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Orchard Brow, Clerklands, Nr. Melrose, TD6 9JR

Guide price £660,000



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Orchard Brow, Clerklands, Nr. Melrose, TD6 9JR

- Individually Design Family Home
- Three Public Rooms
- High Spec Eco Home
- Expansive Gardens
- Ideal Family Home
- Five Bedrooms
- Self-Contained Annexe
- Triple Garage
- Stunning Semi-Rural Location
- Lift Access

Nestled within the highly sought-after semi-rural hamlet of Clerklands, between Selkirk and Lilliesleaf, Orchard Brow is an outstanding individually designed four-bedroom eco home occupying a commanding elevated position with breathtaking panoramic countryside views. Thoughtfully constructed to an exceptional standard, the property offers spacious and highly energy-efficient accommodation enhanced by solar panels, triple glazing and a Mechanical Ventilation with Heat Recovery (MVHR) system. At the heart of the home lies a stunning open-plan kitchen and dining space opening directly onto beautifully landscaped gardens and terraces. A superb self-contained one-bedroom annexe provides ideal accommodation for extended family, long-term guests or Airbnb potential. Further benefits include extensive garaging, generous wraparound grounds and a peaceful yet highly accessible Borders location

MAIN ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING KITCHEN - DINING HALL - SNUG - FOUR BEDROOM (PRINCIPAL EN-SUITE) - FAMILY BATHROOM -

ANNEXE ACCOMMODATION

- OPEN PLAN LOUNGE / KITCHEN - BEDROOM - SHOWER ROOM -

Guide price £660,000



Internally

Entered via a welcoming vestibule, the ground floor accommodation immediately impresses with its sense of space and flexibility. A generous lounge enjoys a bright dual aspect together with magnificent far-reaching countryside views, creating a wonderful family living space. The hall provides access to two well-proportioned double bedrooms, both benefitting from fitted storage, together with a stylish family bathroom incorporating both bath and separate shower facilities. A dedicated office / bedroom offers excellent versatility and has been thoughtfully fitted with a lift providing direct access to the lower ground floor, making the property particularly well suited to those requiring enhanced accessibility.

Descending to the lower ground floor, the home opens into an exceptional open-plan living environment perfectly designed for modern family life and entertaining. The impressive dining room enjoys direct access onto the rear gardens and terraces, while the spacious breakfasting kitchen is beautifully appointed with a large central island, extensive fitted cabinetry and integrated appliances. A separate snug provides an additional relaxing family space, whilst the principal bedroom suite benefits from extensive fitted wardrobes together with a contemporary en-suite shower room. Accessed externally, there is a plant room with WC.

The self-contained annexe is accessed separately and provides an excellent independent living space ideal for extended family, long-term guests or holiday let potential. The accommodation comprises a generous lounge, fitted kitchen, double bedroom with en-suite shower room and excellent storage facilities.

The property is fitted with high performing triple glazed windows. Designed with energy efficiency at its core, the property benefits from high performing triple-glazed windows and a modern MVHR ventilation system helping maintain excellent air quality whilst reducing heat loss and running costs.

Kitchen

The dining kitchen provides a bright contemporary family space, designed with both style and practicality in mind with plentiful room for a large dining table and freestanding furniture. Sleek grey cabinetry offers a clean, modern aesthetic, complemented by quartz worktops that add a sense of warmth and durability. There are plentiful drawers and pull out storage features as well as an undermounted sink with mixer tap. At the heart of the kitchen is a generous central island with an integrated hob and overhead extractor, creating a natural focal point for cooking and socialising. The island also provides additional storage and open shelving, perfect for keeping cookbooks and essentials close at hand. Other high-quality integrated appliances include a built-in oven, microwave, warming drawer, dishwasher and tall fridge freezer. Natural light floods the room through large windows and glazed doors, further enhancing the sense of space and connection to the outdoors.





Bathrooms

The family bathroom is an exceptionally spacious and is fitted with a contemporary four-piece suite comprising a WC, vanity basin, bath and a large walk-in shower enclosure with glazed screen and mixer shower. Modern tiling and quality fittings enhance the luxurious feel, whilst a substantial walk-in storage cupboard provides excellent practical storage.

The lower ground floor shower room is fitted with a WC, vanity wash hand basin and a generous walk-in shower enclosure fitted with a glazed screen and mixer shower. Modern wet wall panelling completes the space, creating a sleek and practical shower room with a luxurious feel.

