Wallace House

Region: Scottish Borders **Sleeps:** 18

Overview

On offer is this elegant Georgian country house, which is set above a sloped lawn, surrounded by trees, with an open view across the Tweed valley. With a formal appearance from the outside and a relaxed air within, this holiday house was renovated and refurbished in 2016. When entering by the front door, it opens out to a grand hall which presents a mix of antique furniture and modern art, and this eclectic theme carries on throughout the whole house. The two front rooms are the main reception rooms, with an L-shaped drawing room and a classic dining room. To the rear is the country style kitchen and utility room, which can be accessed by a side door, making it more convenient for kitchen access with food shopping.

With ramp access to the side of the house, there is a wheelchair friendly ground floor bedroom, with nearby accessible shower room. The rest of the accommodation is markedly distinct. On the first floor to the front of the house are the 4 main bedrooms; to the rear on the first floor are bedrooms that are classified as the 2 maid's bedrooms; and on the second floor are the two attic bedrooms, which make a good family suite. This is a pet-friendly holiday house and dogs are allowed access at ground floor level. The private grounds make a great space to relax in, whilst facilities are made available at nearby Traquair House for all residents. This is a holiday house that is ideal for family holidays, get-togethers and weekends away, to enjoy the Scottish Borders, as well as taking advantage of being only 26 miles from Edinburgh.

The drawing-room, with an open fire and views to the front, is a large expansive L-shaped room, with a selection of comfortable sofas and chairs for your group to relax in. Split into two areas, with a formal section to the front and a more relaxed sitting room style section to the rear. The drawing room section has more traditional pictures of









family portraits whilst the sitting room has modern art on show. Where better than the drawing-room to enjoy the local Traquair Ale in comfort and style. Within the sitting room, there is also a baby grand piano for those who wish to tinkle away at the ivories, as well as a TV with Freeview connection. A cloakroom is off the main hall.

The front-facing dining room, adorned with bold modern art pictures, houses a dining table that seats 16 people around it. For those with larger numbers to seat, then an additional table can be added at the side of the room to house a further 4 people, allowing for 16 people to be seated in the dining room. The kitchen is located to the rear of the house and is an unmodernised rustic country style kitchen, with original flagstone flooring, a dresser and a pine table and chairs, which seats 8 people. An oil-fired AGA and a traditional electric oven are available to cater to the group. Next door is the practical utility room with dishwasher and washing machine, with access to a small garden to the rear.

Facilities

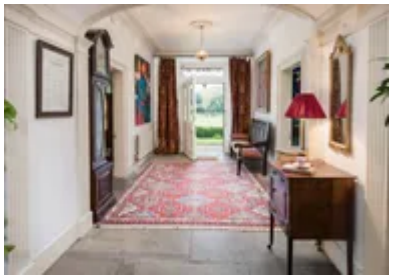
Golf Nearby • Fishing • Working Fireplace/Woodburner • Ideal for Kids • Great Value • Walking/Hiking Paths • <1hr to Airport • Historical Sites • Pets on Request • Special Offer • Has Offer • Has Discount • Manor • Ideal for Teens • Ground Floor Bed & Bath • Wi-Fi/Internet • BBQ • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • AGA • Satellite TV • Heating • Ceiling Fans • Ideal for Babies & Toddlers

Interior & Grounds

The House









For a fun-filled family holiday for a week or for a short break with a large group of friends, this holiday house south of Edinburgh in the Scottish Borders, ticks all the boxes. On offer is this elegant Georgian country house, which is set above a sloped lawn, surrounded by trees, with an open view across the Tweed valley.

Ground Floor
- Drawing room with open fire and comfortable sofas
- Sitting room with baby grand piano, freeview TV and comfortable sofas
- Cloakroom in the main hall
- Front facing dining room for 16 people
- Country style kitchen with breakfast area for 8 people, oil-fired AGA and a traditional electric
- Utility room with washing machine, dishwasher and access to a small garden
- Bedroom with king size bed, with en-suite w.c, shared shower room, with easy access shower unit, w.c and wash hand basin. (An external ramp to a separate door to this area of the house allows easy access)

First Floor
- Bedroom with Four Poster bed and front view; shared bathroom, with bath with shower over, w.c and wash hand basin
- Bedroom with super king size bed or twin-with front view
- Bedroom with double bed; shared shower room, with shower cabinet, w.c and wash hand basin
- Bedroom with super-king size bed or twin, with shared access to the bathroom next door, via steps
- Shared bathroom, with bath only, separate shower cabinet, w.c and wash hand basin
- Bedroom with super-king size bed, with adjoining door to bedroom next door -
- Bedroom with super-king size bed or twin, with en-suite w.c, with w.c and wash hand basin, adjoining door to bedroom next door, and separate stair access to floor below

Top Floor
- Bedroom with two single beds and a TV
- Bedroom with two smaller single beds for children
- Shared bathroom, with bath only, w.c and wash hand basin

Exterior Grounds
- 2 acres of private grounds
- Large lawn area
- Outdoor dining
- Small garden
- Garden furniture
- Private parking
- Barbecue

Additional Facilities
- Wi-Fi connection
- Central heating

- Freeview TV
- Microwave
- BBQ

Location & Local Information

Situated within 2 acres of private grounds in a rural location accessed by a drive, surrounded by woodlands and a nearby farm, makes this a fabulous rural base when staying in the Scottish Borders. The grounds include a sloped lawn and an open view across the Tweed valley. A discount package is available for nearby Traquair House. Free entry and access to it's grounds.

Located 30 miles south of Edinburgh airport, this is an ideal venue to enjoy the Scottish Borders and Edinburgh. Innerleithen is a few miles away offering some general stores and shops. For supermarkets, then nearby Peebles or Galashiels have major supermarkets who deliver. There are many golf courses in the locality, including Innerleithen, Cardrona and at Melrose. Fishing is available on the River Tweed. Glentress Forest offers a mountain biking centre. For sight-seeing, the historical Abbotsford House and Melrose Abbey are both well worth a visit.

Local Amenities

Nearest Airport	**Edinburgh Airport (51 km)**
Nearest Airport 2	**Glasgow Airport (103 km)**
Nearest Bar/Pub	**Traquair Arms Hotel Innerleithen (4 km)**
Nearest Beach	**Portobello Beach (48 km)**
Nearest Golf	**Peebles Golf Club (9 km)**
Nearest Restaurant	**Out Out , Innerleithen (4 km)**
Nearest Town/City	**Innerleithen (4 km)**
Nearest Town/City	**Peebles (7 km)**









Nearest Village	**Cardona** **(3 km)**
Nearest Supermarket	**Tesco Superstore** **(4 km)**

Terms & Conditions

- **Security deposit:** £500 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4 pm

- **Departure time:** 10 am

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Yes, Bed linen, and towels are included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. (max of 2 pets welcome, pets go free).

- **Other Ts and Cs:** Please note that whilst wedding parties are allowed, no actual weddings or ceremonies are allowed to take place at the holiday house. Nearby Traquair House is available for those looking for a wedding venue.

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Not permitted.

- **Minimum stay:** 2 nights. However, this may increase during peak seasons.

- **Heating costs included?:** Yes, included in rental price.

- **Tax:** Included in the rental price.

- **Internet access?:** Yes, Wi-Fi internet access included in rental price (please remember that it is a rural connection and so it may not be as strong as it is at home!)