BROTHERSHEILS HOUSE
Heriot • Midlothian • EH38 5YF

Traditional farmhouse with extensive views and self-contained annexe, outbuildings, garden, woodland and paddock

Gorebridge Railway Station 7 miles, Edinburgh City Bypass 11 miles, Edinburgh 17 miles,

Vestibule, sitting room, study/dining room, dining kitchen
shower room, back hall, utility room

Four bedrooms (one en suite)

Annexe: kitchen, sitting room, bathroom, two bedrooms, WC

Outside: double garage/workshop, tool shed, store, wooden cart lodge

Gardens and woodland garden

About 2.61 acres

EPC Rating = E

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VIEWING
Strictly by appointment with Savills -
0131 247 3700.

DIRECTIONS
From Edinburgh, take the A7 south. Just over 5
miles after passing through Gorebridge, towards
the end of a long straight, take the turning to the
left, signposted Nettlingflat. If you reach Heriot
you have gone too far. Follow this road past a
couple of houses, cross a cattle grid and continue
for a further mile, crossing a further two cattle
grids. The gates to Brothershiels House are on the
left hand side after passing through the farm.

SITUATION
Brothershiels House is set in a secluded and
rural, yet extremely accessible location in the
Lammermuir Hills, about 11 miles from the
Edinburgh City Bypass. The nearby village of
Gorebridge provides a wide range of local shops
and facilities including a leisure centre, library
and pharmacy and there is a 24-hour Tesco
superstore about 6 miles to the north. Further
out of town shopping facilities are available at
Straiton Retail Park (14 miles) and Fort Kinnaird
(15 miles).

Regular bus services run from the area to
Edinburgh and the Borders railway line due to
re-open in Autumn 2015 will connect the Borders
to Edinburgh with stations in Gorebridge to the
north and Stow to the south. Excellent local
primary schooling is available at Heriot (2½
miles) which is the heart of the local community.
In Edinburgh, the political and cultural centre of
Scotland, there is a good choice of independent
schools. To the south, Galashiels and Melrose are
vibrant towns, also with a good range of facilities
and services.

There are many outdoor activities to be enjoyed
in the area, including golf, dry-slope skiing at
the Midlothian Ski Centre, mountain biking and horse riding. The hill walking in the area is also exceptional.

**DESCRIPTION**

Brothershiels House, formerly the farmhouse and dating from 1756, is situated in a small farming community of six houses. It has fabulous views over the farmland and rolling hills to the east. The house has good family accommodation and great flexibility with the separate annexe which could easily be incorporated into the main house. Furthermore, there is a superb range of outbuildings and a paddock of about 1½ acres.

A wooden gate gives access to the driveway which runs past the side of the house to a generous parking and turning area. The main entrance to the house is through a porch from where a partially glazed door leads through to the entrance hall. To the left, the drawing room is a spacious room with large windows with working shutters overlooking the garden to the east. There is exposed timber flooring and a Burley wood burner (8kw) sits on a limestone slate hearth in the fireplace beneath a timber beam mantel. Across the hall, the study could also be used as a sitting room or dining room. A second Burley wood burner (5kw) has been installed on a limestone hearth beneath the original slate mantelpiece. There are working shutters on the windows overlooking the garden to the south and east. Off the hall next to the study is a shower room with WC, wash hand basin, and shower cubicle.

The kitchen has a range of base and wall mounted units with an integrated Belfast sink and timber work surfaces, a four oven oil fired Redfyre cooker and integrated appliances which include an American style fridge freezer. The Redfyre cooker has the facility to switch to work in part on electricity. The kitchen is dual aspect with both south and north facing windows. A glazed door leads to a rear corridor with a door out to the courtyard on the south side of the house. The utility room has base and wall mounted units, a large cupboard and plumbing for a washing machine and tumble dryer. The utility room has a door linking the main house to the annexe.

On the first floor, the master bedroom has two windows, both with shutters, overlooking the woodland garden. Three steps lead down from the landing into a corridor off which there are two south facing double bedrooms and a fourth bedroom with fitted wardrobe and an en suite bathroom with WC, wash hand basin, bath, and shower cubicle. There is potential to create access from this room to the annexe.

**Annexe**

The annexe is accessed by its own door at the front of the house. This leads through to the entrance hall where there is a door to the main house’s utility room and a glazed door leading into the kitchen. The kitchen has a range of fitted base and wall mounted units, an integrated sink and an integrated fridge freezer as well as an electric cooker with hob and extractor fan over. Double doors with astragal glazing lead from the kitchen up a couple of steps into the large sitting room which has a vaulted ceiling with Velux windows which supplement the other windows. There is an electric fire with wooden fireplace surround. Off the hall there is a bathroom with WC, wash hand basin, bath, and separate shower cubicle. A cupboard makes good use of the space beneath the staircase leading up to the first floor where there is a WC and two bedrooms with Velux windows set into the coombed ceilings.

**Outside**

To the north of Brothershiels House there is a generous parking area which is approached by the main drive. To the rear of the parking area is an open fronted timber cart lodge which, being close
to the entrance to the paddock, could be used for
stabling. There is also a log or feed store. From
here a path leads down to the paddock which is
walled on two aspects with post and rail fencing on
the other sides. Brothershiels Burn crosses the
bottom of the paddock with a bridge over it. This
paddock extends to approximately 1.5 acres. To
the west of this there is an area of woodland with
a range of broadleaf trees, some mature and some
young.

A gate to the east of the house leads through to the
garden. It is partially walled and has well stocked
flower beds and borders as well as a patio. A path
runs along the south side of the house and leads
up to the rear driveway and attached outbuildings
comprising further garaging and workshop space,
which has a floored storage area above. Adjacent
to this there is a tool shed and a further garden
store. These buildings could be incorporated into
the existing house subject to relevant consents.
At the top of the driveway double wooden gates
and a side gate lead out to the west of the house
and the access road.

GENERAL REMARKS

Services: Central heating is provided by an oil
fired boiler. Private water supply from a borehole
which is shared between six properties. Mains
electricity. Private drainage to septic tank. Oil
fired heating with two systems (house and annexe)
with separate controls.

Access: The road leading from the A7 to the gates
of Brothershiels House is council adopted.
The neighbouring property has access over the
drive to the south of the house for maintenance
purposes only.

Local Authority: Scottish Borders Council tax
band G.

Fixtures and Fittings: Standard fixtures and
fittings are included in the sale. The curtains and
white goods in the kitchen and wardrobes in the
master bedroom are also included in the sale.

Servitude rights, burdens and 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 referred to
in the General Remarks and Stipulations or not.
The Purchaser(s) will be held to have satisfied
himself as to the nature of all such servitude rights
and others.

Offers: Offers, in Scottish legal form, must be
submitted by your solicitor to the Selling Agents.
It is intended to set a closing date but the seller
reserves the right to negotiate a sale with a single
party. All genuinely interested parties are
advised to instruct their solicitor to note their
interest with the Selling Agents immediately after
inspection.

Deposit: A deposit of 10% of the purchase price
may be required. It will be paid within 7 days of
the conclusion of Missives. The deposit will be
non-returnable in the event of the Purchaser(s)

failing to complete the sale for reasons not
attributable to the Seller or his agents.

IMPORTANT NOTICE

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