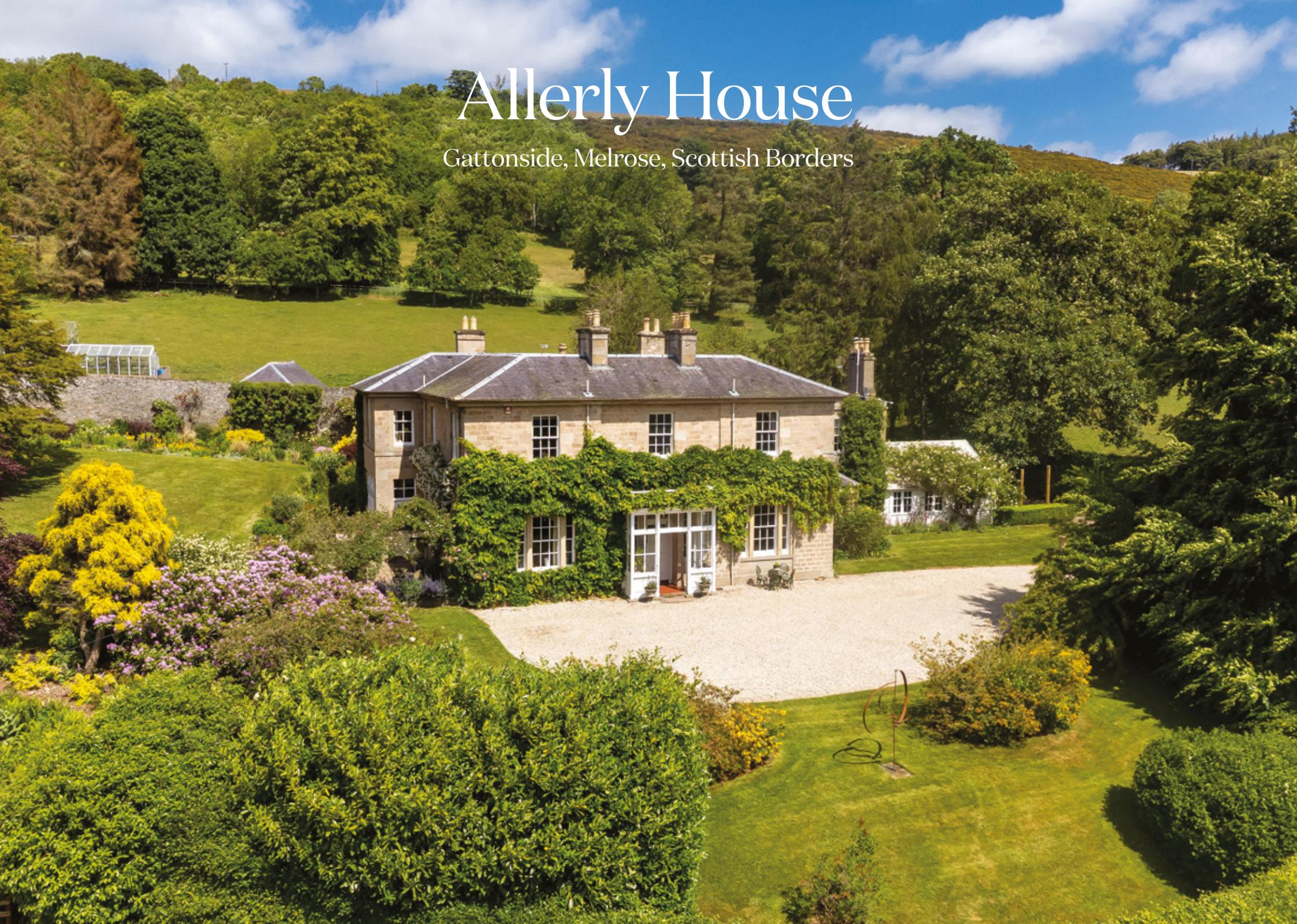


Allerly House

Gattonside, Melrose, Scottish Borders





A classically elegant south facing country house with lodge, swimming pool, grass tennis court, beautiful gardens and uninterrupted views of the Eildons.



Allerly House

Allerly House is a fine example of period architecture in a beautifully established setting, just a short walk from Melrose. Built in 1842 for Sir David Brewster, the well-known scientist, author and inventor, the house embodies the hallmarks of early 19th-century design, symmetrical proportions, tall sash windows, and a strong sense of presence. Set behind a wide gravel sweep and framed by mature planting, the house sits perfectly in its surroundings and offers an exceptional standard of family living.

Internally, the house opens into a magnificent reception hall, instantly setting the tone for the property. A grand cantilevered staircase rises through the centre of the house beneath a glazed oval cupola, while decorative tiling, painted panelling and a large woodburning stove provide warmth and character. To one side is a generous drawing room, and across the hall, a formal dining room with open views to the Eildon Hills. These rooms retain a wealth of original detail, with tall ceilings and fine fireplaces. A snug/TV room, library, study and games room offer further family living and entertaining space.





