



WESTER CAERLEE HOUSE

CAERLEE ESTATE • PEEBLES ROAD • INNERLEITHEN





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Wonderful family home with excellent reception spaces and many period features with an elevated semi-rural position on the outskirts of Innerleithen

Wonderful country home with outstanding views over the surrounding countryside

Large reception rooms with fantastic period features

Well equipped kitchen with AGA and breakfast bar

Beautiful Mozolowski & Murray orangery

Flexible bedroom accommodation with space for home offices and dressing rooms

Mature gardens with lawns, woodland, walled garden and colourful flower beds

Large driveway and oak framed garage

Semi-rural location on the outskirts of Innerleithen

Close proximity to local amenities and shops

4 Reception Rooms, Hallway, Kitchen, Utility Room and Cloakroom

5 Bedrooms (1 En Suite) and Study / Bedroom 6

Bathroom and Shower Room. Large Attic.

Garage

3 Store Rooms and Wood Shed

EPC = D

About 1.34 acres in all

Savills Edinburgh

Wemyss House, 8 Wemyss Place, Edinburgh EH3 6DH

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SITUATION

Wester Caerlee House is situated in beautiful grounds on the outskirts of Innerleithen, approximately 6 miles to the east of Peebles. Innerleithen is an attractive town and offers a good range of local shopping as well as having a medical centre, hotels, restaurants, and a primary school, while the neighbouring market town of Peebles offers further facilities including the well-regarded High School.

Peeblesshire is one of the most scenic and accessible parts of the Borders combining hills, farmland and woodlands. The area has particularly fine forestry, with the Royal Botanic Garden at nearby Dawyck being noted for its magnificent trees and shrubs. The attractive town of Peebles offers further local services with shops, professional services and supermarkets. While Wester Caerlee House enjoys a wonderful semi-rural position, it is extremely accessible. The Edinburgh city bypass is only 26 miles to the north and Glasgow 60 miles to the northwest. Edinburgh Airport has an increasing number of domestic and international flights and is 33 miles away. The area is renowned for its outdoor activities. There are golf courses at Innerleithen, Peebles and Cardrona. The Peebles Hydro, Cardrona Hotel and Stobo Castle all offer good leisure facilities and Glentress Forest is a fabulous facility for mountain bikers. The River Tweed is also on the doorstep and offers many beautiful walks and of course superb salmon fishing.

DESCRIPTION

Wester Caerlee House is a substantial country home dating from the 1860s designed by the eminent Scottish architect David Bryce. The house sits in an elevated plot of about 2 acres and was formerly the family home of the well known local mill owning family, the Ballantynes. The accommodation is well presented throughout and is arranged over two floors, with many of the rooms benefitting from wonderful views over the glorious Borders countryside. The property is rich in fine period features including ornate cornicing, wood panelling, grand fireplaces, working shutters and original doors.

The house is entered through the recently erected orangery which was installed by Mozolowski & Murray. Whilst acting as an entrance it is also a lovely place to sit with views over the garden. Linking with the orangery is the music room which was once the billiard room. It has a vaulted ceiling and to one end an impressive fireplace with decorative tiles and wood panelled surround.

The drawing room is a fantastic space with two large south facing windows overlooking the garden. At one end is a large fireplace with wood burning stove and there is a door to a back hallway with a guest cloakroom. Sitting centrally within the house is a spacious hallway where the stairs to the first floor are located as well as ample storage on two walls. The kitchen is also off the main hall and is fitted with a range of traditionally styled units with a granite worktop. There is a central island with breakfast bar and Siemens induction hob with Neff extractor fan above. In addition there is also a three oven AGA in Duck Egg Blue, Neff microwave, Bosch fridge and Bosch dishwasher.





A dining room is located next to the kitchen. There is a utility room on the other side of the kitchen where there is plumbing for a washing machine and a unit with integrated sink. There are doors to the garden and also a door into the workshop.