The principal en-suite is beautifully finished in a sleek contemporary style, incorporating a WC, vanity wash hand basin and generous walk-in shower enclosure with glazed screen and mixer shower. Modern fittings, stylish wet wall panelling and a heated towel rail combine to create a bright and luxurious space perfectly complementing the principal bedroom suite.

Annexe

The separate annexe is situated above the triple garage and features a light and spacious open-plan living area, fully equipped with a modern kitchen and direct access to a private garden area. The kitchen is fully complimented with modern appliances including an electric oven, microwave, dishwasher and fridge space. The spacious bedroom is generously proportioned with its own storage cupboard and en-suite shower room. The en-suite is stylishly finished with contemporary fittings including a WC, vanity wash hand basin and modern shower enclosure with mixer shower.

Externally

Occupying a substantial elevated plot with magnificent panoramic views across the surrounding Borders countryside, the gardens and grounds at Orchard Brow have been beautifully landscaped to make the very best of the stunning setting. To the front, a large sweeping driveway provides ample parking for numerous vehicles together with access to the triple garages. The wraparound gardens are thoughtfully designed and include extensive south-facing patios ideal for outdoor entertaining, expanses of lawn, a picturesque pond and beautifully stocked shrub and flower beds creating colour and interest throughout the seasons. A large orchard area lies to the side of the property, further enhancing the wonderful outdoor space. The self-contained annexe also benefits from its own immaculately maintained private gardens incorporating lawn and patio areas, offering an excellent degree of independence and privacy.

Fixture & Fittings

All fitted carpet, floor coverings and integrated appliances are to be included within the sale.

Services

Location

Clerklands is a picturesque semi-rural hamlet nestled within the rolling Borders countryside between the highly regarded villages and towns of Lilliesleaf and Selkirk. Surrounded by beautiful open countryside, the area is ideal for those seeking a peaceful lifestyle whilst still remaining accessible to excellent local amenities. Recreational pursuits are well catered for nearby including scenic countryside walks, a popular fly fishing lake and a nearby nine-hole golf course. A wider range of shopping, dining and leisure facilities can be found in Selkirk, Melrose and Hawick. Excellent schooling is available locally with primary education in Lilliesleaf, Selkirk and Melrose, whilst secondary schooling is available at both Selkirk High School and Earlston High School. The location also offers excellent commuting links throughout the Borders and further afield via the nearby A7 and A68 trunk roads.

Council Tax Band

Council Tax Band G.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

Outbuildings

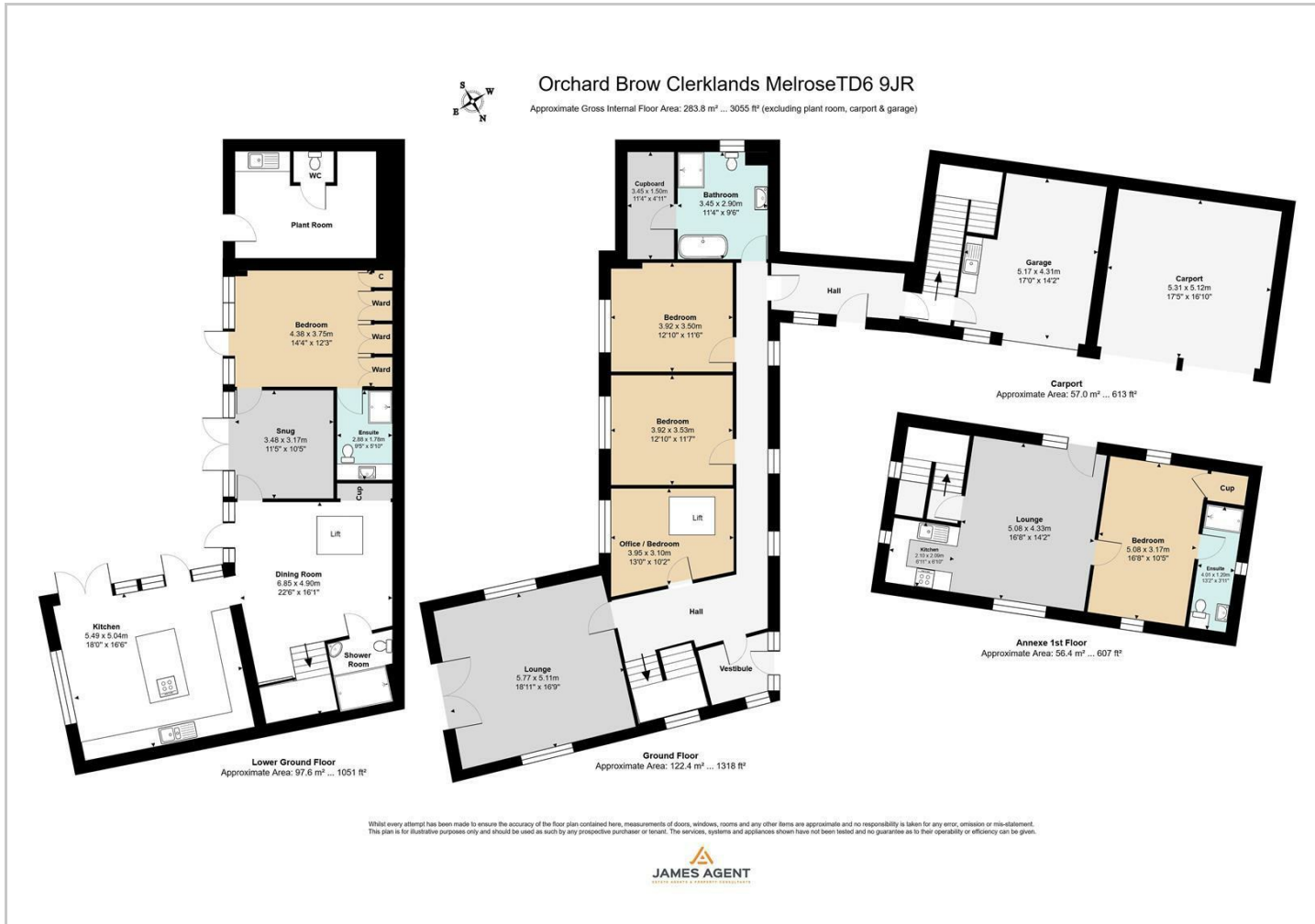
The property benefits from extensive garaging facilities ideally suited to modern family living, hobbies or workshop use. A substantial single garage is accessed via an automatic roller door together with direct access from the side vestibule and is currently utilised as a well-equipped workshop space. In addition, the generous double garage provides excellent further storage and parking capacity and currently accommodates a large bike store, making it particularly appealing for outdoor enthusiasts or those requiring flexible ancillary space.

The plant room is accessed directly from the rear terrace and houses the property's hot water system together with the Mechanical Ventilation with Heat Recovery (MVHR) equipment. In addition, the space provides an excellent utility and laundry area with provision for a washing machine and clothes drying facilities. A convenient WC is also incorporated, making the space particularly useful when enjoying the gardens and outdoor entertaining areas.





Floor Plans



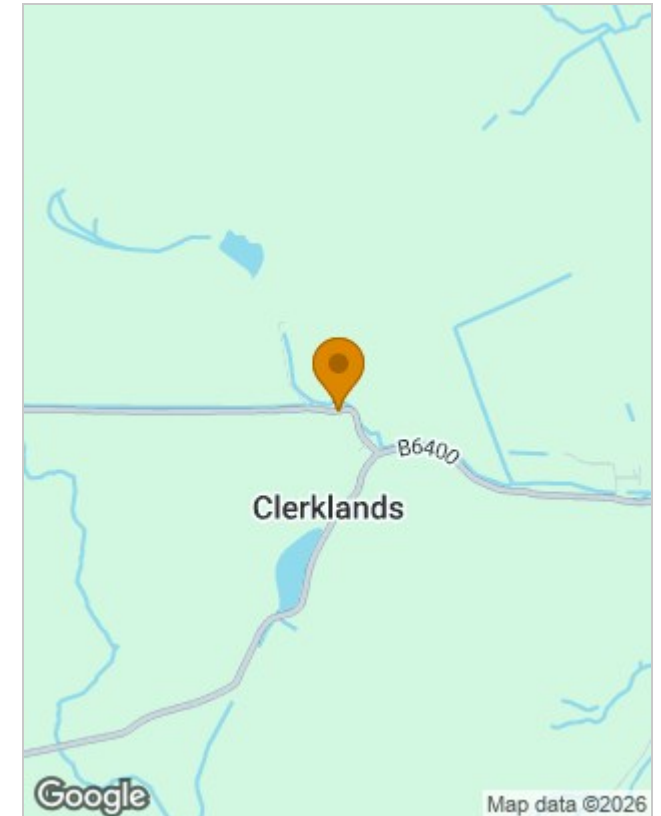
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