The kitchen/breakfast room is positioned to the rear of the house and opens directly onto a terrace via a full height arched glazed screen. A two-oven AGA with ancillary NEFF oven and grill, timber flooring and freestanding furniture give the space a relaxed, country-house atmosphere, while French doors allow light to flood in and connect the house to the garden and terrace.





Upstairs, a spacious first-floor landing includes a comfortable reading area lined with fitted bookcases. There are six bedrooms in total, all of excellent proportions, including a particularly generous principal suite with views over the grounds, a dressing room and en suite bathroom. The remaining bedrooms are served by a family bathroom and a shower room. A box room and extensive built-in storage provide further practical amenity.



ALLERLY HOUSE - FLOOR PLAN

Approximate Gross Internal Floor Area

5208 Sq Ft - 483.82 Sq M

Outbuildings: 1752 Sq Ft - 162.76 Sq M

Summer House: 267 Sq Ft - 24.80 Sq M



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

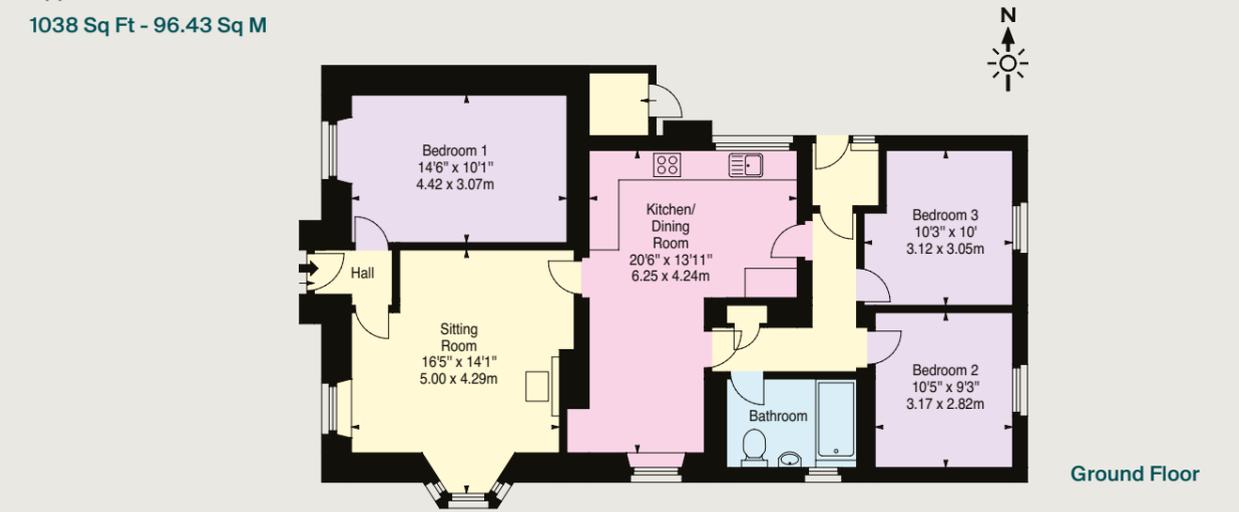
THE LODGE

Approximate Gross Internal Floor Area

1038 Sq Ft - 96.43 Sq M

The Lodge

At the entrance to the drive, and well screened from the main house sits Allerly Lodge, a well-proportioned detached three-bedroom cottage extending to approximately 1,038 sq ft. The lodge includes a large kitchen/dining room, sitting room, bathroom and three bedrooms, and would be ideal as a guest cottage, staff accommodation or potentially as a holiday let, subject to any necessary consents. It enjoys its own access and garden area, making it independent yet convenient.





Gardens and Grounds

The gardens and grounds at Allery House are of exceptional quality and offer a remarkable degree of privacy, variety and maturity. Extending to around 8 acres in total, they form an integral part of the property's appeal, beautifully framing the house while offering open space, amenity and far-reaching views.

To the front, a wide gravel sweep is bordered by neat lawns and specimen trees, creating a formal approach. To the side, the gardens open out into an expansive lawn, with deep herbaceous borders backed by an impressive curved stone wall, providing a show of colour through the seasons. A large terrace outside the kitchen is perfectly positioned for outdoor dining and leads on to the swimming pool beyond, which sits in an elevated position and enjoys outstanding south-facing views towards the Eildon Hills. Surrounded by lawns, and a sun terrace at one end, the pool is a particularly special feature. A wonderfully private spot for swimming, relaxing or entertaining, with the backdrop of the garden and hills completing the scene.





A kitchen garden and well established orchard sit to the side, offering potential for productive growing, a classic element of country house living. Surrounding the gardens are paddocks, ideal for equestrian or smallholding use, and bordered by mature woodland and hedgerows, adding to the sense of privacy and enclosure.

