

# Caddonfoot House

GALASHIELS, BORDERS, TD1 3LG



*Exquisite Three-Storey Detached Mansion house in Clovenfords complete with stone-built turret, boiler house and pellet store, a summerhouse, and a gardener's tool shed*



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McEwan Fraser Legal is delighted to present the timeless elegance and modern luxury of this stunning three-storey detached mansion house, built in 1884 and beautifully updated to provide a blend of historical charm and contemporary comfort. Nestled in a semi-rural location on the outskirts of Clovenfords, just four miles from Galashiels, this magnificent home offers an idyllic retreat with easy access to local amenities.

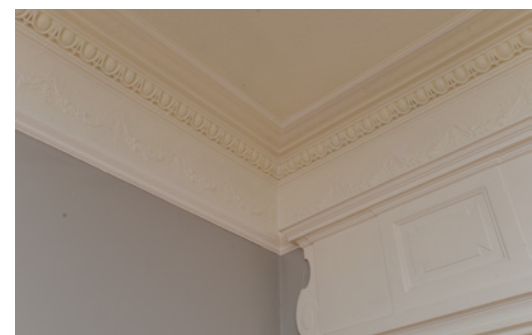
# THE HALL



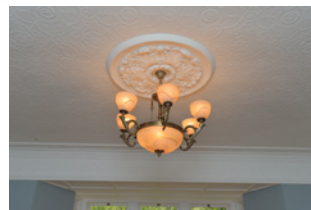
Step through the timber front door into the welcoming entrance vestibule, adorned with stained glass windows and a tiled floor. The main hall features partition walls, leading to the various elegant living spaces.

The drawing room and sitting room are grand rooms that boast high ceilings and large windows, filling the spaces with natural light. The sitting room extends into an orangery, providing a serene view of the garden. The orangery offers a tranquil space to relax and enjoy the garden view, with direct access to the outside. The dining room is perfect for formal entertaining, this room exudes sophistication.

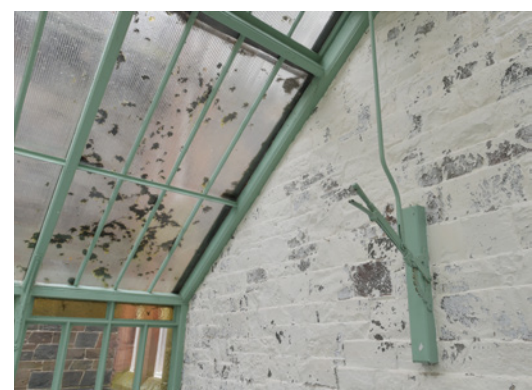
# THE DRAWING ROOM



# THE SITTING ROOM



# THE ORANGERY



# THE DINING ROOM



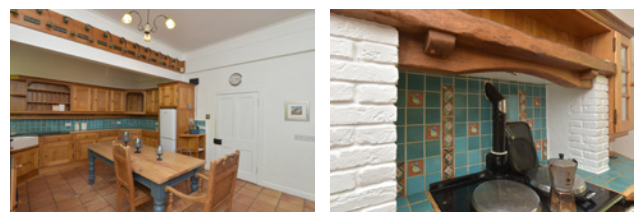
The dining room is perfect for formal entertaining, this room exudes sophistication



# THE KITCHEN



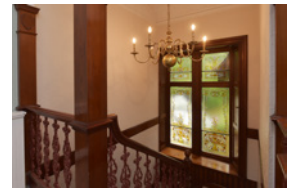
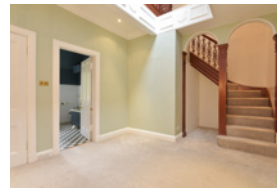
The spacious, well-equipped kitchen is ideal for family meals and casual dining. It includes a breakfast area and connects to a pantry, laundry room, utility room and rear hallway. The utility, pantry and laundry room offer ample storage and functional space to meet all household needs. The ground floor is completed by a WC compartment conveniently located for guests.