There are six bedrooms on the first floor, two of which are flexible spaces and could be utilised as a home office or dressing room. The principal bedroom is located on the southwest corner of the house and is double aspect. It has an en suite bathroom and wonderful views across the countryside. There are a further two bedrooms on the south side of the house and three bedrooms which overlook the back garden and woodland. There is a family bathroom and an adjacent family shower room serving the five bedrooms.

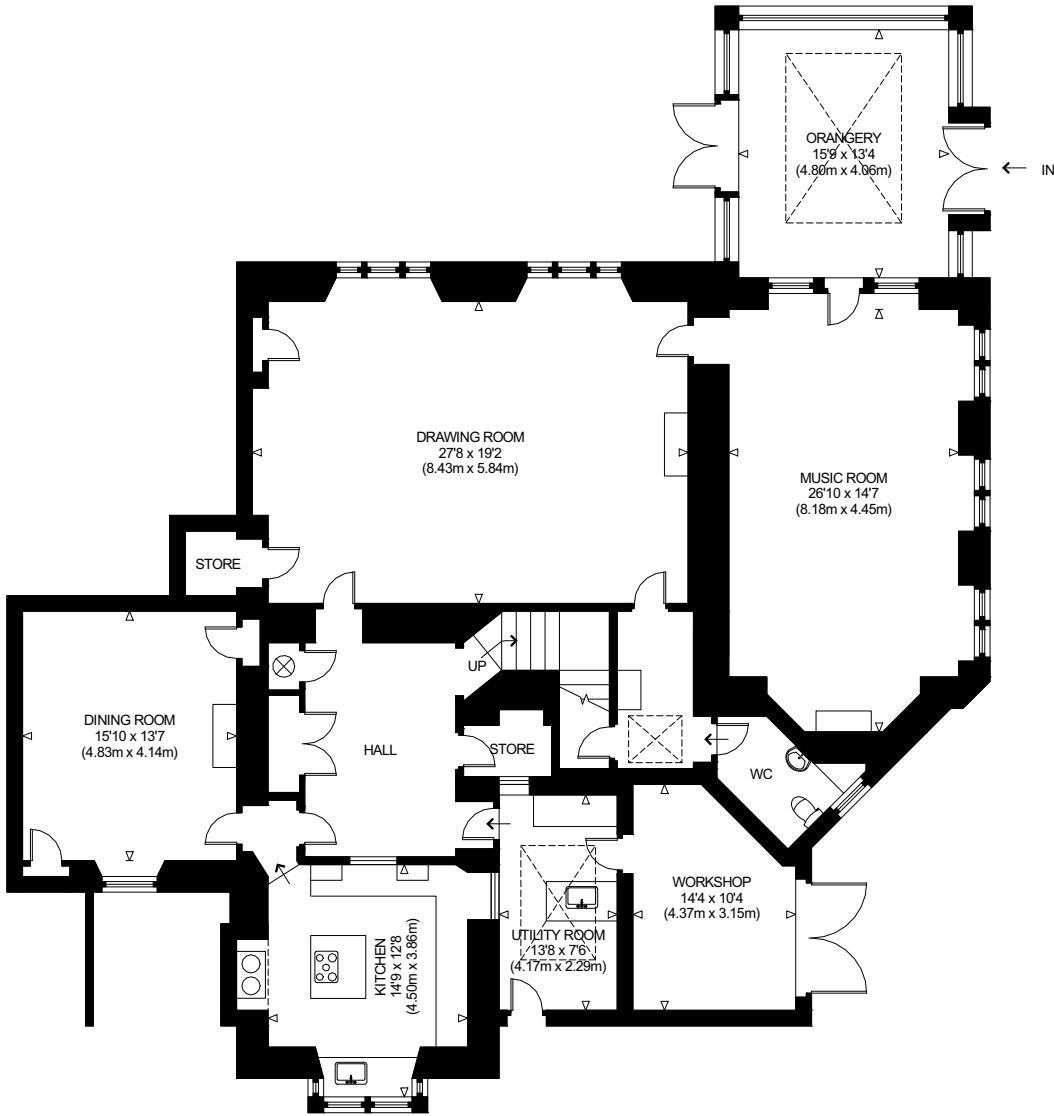
There is a large attic accessed by a spiral stair off the main hallway. The attic is floored, has windows, electrical points and lighting.

