



INCHDARNIE HOUSE

MAIN STREET, ST. BOSWELLS, MELROSE, SCOTTISH BORDERS

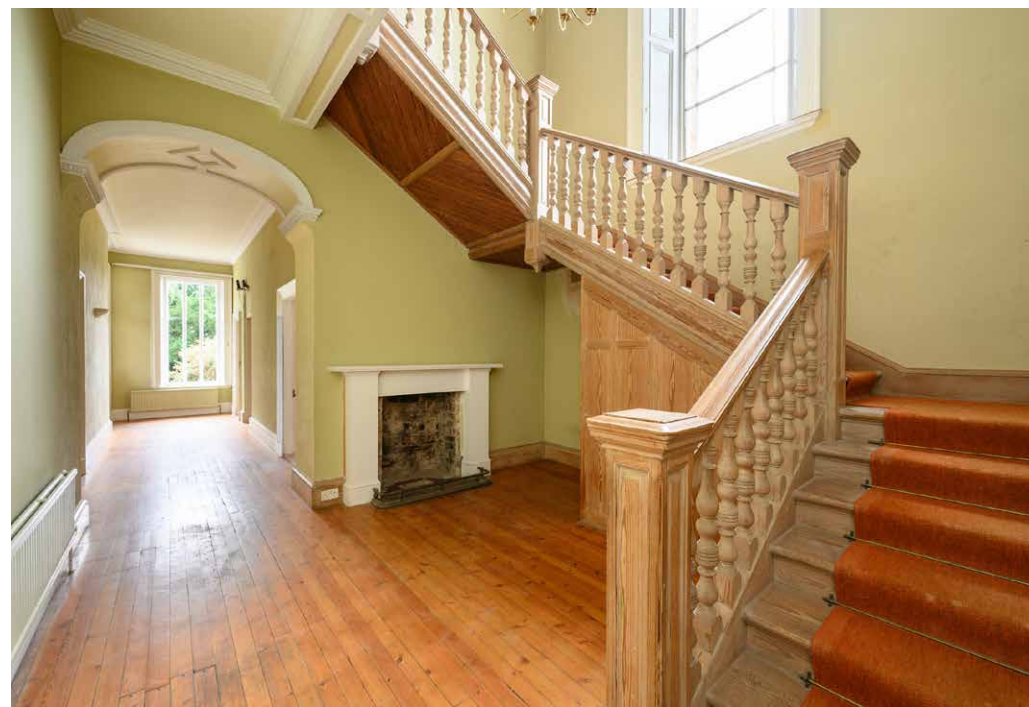


INCHDARNIE HOUSE, MAIN STREET, ST. BOSWELLS, MELROSE, SCOTTISH BORDERS

Traditional seven bedroom period property located in a peaceful private location.

Melrose 5 miles ■ Tweedbank Train Station 6 miles ■ Edinburgh 39 miles

- 3 reception rooms. 7 bedrooms
- Accommodation spanning 418sqm arranged over two floors.
- Elevated position with outstanding views.
- Garage & private garden offering a good degree of privacy.
- Walking distance to local amenities and schooling.
- Within easy access to the A68 and Borders Train Station.



Galbraith

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 **OnTheMarket**

SITUATION

Inchdarnie House is a wonderful nineteenth century, seven-bedroom family home in the heart of the picturesque Scottish Borders village of St. Boswells. The property provides a versatile layout and sits handsomely in an elevated position within private garden grounds.

St Boswells is increasingly one of the most desirable villages in the Borders with an excellent range of independent shops and specialists, including the Main Street Trading Company, an award-winning bookshop, café and deli. The village also boasts an excellent butcher shop, a hotel with bar and restaurant, and a popular Italian bistro. There is a golf course next to the River Tweed, a cricket club, rugby club and tennis club. St. Boswells has excellent schooling and Earlston high school nearby, whilst private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick-upon-Tweed and in Edinburgh beyond.

The village of St. Boswells is on the route of St. Cuthbert's way, a long-distance footpath linking Melrose Abbey (5 miles) to the Holy Island of Lindisfarne off the Northumberland coast in northeast England.

DESCRIPTION

Inchdarnie House is a hidden gem, approached off the Main Street via a private shared driveway, creating an immediate sense of privacy on arrival. This impressive period property, which has recently undergone extensive renovation and requires some decoration, is brought to the open market for the first time in five decades, offering a truly rare and exciting opportunity. Brimming with original architectural features, Inchdarnie House exudes character and timeless charm.

Upon entering, you are welcomed by a large hallway featuring beautifully crafted archways adorned with ornate plasterwork, an open fireplace and timber staircase with intricately turned spindles sweeping gracefully to the upper floor, framed by a magnificent double-height window. The property hosts three south facing reception rooms with fantastic views over the front lawn, two with working fires, bay windows, intricate cornices and original working shutters, adding to its period charm. The dining kitchen is fitted with a range of base units and features a traditional working gas Aga. The kitchen offers potential to extend into the large utility room to create a generous open-plan family room.

Off the utility room, a rear hallway leads to the former butler's quarters and a practical boiler/boot room, which also offers internal access to the garage and door to courtyard. A secondary staircase, originally the maid's staircase, rises to an additional bedroom, perfect as a guest room, office or for extended family. This thoughtful layout blends the charm of a traditional service area with the convenience of modern family living.

The main grand staircase off the hallway rises to the first floor, where you will find seven generously proportioned bedrooms, three of which are south-facing and enjoy enviable views, reaching as far as the landmark, Peniel Heugh and Cheviot Hills beyond. The principal bedroom hosts a traditional feature fireplace and large bay window. Another large south facing bedroom benefits from a dressing room, which could easily be converted into an en-suite if the buyer desired.

There are two bathrooms located on the first floor and one WC on the ground floor.

ACCOMMODATION

Ground Floor:

Entrance vestibule, entrance hallway, WC, dining room, drawing room, sitting room, dining kitchen, utility room, rear hallway, storeroom and boiler room.

First Floor:

Landing, seven bedrooms, dressing room and two bathrooms.



GARDEN (AND GROUNDS)

The garden grounds are of generous size and mainly laid to lawn and framed by established borders and fruit trees. The elevated position offers an open aspect, allowing the bay windows to enjoy the picturesque views. The garden creates a sense of privacy and calm, providing an ideal setting for outdoor entertaining and family gatherings. The grounds also offer ample parking for several vehicles.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Central Heating	Band G	E	Available	Available

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The entrance driveway is shared access with the Coach House and private from the garage wall boundary into Inchdarnie House.