# THE UTILITY & WC

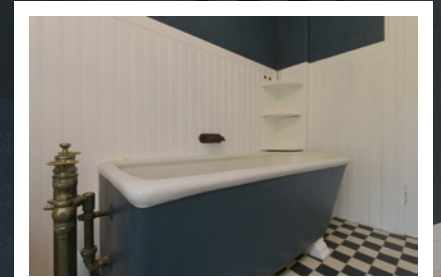




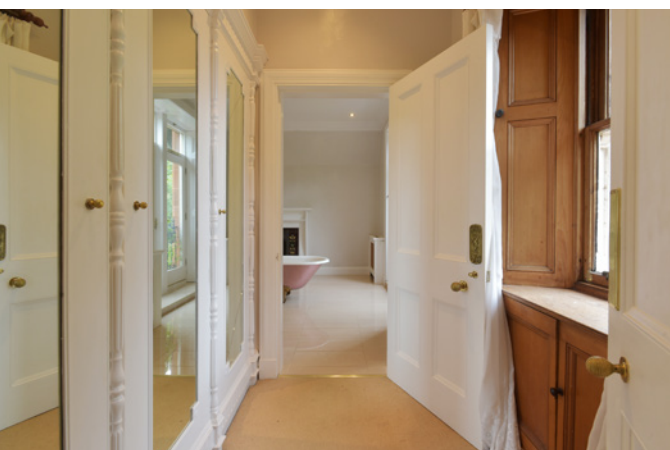


On the first floor, a galleried landing with ornate balustrading and timber handrails is illuminated by beautiful stained-glass windows. The master bedroom is a luxurious suite that features a dressing room, en-suite bathroom, and a private balcony with cast iron railings. Two further bedrooms are both generously sized and equipped with en-suite shower rooms. The family bathroom features restored Victorian elements, adding to the home's historical charm.

## THE BATHROOM



# THE MASTER BEDROOM



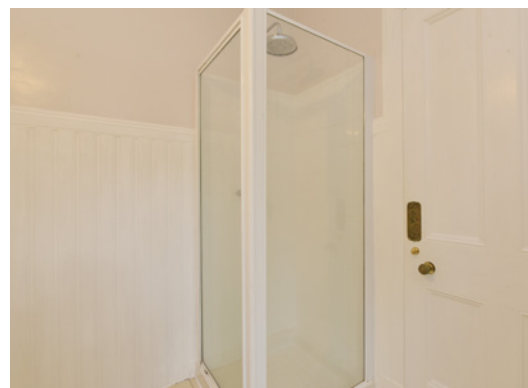
# BEDROOM 2



Two further bedrooms are both generously sized and equipped with en-suite shower rooms



# BEDROOM 3





The upper landing leads to the attic bedrooms. Both bedrooms are spacious and versatile, suitable for guests or family members. The shower room is equipped with modern amenities with access to a floored attic space.

## THE SHOWER ROOM



# BEDROOMS 4 & 5

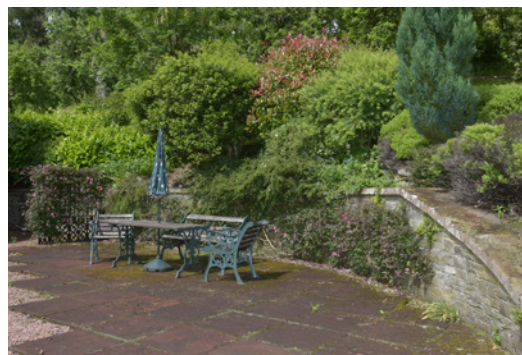


The property is set within meticulously landscaped grounds, featuring mature trees, bushes, and borders that ensure peace and privacy. The impressive entrance is framed by double-borders of Rhododendrons, leading to a gravel driveway with ample parking. The garden includes various enchanting elements such as a rock garden, a folly, and a summerhouse, all surrounded by a stone wall.

Additional features include a new energy-efficient Biomass Heating System providing substantial quarterly returns, original features such as stained glass and Victorian details are seamlessly integrated with modern updates for comfort and style and a driveway that accommodates multiple vehicles.

This magnificent mansion house offers a unique opportunity to own a piece of history while enjoying all the comforts of modern living. Its grand proportions, elegant finishes, and superb location make it an ideal family home or a distinguished retreat. Viewing is essential to fully appreciate the quality and beauty of this exceptional property.

