One of the finest country houses in the Scottish Borders on the market for the first time in 115 years. Spectacular location over-looking the River Tweed.

Ravenswood
Melrose • Roxburghshire

Reception hall • 5 reception rooms
7 bedrooms • 3 bathrooms • Dressing room
Further 10 rooms on garden level

2 bedroom guest/staff flat
2 lodges

Extensive policies, paddocks and garden

Stable block • Coach House • Riding arena • Tennis court

In all about 15.6 acres

For sale as a whole

Melrose 2 miles • Edinburgh 37 miles • St Boswells 2.5 miles
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
**Situation**

Ravenswood lies on the south side of the River Tweed in an elevated position surrounded by its garden and wooded policies. It has a central position in the Scottish Borders, an area renowned for its unspoilt beauty and strong equestrian tradition and it is only 2 miles east of the attractive town of Melrose in one of the most sought after areas of the Borders. The countryside is exceptional and Melrose offers a remarkable combination of historic architecture, shopping and restaurants/hotels, schools and sporting facilities.

The town originally developed round the medieval abbey – now a picturesque ruin, made famous in the 19th century by Sir Walter Scott who lived in nearby Abbotsford House. In the centre of Melrose there are two banks, a post office, a modern GPs’ medical centre, a number of first-class shops, hotels and restaurants and a small theatre. Besides the old abbey, there are three well-attended churches. Major supermarkets and other shops and services are easily available in Galashiels, some four miles away. The Borders General Hospital is on the outskirts of Melrose. The town’s two excellent schools are St Mary’s Preparatory School for boys and girls and the Melrose primary school. The highly successful Borders Book Festival, regarded as one of Scotland’s leading literary events, takes place in Melrose each June. The rugby club is not only a regular Scottish Premiership champion but is world-famous as the birthplace of seven-a-side rugby, with large crowds attending the Melrose Sevens international tournament each spring. The area offers a variety of other high-quality sporting activities – game shooting, salmon and trout fishing, hunting, golf, tennis, walking, cycling, riding and more.

Ravenswood is highly accessible. It lies 37 miles from Edinburgh with its many city facilities and international airport and the same distance from Berwick-upon-Tweed with its main line railway station. September 2015 will see the opening of the new Borders Railway between Edinburgh and the Borders. The railway terminus will be at Tweedbank, just outside Melrose and will make the town and surrounding area very convenient for commuters to Edinburgh and tourists alike.

**Directions to Ravenswood (postcode TD6 9DF)**

Heading south on the A68 from Earlston take the first turning on the left after crossing the River Tweed over Leaderfoot bridge. Follow this road for approximately 100 yards and the north lodge and main drive to Ravenswood is on the right.

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**Historical Note**

In 1824 Ravenswood, in its early form, was built for Major John Scott a cousin of Sir Walter Scott who had made a fortune in the East Indies. He sold the house to Adam Fairholme in 1830 whose nephew George Knight Erskine Fairholme inherited it in 1853. George made a fortune in sheep farming in Australia and was a well known early Australian artist. He in turn sold Ravenswood to Admiral Sir Henry Fairfax in 1864 who enjoyed a distinguished naval career. He extensively remodelled the building adding the west wing containing the existing drawing room and master bedroom above and started the east wing by building a panelled library. Sir Henry was a keen botanist and is responsible for many of the trees currently growing at Ravenswood. On his death in 1900 Ravenswood was bought by William Younger, who along with his uncle Sir William McEwan were two of the most successful and prominent Scottish brewers. William Younger finished the east wing by adding the guest rooms above the library and the garden veranda. The property is being sold by his descendants.
House Description
Ravenswood is the mansion of the historic estate of Old Melrose where there has been a house from as early as the 16th century. It has been in the same family’s ownership for the last 115 years. Construction of the house in its current form started in 1824 and was extended and remodelled at the west end in similar style in 1864. With the whole house built primarily of dressed stone under a slate roof, the south wing of the house was added in the Edwardian era and includes a garden veranda with an attractive outlook across the garden. Its southerly aspect ensures that the house has a wonderfully light and bright atmosphere and provides flexible family accommodation together with well proportioned, formal reception rooms which retain a number of period features. Both halls combine to make it an excellent house for entertaining. Although the accommodation requires some modernisation the outside of the house undergoes rigorous, routine annual maintenance. There is also a large windowed lower ground/garden level with a drive in garage with space for two cars. Subject to obtaining the necessary consents this floor could be converted to a number of uses including a self-contained staff flat, office space, gymnasium or further living space and bedrooms.

(See floor plans for room layout and dimensions)

Outbuildings
The main drive to Ravenswood is tarmac and is accessed through the principal gates at the North Lodge off the old A68 route, which now links the new A68 route. The driveway terminates in a substantial parking terrace to the north east of the house. The drive then continues to the south of the house and changes to a hard core surfaced back driveway which returns directly onto the A68 at the South Lodge.

North Lodge: stone built, single storey lodge with 1 bedroom, reception room, kitchen and bathroom.
South Lodge: stone built, single storey lodge with 2 bedrooms, reception room, kitchen and bathroom.

Coach House and Stable Block
This is situated just across the drive from North Lodge. It is a traditional u-shaped building, one and a half stories in height constructed of solid stone walls under pitched slate roof with a covered central wash down area of steel and timber frame under a slate roof with glazed panelling. The Coach House contains garaging for 2 cars, has 2 loose boxes, an additional garage, tack rooms and additional stores. Upstairs there are 2 hay lofts and coachman’s rooms. At the back of the Coach House is a separate timber stable block with 5 loose boxes. Subject to the necessary consents the Coach House could be converted to a substantial private dwelling, office space or further entertaining space.

Other buildings include: potting shed, garden shed and field shelter.

Gardens and Grounds
In addition to some really attractive formal flower and rose beds the property has a substantial former vegetable garden, enclosed by a mainly beech hedge. Half of this area has been converted to an outdoor riding arena. To the south of the vegetable garden is a tennis court, with a large part of the grounds lying to the south west of the house, including a single paddock of approximately 3.17 acres. An additional 2 acre paddock could be created by fencing the area to the east of the house. The remaining land consists of mainly mature policy woods with some lovely specimen trees. The land surrounding the house forms an attractive setting providing excellent shelter, seclusion and amenity to the house. Salmon and trout fishing is available to rent on the River Tweed adjacent to the house.

Listed Buildings and Environmental Stipulations
The whole property is located in an Environmentally Sensitive Area and lies adjacent to, but outwith, the “River Tweeds and its tributaries” Site of Special Scientific Interest and Special Area of Conservation. Ravenswood House and North Lodge are listed B category. South Lodge and the Stables are listed C category.

Services
Ravenswood House - mains water and electricity. Private drainage. Oil fired central heating and hot water (2 boilers).
North Lodge – mains water and electricity. Private drainage. Oil fired central heating.
South Lodge – mains water and electricity. Private drainage. Oil fired central heating.

Outgoings
Ravenswood House – Council Tax Band H
North Lodge – Council Tax Band B
South Lodge – Council Tax Band B
Conditions of Sale

1. Fixtures and Fittings
   Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title
   The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit
   On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Tenure
Freehold with vacant possession.

Entry
By arrangement.

Viewing
Viewing is strictly by prior appointment with the Sole Agents Knight Frank. Prior to making an appointment to view, Knight Frank strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date
A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.