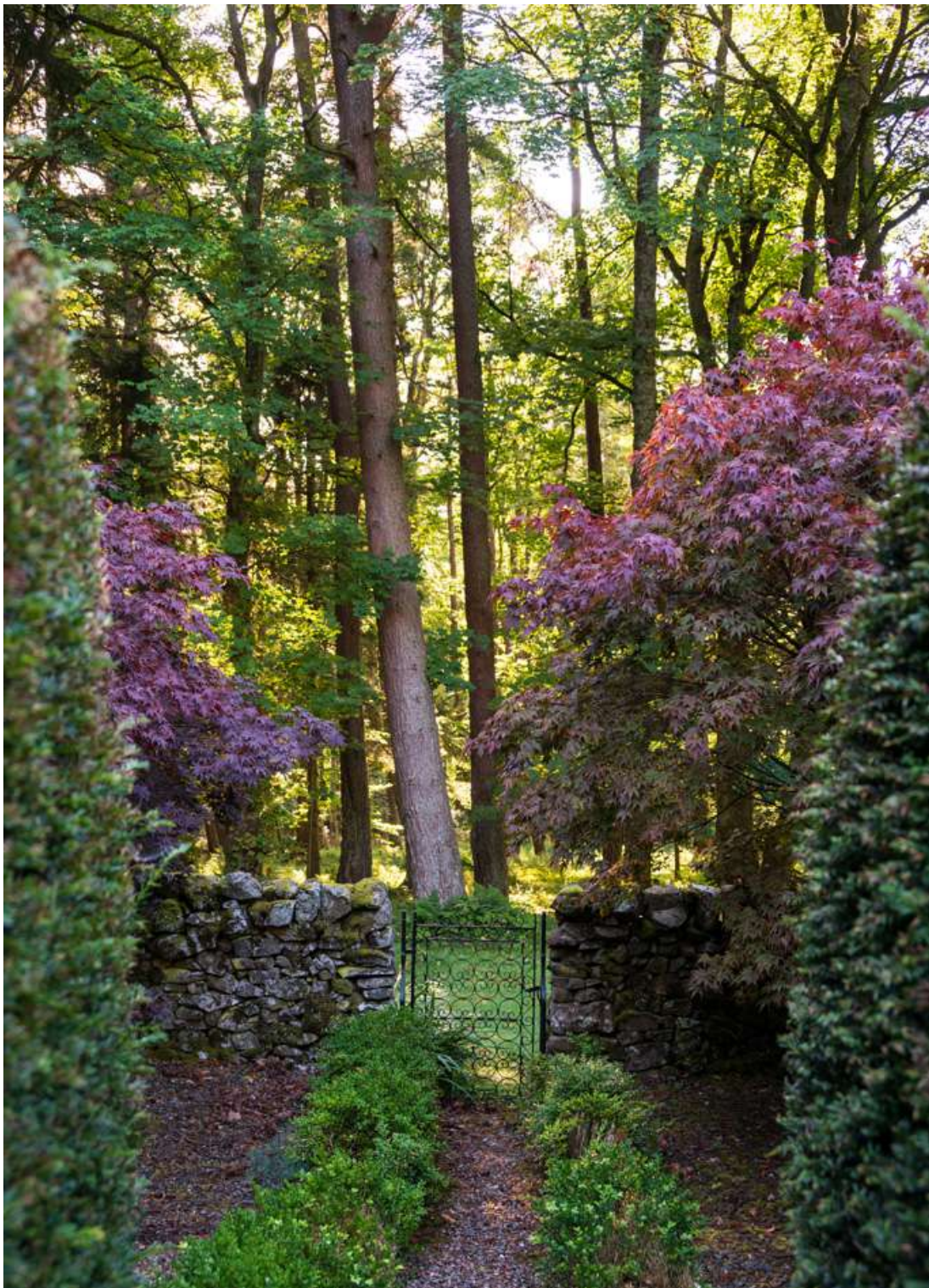
Entry and vacant possession will be by mutual agreement.

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.

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.





Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

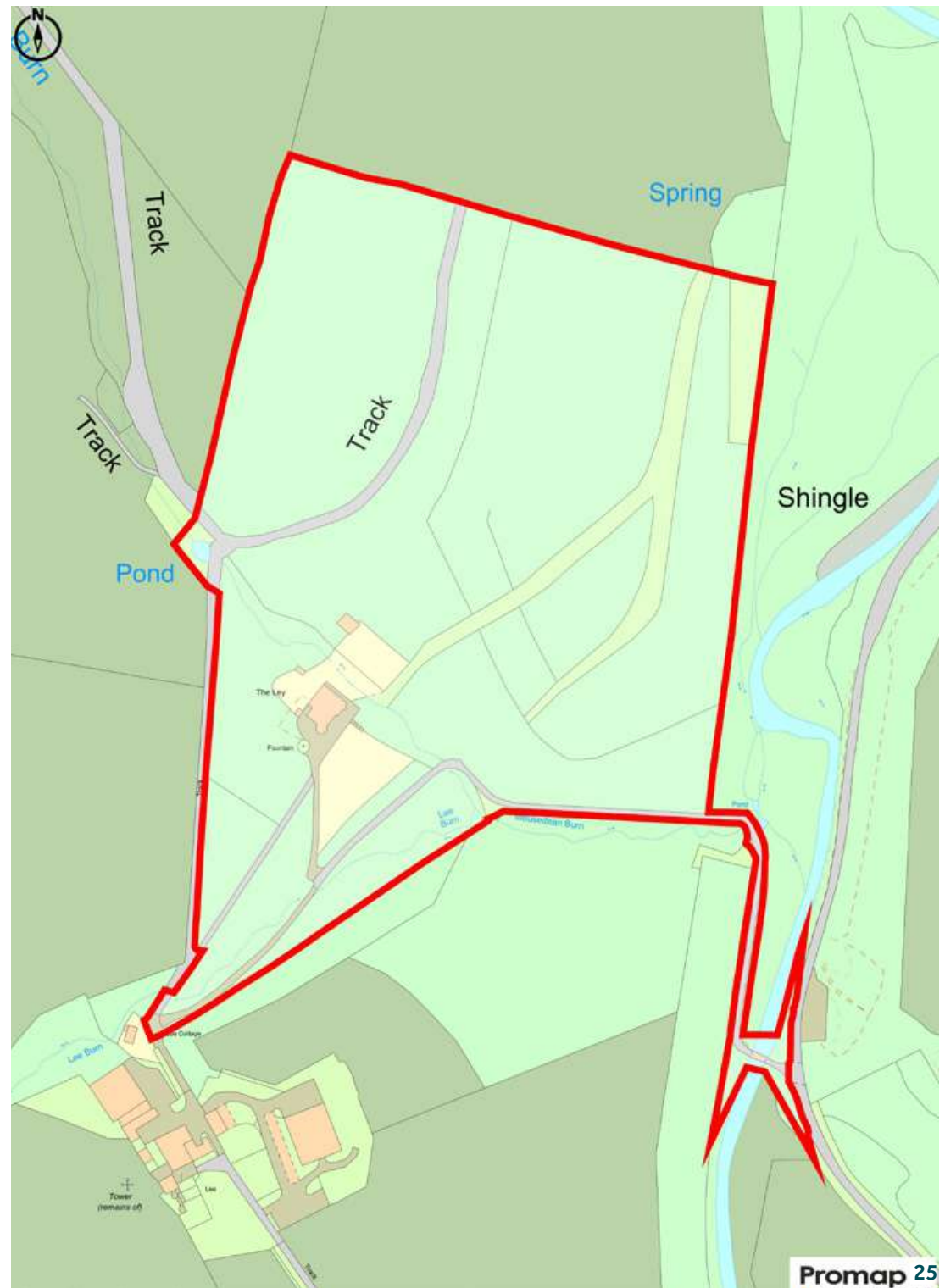
Servitude Rights, Burdens & Wayleaves:

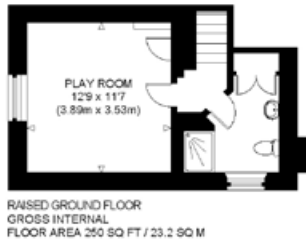
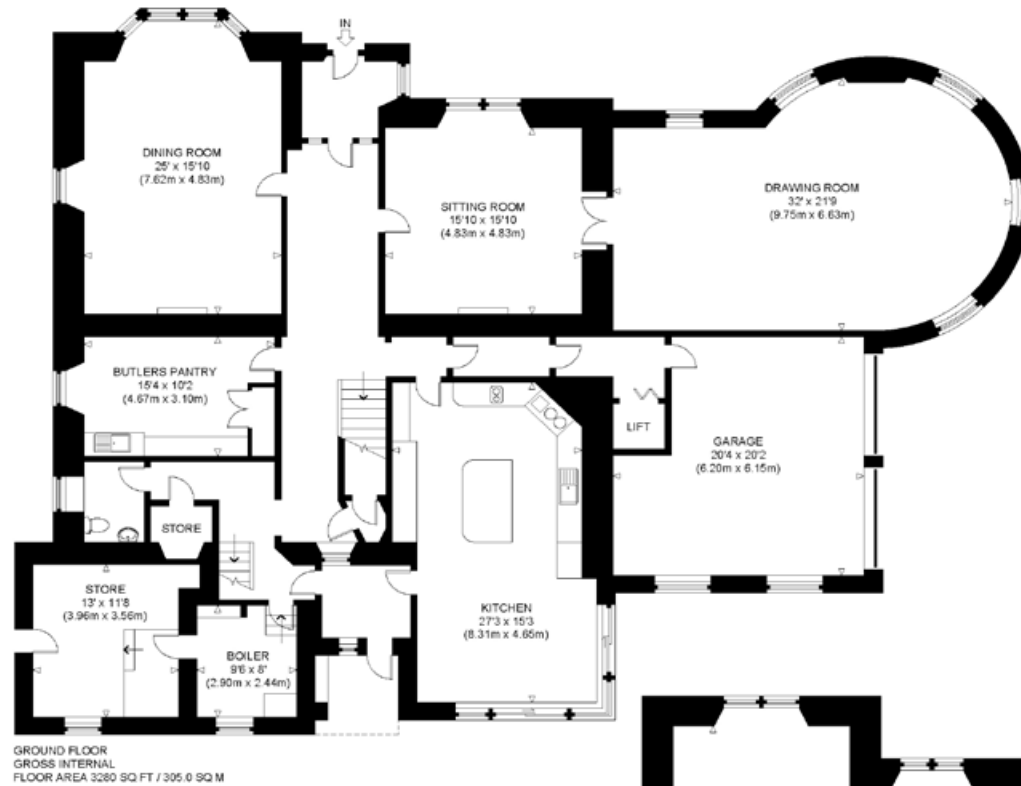
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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

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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 particular 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.





THE LEY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5921 SQ FT / 550.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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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