## EXTERNALS & VIEWS





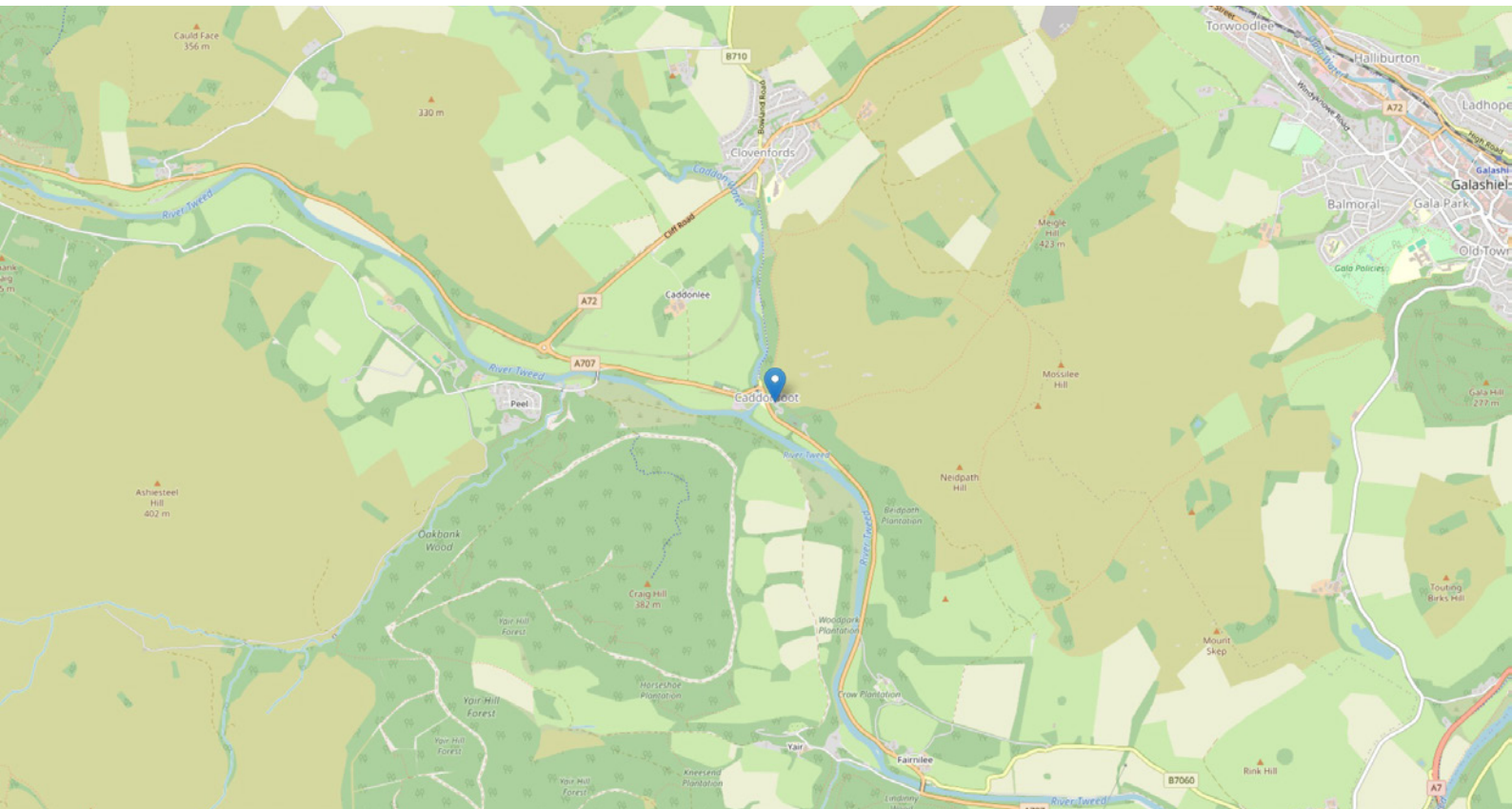


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 313m<sup>2</sup> | EPC Rating: E



# THE LOCATION

This exquisite mansion is situated in a serene semi-rural location on the outskirts of the picturesque village of Clovenfords, offering the perfect blend of tranquillity and convenience. Just four miles from the vibrant town of Galashiels, residents can easily access a wide range of local amenities while enjoying the peace and privacy of countryside living. Clovenfords, a charming village known for its friendly community and scenic beauty, provides a peaceful retreat from the hustle and bustle of urban life. The village itself boasts essential amenities such as a local pub, village shop, and primary school, ensuring that daily needs are met within a close-knit community setting.





Galashiels, a short drive away, offers a more extensive array of facilities. From supermarkets and boutique shops to cafes, restaurants, and leisure centres, everything you need is within easy reach. The town is well-connected with excellent public transport links, including a railway station that provides direct routes to Edinburgh, making it ideal for commuting or enjoying the cultural and business opportunities of the capital.

Surrounded by rolling hills and lush countryside, the location is a haven for outdoor enthusiasts. There are numerous walking, cycling, and hiking trails in the vicinity, offering stunning views and a chance to explore the natural beauty of the Scottish Borders. The River Tweed, renowned for its fishing opportunities, flows nearby, adding to the appeal for nature lovers and those seeking outdoor activities.

This semi-rural setting not only provides breathtaking landscapes and a peaceful environment but also ensures that all modern conveniences are easily accessible. The combination of idyllic countryside living with proximity to Galashiels' amenities makes this location highly desirable for those seeking a balanced lifestyle.



  
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