This beautiful ‘C’ Listed original engine house enjoys an exquisite setting; with the beauty of the surroundings completely belying the convenience of the position, which is tucked away just off the A68. The house has been lovingly and extensively renovated by the current owners who have transformed it into a stunning home, ideal for the family or as a weekend getaway, with a quirky interesting layout, a number of highly appealing features and beautiful secluded gardens offering scope for garaging.

Accommodation Comprises:
First floor: Reception hall, principal bedroom, two further double bedrooms - one with en-suite shower room, family bathroom

Lower floor: sitting room, dining kitchen, utility room

Outside: Gates to formal front garden including greenhouse. Steps down to further garden with lawn, patio, small summer house and drying area. Timber shed. Scope for off road parking/garaging.

EER = E

Melrose 4 miles  Tweedbank (Waverley Line Railway Terminus) 5.5 miles  Edinburgh 35 miles
(All distances are approximate)
Drygrange is a small hamlet set just off the major trunk route north and south bound provided by the A68. Whilst highly convenient in terms of location, it is a beautiful spot, surrounded by glorious countryside and offering a number of attractions for those with an interest in country pursuits and/or with a penchant for living the rural lifestyle. A good range of facilities catering well for every day needs can be found in nearby Earlston (approx. 2.5 miles), which also provides secondary schooling at the highly regarded High School. The historic Abbey town of Melrose also provides a wonderful selection of quality amenities including private schooling at St Mary’s preparatory school, specialist shops, bars and restaurants, and offers an interesting calendar of activities and events all year round, attracting visitors worldwide.

Description:
The restoration of this unique late Victorian property has been a true labour of love to the current occupants, who have painstakingly transformed it - literally taking it back to the bare walls. All work has been conducted to an exacting standard and all is in keeping with the period and any restrictions brought by the Category ‘C’ Listing. The decorative style and fittings are modern and contemporary, yet sit in perfect harmony with the period. The layout is quirky and interesting, with the three bedrooms, one of which has an en-suite shower room, and the unusually spacious family bathroom at the first level, where a bespoke spiral staircase winds down to the lower level, leading directly into the magnificent sitting room, off which lies the dining kitchen. The gardens are also a delight and will thrill the gardening enthusiast and child alike, offering a wonderful playground and a safe haven, swathed by fields.

Steps to the front lead to the main entrance door, opening to the bright reception hall which has light given on to it from a six paneled window behind the spiral staircase. The décor and flooring combine to create a neutral ambience, whilst quality light fittings and fretwork radiators covers give a timeless elegance. Bathed in light from dual aspect corner windows the well proportioned principal bedroom has a real sense of tranquillity about it, and is ample large enough to accommodate a selection of freestanding furniture. A door off the bedroom gives access into the quite magnificent and unusually generous family bathroom, which can also be entered from the hallway. Tongue and groove panelling, in keeping with the period, sits beautifully with the contemporary fittings, which include a raised bath and a spa style shower cubicle complete with integral sound system and multi head jets. The second bedroom is also a comfortable double; ideal as a guest room with its own well appointed en-suite shower room. The third is a charming room, presently comfortably housing twin day beds, a super room which will undoubtedly be of great appeal to a young girl or teenager.

The beautiful bespoke cast iron spiral staircase winds its way down into the stunning sitting room, which gives a wonderful social space, comfortably large enough for dining, with particularly high ceilings enhancing the spacious feel and reclaimed oak flooring providing a traditional finish. There are two windows on one wall as well as two sets of French doors, giving masses of potential for the room to be added to - as one leads to an area outside perfectly placed for a conservatory the other opening out to the base of the exterior steps; this could make a lovely formal entrance porch. The kitchen is also beautifully appointed, with slate flooring giving a practical finish, and plenty of room to house a refectory table. The excellent range of units incorporates details such as plate racks and display cabinets as well as a Belfast sink and an enviable electric range style stove. What was formerly a coal house has been altered into a useful utility room, complete with another Belfast sink, wooden worktops, washing machine and tumble dryer.

Outside:
Gates open to a section of formal garden to the front, laid to lawn and extending to a greenhouse in one corner. This area offers potential to be adapted into a driveway and garaging, subject to investigation. Steps take you down to the side entrance, where there is a door into the kitchen. Beyond this a lovely patio winds round the side and is fronted by the main bulk of the garden, laid to grass and all screened for privacy by mature trees and shrubs, with a summer house in one corner. Steps to the other side lead down to the French Doors into the sitting room, where there is further garden ground. The house is surrounded by fields and offer a treasure trove of delights for those with children, with beautiful country walks literally on the doorstep.

Directions:
Travelling south bound on the A68 take the turning on the left signposted for Gattonside (B6360) then sharp left into the main entrance for Grange Hall. At the main house keep left. Go beyond the steadings until you come to a gravelled area where there are boats. Grange House lies behind the steadings building.

Satellite Navigation:
Use of the post code for sat nav is not recommended.

GENERAL REMARKS:
Fixtures and Fittings:
The sale shall include only such items as specifically mentioned within these particulars of sale. This includes all light fittings, curtains and blinds.

Services:
Mains water and electricity. Private drainage to septic tank. Oil fired heating, underfloor at lower level and in family bathroom. Double glazing.
Grange House, Drygrange, Melrose, TD6 9DJ

Local Authority:
Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA Tel: 01835 824 000.

Outgoings:
Council Tax Band E.

Solitors:
Cullen Kilshaw, Royal Bank Chambers, Melrose. TD6 9PE Telephone 01896 822177

Internet Web Site:
This property and other properties being marketed by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.onthemarket.com, www.thelondonoffice.co.uk and www.rightmove.co.uk

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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Particulars prepared June 2015

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