POST CODE

TD6 0BB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

mermaids.showcase.budding

SOLICITORS

Andrew Haddon & Crowe W.S
3 Oliver Place
Hawick
TD9 9BG

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

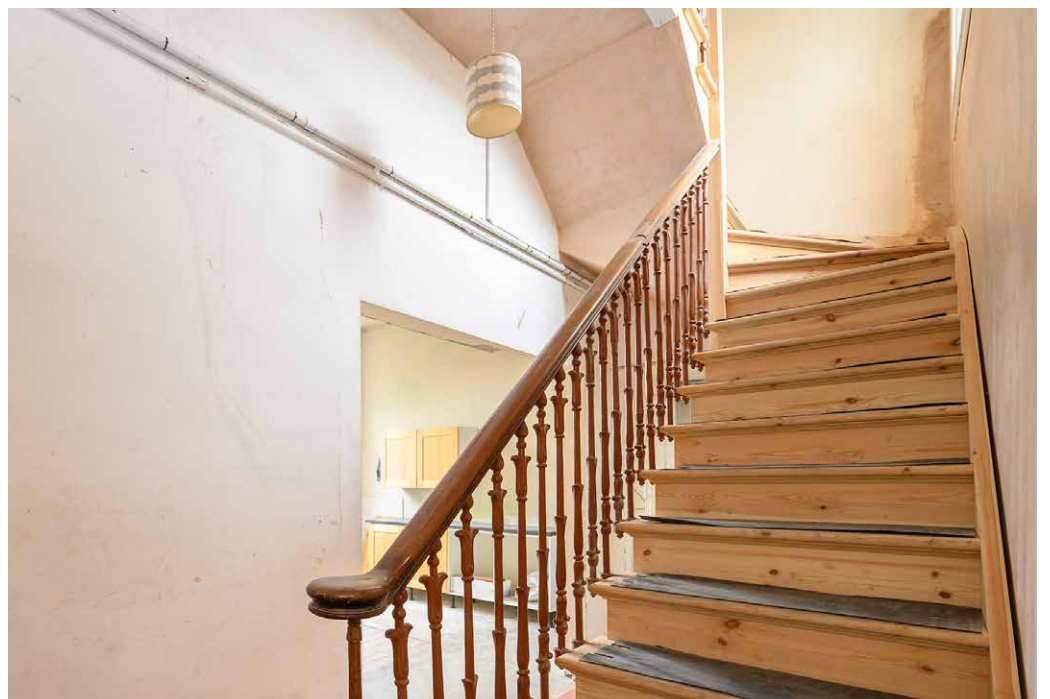
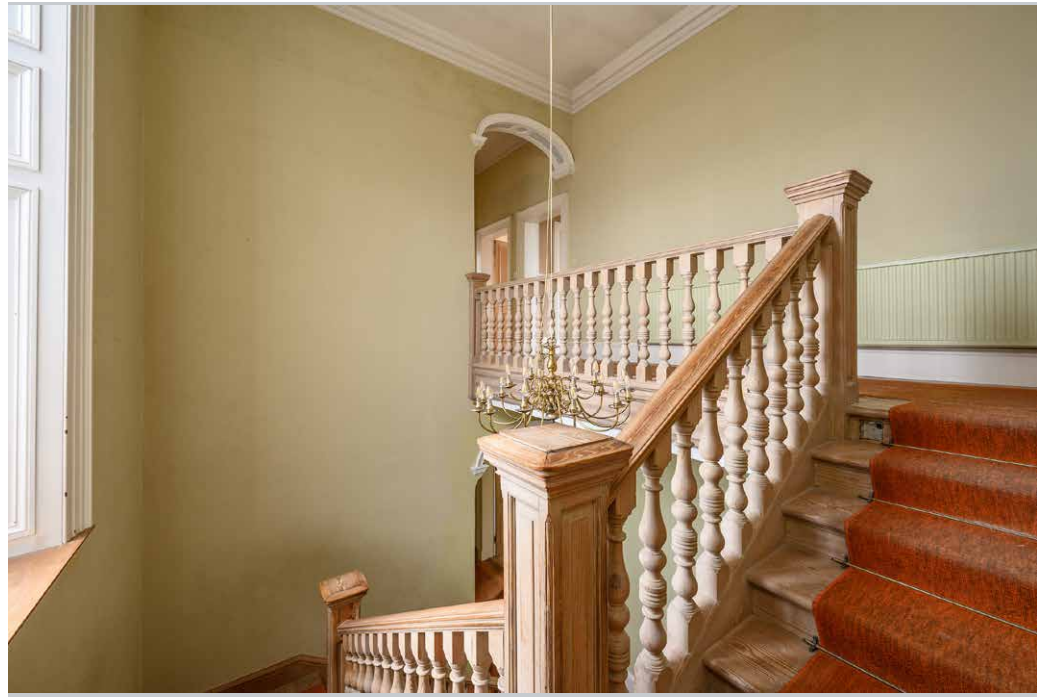
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

