

Greengates, Ettrickbridge, Selkirk, TD7 5JL

Guide Price £475,000

C&D Rural

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- Beautifully presented detached period home
- Four bedrooms
- Three reception rooms
- Large family room with separate access
- Potential for holiday let or annex accomodation
- Original features retained throughout
- Double glazed sash windows
- Detached double garage with private parking
- Riverside garden with fishing rights

A beautifully presented home offering extensive and versatile accommodation in the heart of the picturesque Borders village of Ettrickbridge, perfectly suited to modern family living.

Council Tax band: F

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: E

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Greengates is a charming detached period home occupying an attractive riverside setting within the picturesque Borders village of Ettrickbridge. Beautifully presented throughout, the property successfully combines period character with modern comfort, retaining a wealth of original charm including sash windows, exposed beams and traditional fireplaces. Rich in local heritage, part of the home formerly served as the workshop of a renowned shepherd's crook maker before being thoughtfully incorporated into the accommodation, creating a substantial and versatile family room ideally suited to guest accommodation, multigenerational living or holiday letting potential. Complemented by mature gardens with direct access to the Ettrick Water, fishing rights and a peaceful yet convenient village location, Greengates represents a rare opportunity to acquire a home of genuine character and history.

The Accommodation

Entered via the front door, a welcoming entrance vestibule provides practical space for coats and footwear before opening into the main hallway. A staircase rises to the first floor, while a useful understairs cupboard offers additional storage.

Positioned to the front of the property, the first bedroom is currently utilised as a home office and enjoys a pleasant outlook over the front garden. A striking black cast iron fireplace provides an attractive focal point and further enhances the room's character. The second ground floor double bedroom is situated to the rear and is generously proportioned.



The dining room lies just off the hallway and is a particularly bright and inviting space, benefiting from twin front facing windows. Generous proportions provide ample room for a large dining table, making it ideal for both family dining and entertaining. A wood burning stove set within a red brick surround creates a warm and welcoming focal point.

The kitchen is undoubtedly one of the home's standout features. Rich in character, it boasts herringbone flooring, a traditional Belfast sink and an eye catching red solid fuel AGA set against an exposed red sandstone feature wall. Dual aspect windows enhance the sense of space and connection with the gardens, while bespoke hand crafted painted base units with solid wooden worktops provide excellent storage and preparation space, one of which thoughtfully conceals the boiler. There is also ample space for a freestanding cooker.

A useful pantry area finished with decorative tiling leads through to the spacious family bathroom. Well appointed, the bathroom features panelled walls and decorative tiled flooring and comprises a vanity unit with wash hand basin, WC and a separate electric shower enclosed within a glazed screen.

Flowing seamlessly from the kitchen, the sitting room forms the heart of the home. This impressive room is filled with character, featuring exposed ceiling beams, a wood burning stove and a charming window seat overlooking the front garden, providing the perfect spot to relax and enjoy the surroundings. Dual aspect windows create a bright and airy atmosphere, while access is available to a substantial loft space which benefits from power and offers excellent storage potential.

To the rear of the property, a hallway with direct garden access leads to a spacious utility room fitted with painted wooden units, worktops, a Belfast sink and ample space for appliances. Beyond lies a versatile family room, with both rooms offering excellent potential for those seeking annexe style accommodation on the ground floor.



Historically, the family room formed the workshop of a local shepherd's crook maker before being thoughtfully incorporated into the main accommodation. A particularly versatile space, it features a decorative tiled feature wall and three Velux windows, creating a bright and welcoming environment. There is ample room for both bedroom and seating furniture, while an external door provides direct access to the rear garden.

The first floor accommodation comprises two spacious double bedrooms, both beautifully decorated and benefiting from built in storage. Completing the accommodation is the family bathroom, fitted with a vanity unit incorporating a wash hand basin, WC, heated towel rail and an elegant roll top bath.

Externally

The property enjoys generous gardens to both the front and rear. To the front, a shared driveway provides access to both the property and the neighbouring home. Beyond the driveway, a substantial enclosed private garden offers everything a keen gardener could wish for, with expansive lawns, mature flower beds, established planting and a charming wildlife pond. Meandering pathways wind through the garden and lead directly to the banks of the Ettrick Water, where fishing rights are included and a peaceful setting provides the perfect place to relax and enjoy the surrounding scenery.

A traditional stone wall and attractive planted frontage create an appealing first impression, while to the rear a gated entrance from the village leads to a private parking area with space for multiple vehicles.

A substantial timber double garage with electricity and a mezzanine level provides excellent workshop and storage facilities, complemented by a further timber shed. Thoughtfully landscaped gardens surround the property, incorporating generous patio areas, lawns and gravelled pathways, creating a variety of attractive outdoor spaces for both entertaining and everyday enjoyment.



Location Summary

Ettrickbridge is a picturesque and welcoming Borders village set within the stunning Ettrick Valley, surrounded by rolling countryside and renowned for its outdoor pursuits. The village benefits from a strong sense of community and offers a range of local amenities including a well regarded primary school, village hall, tennis court, playing field, children's play park and the highly acclaimed Cross Keys Inn, an award winning 17th-century inn which serves as a popular social hub for both residents and visitors.

The village falls within the catchment area for Kirkhope Primary School, with secondary education available at Selkirk High School. Ettrickbridge is ideally placed for those who enjoy the outdoors, with excellent walking, cycling and fishing opportunities available throughout the surrounding Ettrick and Yarrow Valleys. The area also provides easy access to the Southern Uplands, St Mary's Loch and a number of scenic cycling routes, including the renowned 7stanes trail centres, while several golf courses can be found nearby, including Selkirk Golf Club.

The vibrant market town of Selkirk lies approximately seven miles away, providing a wider range of amenities, supermarkets, independent shops, cafés, healthcare facilities and leisure services, while Hawick and Galashields are approximately fifteen miles away. Situated on the B7009 with convenient access to the A7, the village offers straightforward links to Edinburgh and Carlisle, while rail services are available from Tweedbank, providing regular direct services to Edinburgh. Combining the tranquility of rural village life with excellent access to the wider Scottish Borders, Ettrickbridge is a particularly desirable location for families, outdoor enthusiasts and commuters alike.

What3words

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Green Gates

Approximate Gross Internal Area
186 sq m / 1,999 sq ft
Excluded: Garage 34 sq m / 362 sq ft



GROUND FLOOR
142 sq m / 1,527 sq ft

FIRST FLOOR
44 sq m / 472 sq ft

For illustrative purposes only. Not to scale. All measurements, areas and the positions of doors, windows and fittings are approximate and should not be relied upon.

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General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way 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 themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: The property is served by mains drainage, water and electric.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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