

# STONELEA STABLES

ASHKIRK • SELKIRKSHIRE



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ASHKIRK • SELKIRKSHIRE • TD7 4NY

*Comfortable contemporary house  
set in its own grounds with stabling  
and 2 bedroom annex*

2 main reception rooms • 4 bedrooms  
4 bath/shower rooms (3 ensuite) • Open plan kitchen/dining/  
family room • Utility room • Renewable energy sources

2 bedroom annex

Extensive range of outbuildings including stabling • Stores

Paddock • Ménage • Amenity woodland

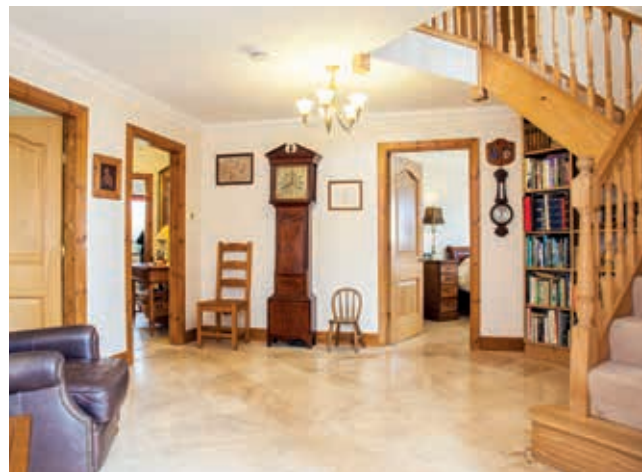
In all about 11 acres

For sale as a whole

Selkirk 6 miles • Edinburgh 52 miles  
Borders railway terminus 11 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

Stonelea Stables is situated in the heart of the Scottish Borders, amidst magnificent scenery, approximately 1 mile west of Ashkirk, an attractive village well known for its public house, restaurant and popular golf course, and itself positioned mid-way between Selkirk and Hawick. Both towns offer a wide selection of local shops and supermarkets as well as schooling for all ages and sports clubs. Berwick-upon-Tweed and Carlisle have intercity rail connections to the north and south. The new Borders railway terminus between Edinburgh and the Borders is located at Tweedbank, approximately 11 miles north of Stonelea Stables. This part of the Borders is renowned for its beautiful countryside and its sporting opportunities and facilities with golf courses, rugby grounds, cycling, shooting and fishing. The surrounding countryside is famous for its beauty and strong equestrian tradition with the annual common ridings, local hunts, national hunt racing at Kelso, point to point meetings and eventing. The Ian Stark Equestrian Centre is located approximately 3 miles to the north east. For those who enjoy walking, the opportunities are almost endless.

## Directions

Heading south from Edinburgh on the A7 follow the road through Selkirk. After approximately 5 miles turn right into Ashkirk. At the Smiddy pub, turn right and follow the road for approximately ¾ of a mile. Stonelea Stables is on the left hand side with double wooden gates leading into the yard.

## Description

Stonelea Stables is a cleverly designed, spacious modern family house built in 2005. It has been beautifully maintained by the current owners, sitting in well-tended gardens and grounds of approximately 11 acres. The house has been built in the shape of a cross, corresponding with the four main points of the compass. The bedroom accommodation is evenly split between the ground and first floors. The main living area is on the first floor which makes the most of the natural light and the wonderful views from the gallery to the south. The standard of finish in the house is extremely high. Of particular note is the main sitting room and the full height window, together with the staircase leading from the reception hall to the first floor. There is a wood burning stove in the living area and, in its own

right, can provide sufficient heat for the whole house without having to use other heat sources.

(See the floor plans for room layout and dimensions.)

## Garden House

Garden House is a beautifully presented and completely self-contained, detached 2 bedroom annex a short distance from the main house. It has an open plan ground floor with triple and double glazing and under-floor heating.

(See the floor plans for room layout and dimensions.)

## Outbuildings

Set apart from the main house and Garden House is the stable yard with its block of 5 loose boxes and tack room. There is a flood-lit arena which has a rubber on sand surface and measures 40m x 20m. In addition there is a boiler house, tandem garage, ample driveway parking, a large poly tunnel, hen coup, patio area and drying area, as well as extensive landscaped gardens and woodland with lovely trees, plantings and lawns.

## Sporting Rights and Timber

Sporting rights and all standing and fallen timber are included in the sale.

## Services

Mains water and electricity. Private drainage to a Clarjester system. Biomass central heating system with oil fired back-up boiler. 4 kw photovoltaic system; delivering approximately £1,600 from feed in tariff RHI annual payment = approximately £2,600. The main house has double glazing; Garden House is triple glazed. These services have not been tested and therefore there is no warranty from the agents.

## Outgoings

Stonelea Stables (including Garden House) - Council Tax Band G

## 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

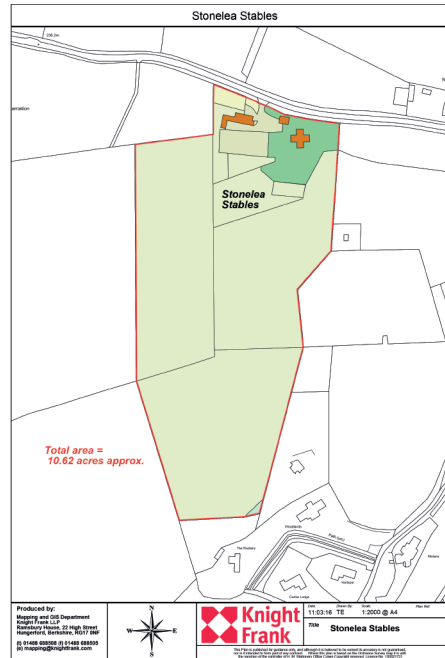
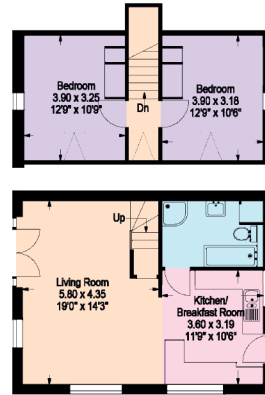
By arrangement.

## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			