The gardens which surround Wester Caerlee extend to about 2 acres and are full of mature trees and shrubs and well kept, colourful borders. Immediately outside the orangery is a terrace and lawn which faces south and is sheltered on one side by a hedge. A stone wall wraps around the lower part of the garden where there is the old driveway which provides a shorter route to the village by foot. There is a range of mature plants and shrubs here which provide colour throughout the year.

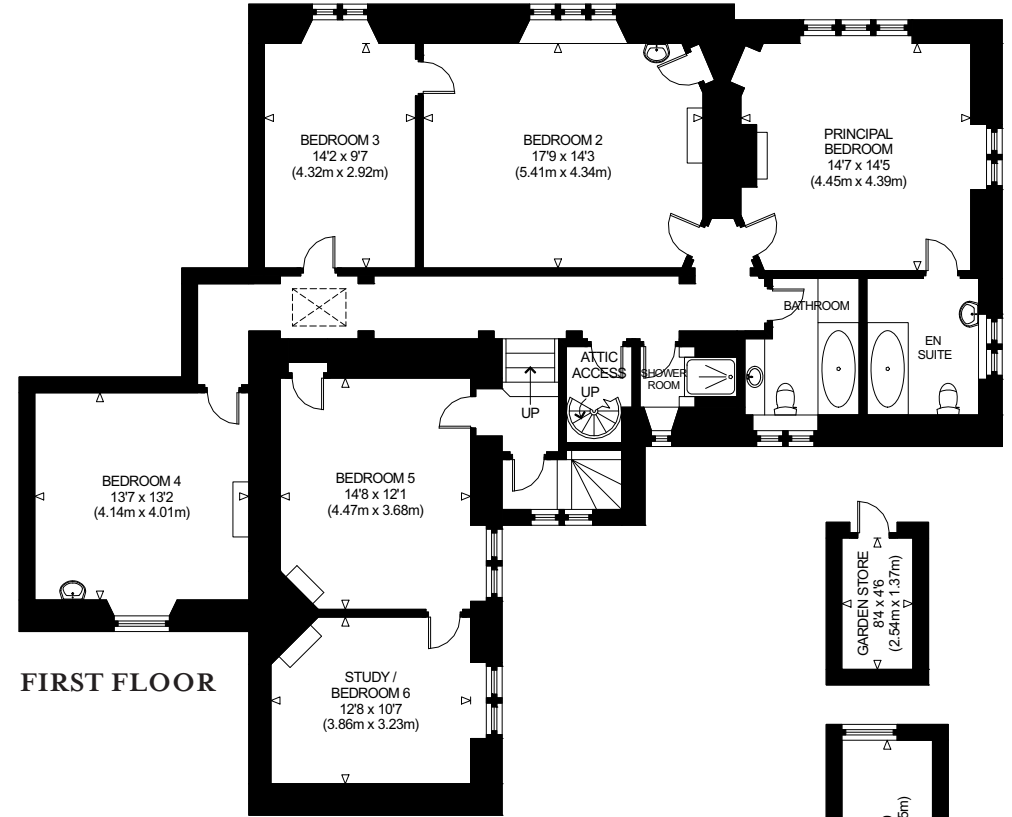
The upper garden faces south but gently slopes to the north. There is a vast array of trees including a Japanese maple, larch, birch, Scots pine and yew which provide a rich habitat for wildlife. In addition there is a walled garden to the west of the house where there are raised beds and fruit trees including cherry, pear and plum. The driveway approaches the house from the west and passes a recently erected oak framed garage and there is parking by the house for several vehicles. Set into the wall which flanks the driveway is a an old well which is framed by a stone archway with 'Ave St Mungo' inscribed on it.

Further outbuildings include the old wash house where there are three separate store rooms.





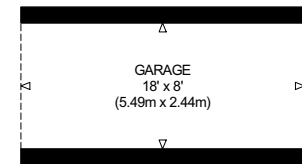
GROUND FLOOR



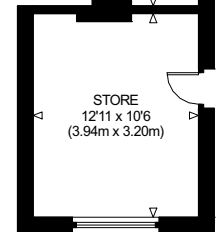
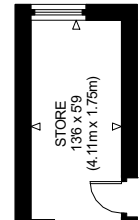
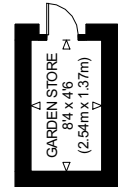
FIRST FLOOR

WESTER CAERLEE HOUSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4335 SQ FT / 402.7 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)
 EXTERNAL STORE / GARDEN STORE AREA 254 SQ FT / 23.6 SQ M
 EXTERNAL GARAGE AREA 144 SQ FT / 13.4 SQ M
 TOTAL COMBINED FLOOR AREA 4733 SQ FT / 439.7 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.



GROUND FLOOR



GENERAL REMARKS

VIEWING

Strictly by appointment with Savills - 0131 247 3738.

SERVICES

Mains water, gas, electricity and drainage.

LOCAL AUTHORITY & TAX BAND

Scottish Borders Council Tax Band G.

LISTING

The house and old wash house are Category C Listed.

ACCESS

The access track is private and maintenance is split between users. The owners of Easter Caerlee have a right of access over a small portion of the second driveway.

FIXTURES & FITTINGS

Chandeliers and ornate light fittings (with the exception of the one in the drawing room) are excluded. Integrated light fittings are included. Some curtains can be included in the sale.

SOLICITORS

Connell & Connell. 10 Dublin St, Edinburgh EH1 3PR. Tel: 0131 556 2993

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.

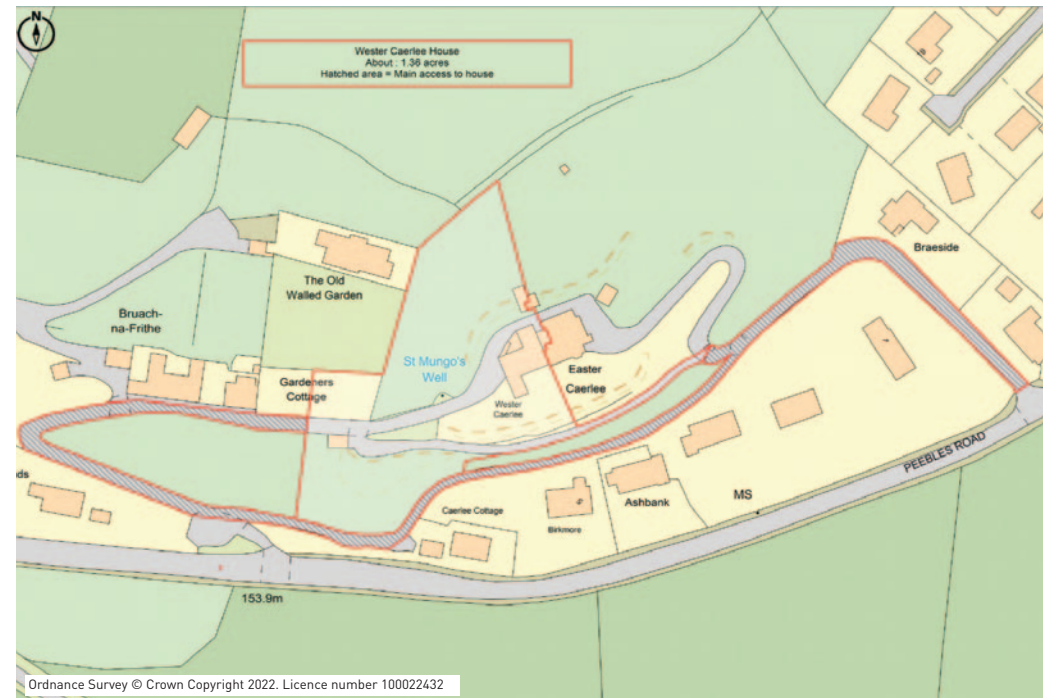
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared and photographs taken August 2022. 218022







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