A full-size grass tennis court is positioned at the bottom of the garden, with a charming timber summer house providing a quiet retreat or fun entertaining space for barbecues and watching the tennis.

The outbuildings are extensive and versatile, including garaging, workshops and stores, all discreetly positioned and in keeping with the character of the setting. Of particular note is a studio/office, converted from part of a former barn behind the house, offering an ideal space for working from home, creative use or could be converted into further ancillary accommodation, subject to consents. Directly behind the house is a courtyard leading to traditional stone stables, the boiler room, and a wine cellar. Beyond this, the extensive gardens feature a charming greenhouse, while the paddocks are well-equipped with field shelters, offering excellent facilities for equestrian pursuits.

Altogether, Allerly House represents a rare opportunity to acquire a beautifully composed country house in one of the most sought-after locations in the Scottish Borders.



Location

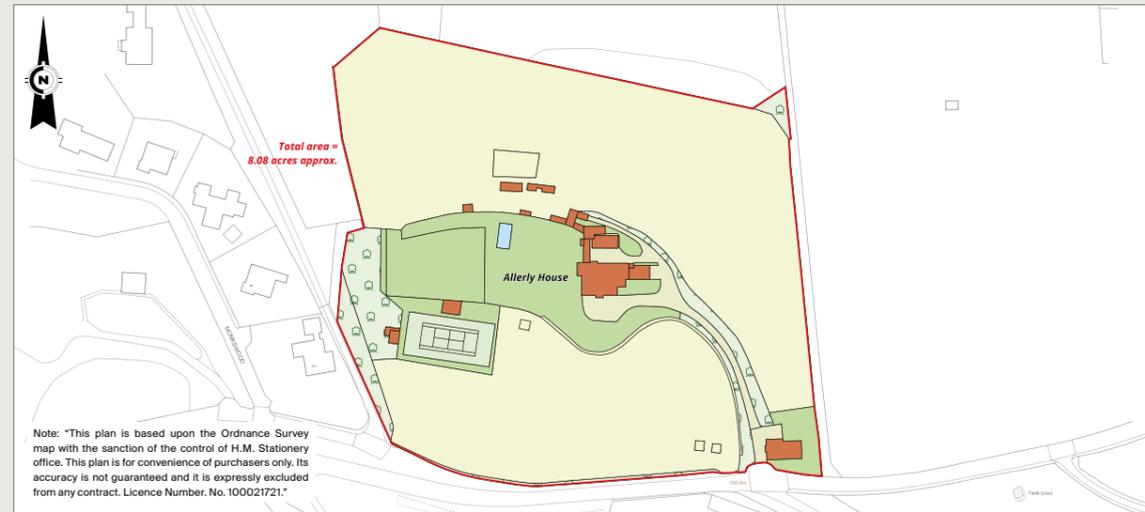
Gattonside is one of the most desirable villages in the Scottish Borders, known for its attractive architecture, peaceful setting, and strong, active community. It offers easy access to Melrose, with a footbridge over the River Tweed linking the two communities and placing Melrose's amenities within easy walking distance. These include a variety of independent shops, cafés, and restaurants, as well as a supermarket, health centre, and professional services. Melrose also hosts the annual Borders Book Festival and the Melrose 7s rugby tournament. Within Gattonside itself are two excellent restaurants, The Hoebridge and Seasons, both just a short walk from the house.

Melrose is home to the renowned St Mary's School, with a wider choice of respected primary and secondary options throughout the area, including Earlston High School and

Longridge Towers. The Borders General Hospital lies under two miles from the property.

Tweedbank Station, 3 miles away, provides a direct rail link to Edinburgh Waverley in around an hour, making the house well suited to those who wish to commute or maintain close ties to the city. Edinburgh itself is approximately 38 miles by road with Edinburgh Airport less than an hour and a half away with an expanding network of routes across Europe, North America, The Middle East and China.

The area is known for its natural beauty and outdoor lifestyle, with nearby opportunities for walking, fishing, shooting, cycling, golf and riding. The Eildon Hills and River Tweed are within easy reach, while the wider Borders landscape offers endless scope for exploration.



General Remarks

Viewings

Strictly by appointment with Knight Frank – 01890 230445

Directions

What3Words: [///optimally.huts.ordering](https://www.what3words.com/#!/optically.huts.ordering)
Postcode: TD6 9LT

Services

Mains gas, electricity and water. Drainage to a septic tank.

Local Authority & tax band

Scottish Borders Council - Tax Band H.

Listing

Allerly House, Allerly Lodge, the stables, garden wall and gate piers are all Category B listed. Some of the trees on the property are protected by a Tree Preservation Order, meaning they can't be cut down or altered without approval from the council.

Fixtures & Fittings

Fitted floor coverings, integrated appliances and light fittings are to be included in the sale. Curtains may be available by separate negotiation.

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, cables, 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.



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