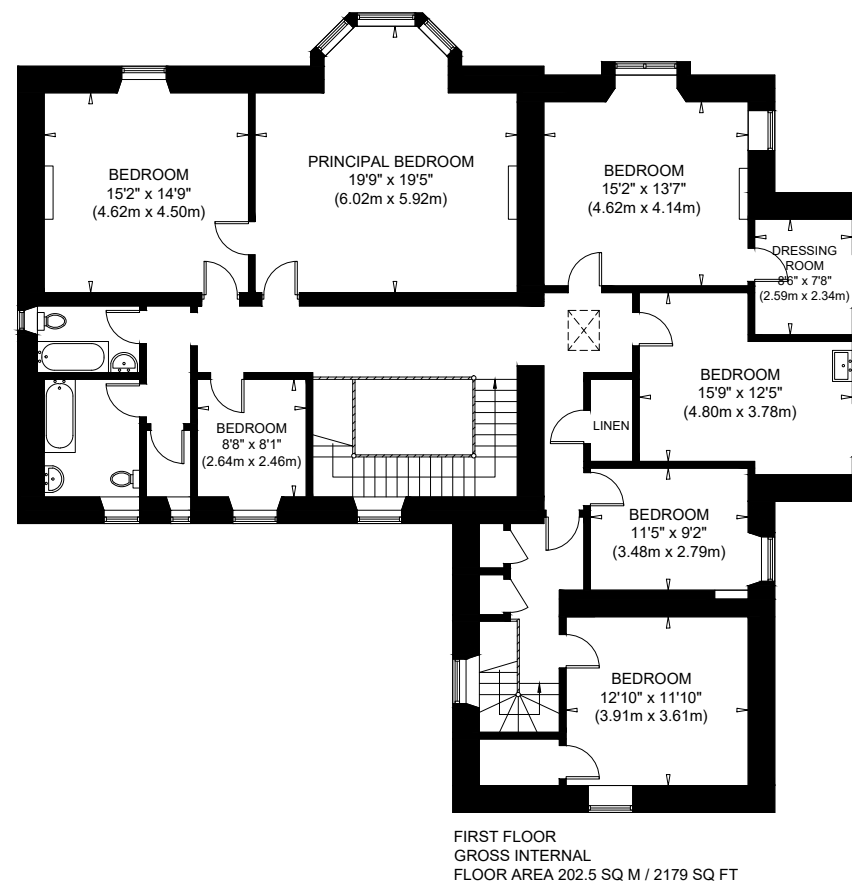
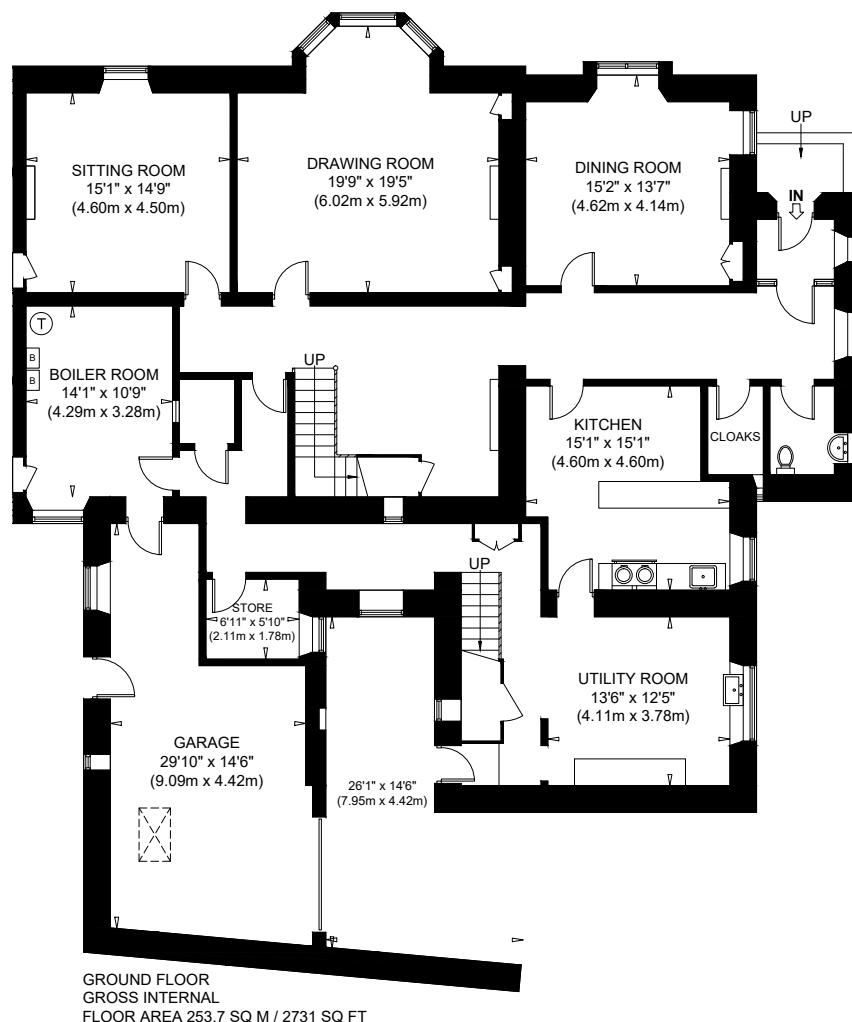
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.









INCHDARNIE HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 456.2 SQ M / 4910 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025





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