Chapel Grange, Blainslie, Lauder, TD1 2PN



Offers Over £590,000

- Detached Architect Designed House
- Bright Spacious Living Room
- Ground Floor Shower Room
- Bathroom & Galleried Landing
- Circa. 1 Acre of Garden
- 6 Bedrooms (Master with En-suite)
- Kitchen / Dining Room
- Utility Room & Ample Storage
- Porch & Reception Hall
- Ample Parking & Garage Potential

6 | 3 | 3 | EPC C | G

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

Chapel Grange, Blainslie, Lauder, TD1 2PN









LOCATION:

Enjoying a peaceful semi-rural position between the Border towns of Earlston and Lauder, Chapel Grange offers the best of country living whilst remaining well connected to the Scottish Borders and Edinburgh. Lauder, just over four miles away, provides an excellent range of everyday amenities, with further facilities available in Earlston and the larger town of Galashiels. Surrounded by rolling countryside, the area is renowned for its natural beauty, outdoor pursuits and nearby attractions including Thirlestane Castle, Mellerstain House and Abbotsford. The property lies within the catchment for Lauder Primary School and Earlston High School, with St Mary's School in nearby Melrose also close by. Edinburgh is readily accessible via the A68 or from Stow railway station, approximately seven miles away, with regular services to Edinburgh Waverley in around 45 minutes.

DESCRIPTION:

A commanding detached house set within approx. one acre of established grounds, Chapel Grange is an exceptional detached family home enjoying a peaceful semi-rural setting with views across the surrounding Borders countryside. Constructed around thirteen years ago to an exacting standard, the property has been enhanced by the current owner and offers an impressive combination of generous proportions, flexible accommodation and modern family living. Extending over two floors, the bright, well-presented accommodation has been thoughtfully designed to provide excellent versatility, making it ideally suited to growing families, multi-generational living or those seeking dedicated guest accommodation. The house offers six well-proportioned bedrooms, including an en-suite principal bedroom, together with a family bathroom and an additional shower room. At the heart of the home lies a superb dining kitchen, complemented by an elegant sitting room with wood burning stove, a comfortable family room and a practical utility room. Excellent storage is found throughout, whilst oil-fired central heating and double glazing ensure the property is both comfortable and energy efficient. The flexibility of the layout lends itself to the creation of self-contained annexe accommodation if required, and whilst lapsed planning permission within the grounds previously allowed for the construction of an additional dwelling, presenting an opportunity for future purchasers, subject to the necessary consents.

EXTERNALLY:

Approached by a private driveway, Chapel Grange enjoys an enviable degree of privacy and an impressive sense of arrival. A substantial parking area to the front provides ample space for numerous vehicles. The gardens and grounds extend to approx. 1 acre and surround the house, creating an idyllic setting framed by mature trees and views across rolling Borders countryside. Predominantly laid to lawn with established trees, the gardens provide an exceptional outdoor environment for both families and keen gardeners alike. To the rear, extensive paved terraces offer superb spaces for outdoor entertaining and al fresco dining, with direct access from the principal living accommodation allowing a seamless connection between house and garden. Perfectly positioned to enjoy the peaceful surroundings, the attractive summer house provides a sheltered retreat from which to admire the picturesque rural outlook throughout the seasons. The grounds offer an exceptional balance of privacy, practicality and natural beauty, creating a wonderful extension of the living accommodation and enhancing the property's unique semi-rural appeal.

Interested In Viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

Chapel Grange, Blainslie, Lauder, TD1 2PN













Interested In viewing this property?

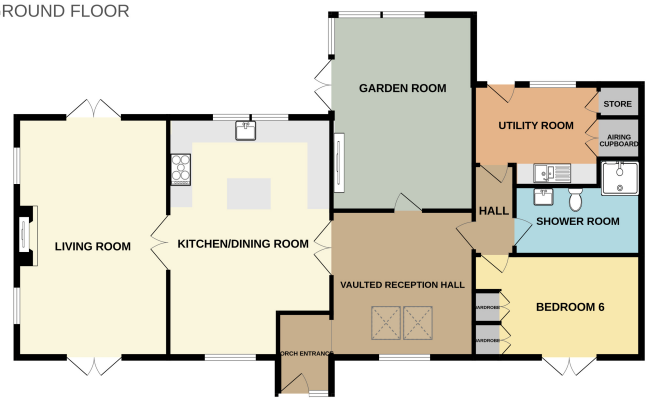
Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

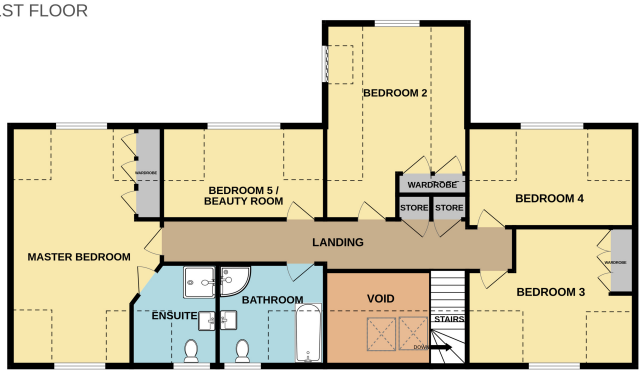
Chapel Grange, Blainslie, Lauder, TD1 2PN

FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

ACCOMMODATION:

- ENTRANCE PORCH (2.23M X 1.47M)
- KITCHEN / DINING ROOM (6.60M X 4.49M) at widest
- GARDEN (WHITE) ROOM (5.39M X 3.90M)
- UTILITY ROOM (4.63M X 2.79M)
- BEDROOM 6 (4.60M X 2.80M) including wardrobes
- FAMILY BATHROOM (2.94M X 2.71M)
- EN-SUITE SHOWER ROOM (2.33M X 2.20M) at widest
- BEDROOM 2 (5.50M X 3.89M) at widest
- BEDROOM 3 (4.64M X 3.75M) including wardrobes
- VAULTED HALLWAY (4.03M X 3.88M) at widest
- LIVING ROOM (6.60M X 4.16M)
- INNER HALL (2.48M X 1.11M)
- SHOWER ROOM (2.48M X 3.13M) at widest
- GALLERIED LANDING (9.74MX 1.03M)
- MASTER BEDROOM (6.62M X 4.18M) at widest
- BEDROOM 5 / BEAUTY ROOM (4.51M X 2.56M)
- BEDROOM 4 (4.64M X 2.74M) at widest

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

THINKING OF SELLING YOUR HOUSE?

Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price.
You can find more information on our website.

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk