



**WESTER CAERLEE
INNERLEITHEN
PEEBLESSHIRE
EH44 6QY**



Viewing:- Strictly by arrangement, telephone 07810 798007 or Stuart & Stuart on 01968 677294

Further particulars available from:-

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A major portion of a fine stone built mansion house within terraced gardens overlooking the Tweed Valley and informal woodland and amenity ground extending in all to approximately 2 acres. Porch/Sun Room, Drawing Room, Dining Room, Inner Hall, Family Room, Kitchen/Breakfast Room, Cloakroom, Principal Bedroom with En Suite Bathroom, 4 Further Double Bedrooms, Play Room/Bedroom 6, Family Bathroom, Storage, Integral Garage and Outbuildings.

Wester Caerlee enjoys the benefit of an elevated, secluded setting with stunning views over the River Tweed to Traquair.

Directions:- From Edinburgh take the A703 south (via Auchendinny) to Peebles, turning left on the A72 towards Galashiels. After approximately five miles when entering Innerleithen, immediately after entering the 30 mph zone, the entrance to Caerlee Estate is on the left. Turn into the estate just before the lodge following the tarmacadamed shared driveway and after 100m take left fork. Continue along the driveway, keeping the beech hedge on your right and swinging right up the hill, passing the former stables and walled garden on your left to arrive at the parking area immediately to the side of the house.

The town of Innerleithen is within easy commuting distance of Edinburgh and other Border towns. The town provides a wide range of amenities including shops, library, health centre, park and tennis courts. A nine-hole golf course is located on the outskirts of the town. The primary school, which also provides nursery education, is home to the community centre which offers a range of activities for all ages. Secondary education is available in the county town of

Peebles which is only six miles away. This still unspoilt area of the Scottish Borders offers first class walking, cycling and riding. For field sportsmen there are opportunities for shooting and fishing and there are a number of excellent Borders golf courses. The town is served by local and regional buses.

Extras:- All fitted floorcoverings, blinds and light fittings (excluding those in drawing room and bedroom 2). Electric hob and split level fan assisted oven/grill. Fully monitored burglar alarm system.

The property, originally dating from 1863, was extended significantly around 1905 and there are numerous impressive architectural features. The main rooms face south and west and the grounds are mature with terraced lawn, mature borders and an array of perennial shrubs and climbers close to the house, with an area of sloping woodland to the rear which is stocked with a number of rare hardwood trees.

SUN ROOM/PORCH

3.91 x 2.59 (12'9 x 8'5)

Timber and glazed entrance door opening to sun porch with inner part glazed door with leaded fanlight over giving access to the Drawing Room. Gothic stone arch and semi circular stone steps and stone flagged floor.

DRAWING ROOM

8.17 x 4.46 (26'9 x 14'7)

A magnificent formal drawing room with three west facing leaded casement windows and south facing part glazed door with leaded windows either side, all in oak panelled surrounds. Roman blinds and curtains. Barrel vaulted ribbed ceiling with decorative



plasterwork. Open fireplace incorporating stone surround and hand painted tiled inset all within an oak panelled recess. Television point. Three cast iron central heating radiators. Polished oak floor. Oak door to diningroom.

DININGROOM

8.43 x 5.84 (27'7 x 19'1)

A second magnificent formal public room. Two south facing triple sash windows incorporating French door to the garden. Working shutters. Broad cornice work and heavy ceiling chandelier. Polished timber floor and three cast iron radiators. Large carved mahogany fireplace with marble inset and hearth housing cast iron basket grate. Walk in storage cupboard and second deep shelved press. Telephone point.

LOBBY

Door from the diningroom opens to a small lobby with stripped timber floor and skylight window. Central heating radiator. Doors to understair store (formerly a flower room) and cloakroom.

CLOAKROOM

Window to rear with inner hatch. Laminated wood flooring and triple ceiling spotlight fitting. White suite comprising w.c. and pedestal wash hand basin.

INNER HALL

4.10 x 2.96 (13'5 x 9'8)

The inner hall gives access to the diningroom, kitchen and family room. Carpeted staircase to first floor. Walk in shelved store with marble cold shelf and cupboard housing electric meter and fuse box. Shelved cupboards, one housing the hot water tank. Door to garage.

FAMILY ROOM

4.82 x 4.11 (15'9 x 13'5)

A versatile room set quietly to the rear on the ground floor close to the breakfasting kitchen. Astragal window with working shutters. Simple cornice and dado rail. Fireplace with timber surround, cast iron and decorative inset and raised hearth. Cast iron radiator and two telephone points. Two wall presses.

