

Edingtons WS



**Greenwood House
Pyatshaw,
Lauder, TD2 6SH
Offers over £425,000**

A truly unique architect designed country home recently completed to an exacting and eco-friendly standard using green oak timber in the open frame work, natural local stone, slates to roof and external larch cladding. The property sits on approx 0.36 acre of landscaped gardens within the highly desirable hamlet of Pyatshaw in the beautiful Scottish Borders and the well laid out flexible accommodation has been designed to maximise the stunning views of the surrounding countryside and woodland.

Accom: Porch, Hall, Open plan lounge/dining room/kitchen, solid oak staircase and galleried balcony, 5 bedrooms (1 en-suite), Galleried study area, Bathroom, Cloakroom/WC, Utility Room

Pyatshaw is a lovely and highly desirable area in the Borders, conveniently positioned just 3 miles from Lauder and surrounded by open countryside and woodland but within easy reach of the A68 providing quick access to Edinburgh and all other Border towns. Pyatshaw is within the catchment area of the highly acclaimed Earlston High School with the new building and facilities opening in September 2009.

Lauder offers a good range of amenities including garage, bank, primary school, various shops, hotels and leisure activities, while Galashiels (13 miles) has a wider range of shops and amenities and a good range of business services.

Directions: from Edinburgh take the A68 south until you reach the Carfraemill roundabout. Take the first left at the roundabout (A697) and travel approx 8 miles until you see the signpost for Pyatshaw, Blyth, Spottiswood on your L hand side. Turn in here and immediately turn R and go past the picnic area and the gateway signposted Greenwood Trees. Greenwood House is situated 50m along on the left.

Environmentally friendly features include

Border region sourced green oak timber in the open frame work

Full use of natural local stone

Spanish slates to roof

External larch cladding-a beautiful natural timber which is FSA accredited

Highly insulated throughout using warmcel insulation made of recycled paper

Argon filled double glazed units-recognised by the energy saving trust

Highly efficient self feeding wood pellet boiler-supplying all under floor heating to ground floor, all radiators on first floor and all hot water throughout. Individual thermostats on each radiator

Wood burning stove in lounge area

Real slate flooring on ground floor-highly efficient conductor of heat.

Solid oak doors throughout

Hand crafted oak kitchen furniture finished with natural slate work surfaces



Ground floor

Entrance Hall 2.59m x 2.14m

Entry into the property is through a solid oak door with glass panel inset. Doors lead off the hall to Cloakroom/WC, Utility Room and open plan living accommodation.

Cloakroom/WC 2.08m x 1.3m

Furnished with a white 2 piece suite of WC and wash hand basin. Frosted window. Expelair.

Utility Room 3.5m x 3.06m

Fitted out with light contemporary units, solid wood work surfaces and tiling to splash backs. Space for washing machine and tumble dryer. Housing boiler, wood pellet store cupboard and electric meters. Glazed door(w) to garden. Downlighters.

Open plan lounge/ dining room/ kitchen 73m²

Lovely bright open space flooded with an abundance of natural light from the many full height windows, patio doors and roof veluxs.

Lounge area Oak staircase leads up to the first floor. Triple full height windows. Patio doors. Wood burning stove. Door to Bedroom 5.

Dining area Patio doors.

Kitchen area Fitted with a stunning range of hand made oak furniture finished with real slate work surfaces. Central work area with electric hob and stainless steel extractor hood. Space for integral oven and microwave. Space for dishwasher. Space for fridge/freezer. Downlighters. Patio doors. Triple window(e)

Bedroom 5 /Family Room/Study 4.34m x 3.10m

Set to the rear of the property this room has triple windows, downlighters and ample power points.

First floor

Stairs lead up to the open plan gallery with oak balustrades which is 7.52m in length and gives access to all first floor accommodation. At the east end of the gallery lies the master bedroom with en-suite facilities, Bedroom 2 and a further flight of stairs lead up to the galleried study area. At the west end of the gallery lies Bedrooms 3 and 4 and the main bathroom.

Master bedroom 4.34m x 3.64m

Set to the rear of the property this room has double velux windows, a roof velux and a window to the side(e). Radiator.

En-suite shower room 2.31m x 2.04m(wp)

L shaped design fitted with white suite consisting of shower cubicle with mixer shower, WC and wash basin. Tiling to dado height, splash backs and floor with black marble effect tiles. Frosted window(e), chrome vertical radiator, shelving and extractor fan.

Bedroom 2 4.33m x 2.53m

Set to the front of the property this room has double velux windows and a radiator.

Galleried study area 4.38m x 1.96m(wp)

Stairs lead up to this bright useful study/sitting area. It has a velux roof window and wooden balustrade and looks down to all levels.

Bedroom 3 4.36m x 3.14m

Set to the rear of the property this room has double velux windows a radiator and a separate roof velux.

Bedroom 4 4.35m x 3m

Set to the front of the property this room has double velux windows and a radiator.

Bathroom 3.5m x 2m,

This lovely room has a high partially combed ceiling with velux window. It is fitted with a white 3 piece suite of corner bath, wash hand basin and WC and has also has a separate shower enclosure with mixer shower, is tiled to dado height, splash backs and floor with black marble effect tiles. Frosted window(w) and chrome vertical radiator.



Outside

Gravel driveway and parking for 4 cars. The gardens have been landscaped incorporating local stone for features and for drystone dyking. The garden has been grass seeded, edged with flower borders, planted with small trees and shrubs and finished with paved pathways

Services

Mains water and electricity. Drainage to septic tank. Council tax band

Viewings

By appointment through selling agent, Edingtons on 01896 756161 during office hours

Entry

Negotiable

Extras

. All fitted floor coverings. All light fittings. All bathroom and shower room fittings.

Price

Offers over £425,000 are invited and must be submitted in the usual Scottish legal form

An area of ground (0.25 acre), in front of the property may be available for sale through separate negotiation. Details available on request.

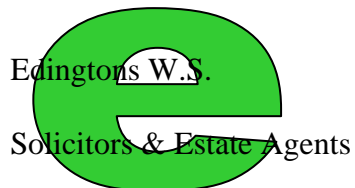
Rear of property



Front of property



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