KITCHEN/BREAKFAST ROOM

3.78 x 3.42 (12'4 x 11'2)

Square bay window to rear with fitted roller blinds. Ceramic tiling to half height and vinyl tile effect flooring. Central heating radiator. Wall and base pine fronted storage cupboards, roll top worksurfaces and stainless steel one & half bowl sink and drainer with mixer tap. High level built in shelved cupboard. Electric hob, split level oven and grill and space for fridge and plumbing for dishwasher. The central heating boiler is housed within the former range recess. Two ceiling spotlight fittings.

STAIRCASE and LANDING

The staircase off the inner hallway leads to a mezzanine level giving access to bedroom 5 and the playroom and continues to the upper level landing which gives access to all other bedrooms and bathroom. Casement window at half landing level with view to the garden and wooden Venetian blind. The impressive upper landing has a vaulted ceiling, panelled walls and secondary rooflight. Cast iron central heating radiator. Walk in store room off the landing with small casement window to rear. Part tiled wall. Hatch access to roof space. Purchasers may wish to explore the potential to form an additional shower room in this area.





MASTER BEDROOM

4.38 x 4.33 (14'4 x 14'2)

The main bedroom enjoys a sunny aspect with leaded windows facing south and west and enjoys particularly stunning views over the Tweed Valley. Coved ceiling and broad cornice. Coal effect fire set in a carved timber fireplace with cast iron inset and tiled hearth. Central heating radiator. Shelved recess within original press.

EN SUITE BATHROOM

Double west facing casement window with wooden Venetian blind. Coved ceiling and ceramic tiling to half height. White suite comprising panelled cast iron bath, wash hand basin and w.c. with mahogany seat. Large heated towel rail and Amtico flooring.

BEDROOM 2

5.43 x 4.34 (17'9 x 14'2)

Double bedroom with window to south giving outstanding views with working shutters and window seat below. Simple cornice, picture rail and central heating radiator. Fireplace with timber surround, delft tile inset and herringbone hearth. Press with hanging space. Vanity wash hand basin.



BEDROOM 3

4.31 x 2.89 (14'1 x 9'5)

Double window to front with window seat below, again offering wonderful views. Simple cornice, picture rail and central heating radiator. Doors to landing and Bedroom 2.

BEDROOM 4

4.13 x 4 (13'6 x 13'1)

Sash window to rear with working shutters. Simple cornice, picture rail and central heating radiator. Marble fireplace with tiled and cast iron inset and tiled hearth. Wash hand basin with ceramic splashback and glass shelf over.



FAMILY BATHROOM

Double casement window to rear. Decorative cornice and ceramic tiling to half height. Cast iron square footed bath with shower attachment, pedestal w.h.b. and W.C. Wall and shaving mirrors. Large heated towel rail.

BEDROOM 5

4.43 x 3.68 (14'7 x 12'1)

A door from the mezzanine level off the staircase gives access to this double bedroom which has a double casement window facing west. Simple ceiling cornice and central heating radiator. Shelved wall press. Corner fireplace with painted timber surround and Delft tiled inset.

PLAY ROOM / BEDROOM 6

3.88 x 3.27 (12'9 x 10'9)

Located off bedroom 5. Double casement window facing West. Simple cornice and central heating radiator. Corner fireplace with painted timber surround and Delft tiled inset.

OUTBUILDINGS & GARAGE

To the rear of the courtyard is a solid fuel store with steps to a useful garden tool store. Former Laundry with original 'copper' water boiler and two Belfast sinks.

The driveway leads to the integral garage which has double timber doors and an internal door to the inner hall and further access door to the rear courtyard. Utility area with plumbing for automatic washing machine and space for tumble dryer.

GARDEN and GROUNDS

The gardens provide a wonderful setting for this fine property and they amount in all to approximately 2 acres. Informal woodland, walled garden and sheltered south facing lawn immediately to the front of the house. There are some spectacular climbers, notably the mature wisteria on the front of the house. The perennial planting provides year round interest and colour. Adjacent to the driveway is a charming carved stone niche above a former spring with the inscription 'Ave St Mungo'. The drive ends below a wrought iron arch off the shared estate driveway.





These particulars are believed to be accurate but are not guaranteed and do not form part of any contract.

All measurements are taken in metres with sonic device and are approximate.

Appliances mentioned in these particulars are believed to be in working order but have not been tested.

Our client reserves the right to accept an offer without fixing a closing date, and if a closing date is fixed our client will not be obliged to accept the highest or indeed any offer.

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