



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Bridgeheugh House , Lindean, Galashiels, TD1 3PD

Offers over £565,000



6



2



2



D



Offers over £565,000

# Bridgeheugh House, Lindean, Galashiels, TD1 3PD

- Charming Detached Farmhouse
- 6 Bedrooms
- Loose Boxes & Garage
- Ideal Smallholding
- Ideal Commuting Location
- 5 Acres or thereby
- 2 Public Rooms
- Central Location
- Equestrian

Set amidst the idyllic countryside of the Scottish Borders, Bridgeheugh House offers a captivating blend of rural charm and functional space. Spanning approx. 5 acres, this most charming six-bedroom detached farmhouse provides an exciting opportunity for a family looking for an equestrian lifestyle in the heart of the Scottish Borders. The property includes grazing paddocks, outbuildings, three loose boxes and beautifully-maintained gardens including a separate apple orchard. The home itself boasts versatile accommodation over three levels, with a wealth of fine period features including flagstone floors, original plaster corning and hardwood internal joinery.

Lindean enjoys a peaceful countryside setting nestled between the historic market town of Selkirk and the bustling town of Galashiels, offering an ideal location for commuters with excellent transport links.

## ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - SITTING ROOM - DINING ROOM - KITCHEN - REAR HALWAY - CLOAKROOM - UTILITY ROOM - SIX BEDROOMS - SHOWER ROOM - FAMILY BATHROOM - STORE - CELLAR -



## Internally

The property is entered via a bright and spacious porch into a welcoming hall with original flagstone floor, providing access to the main reception rooms. A spacious sitting room to the left enjoys views over the front garden, featuring a wood-burning stove, original timber flooring, and doorway to the modern double glazed conservatory. The conservatory is a wonderful additional living space with its own air conditioning unit making it useable all year round. Across the hall is the elegant dining room, ideal for formal gatherings, complete with a feature fireplace and detailed corning, adding a touch of period charm. At the heart of the home is the farmhouse kitchen with ample space for casual dining. Adjacent to the kitchen is a well-appointed cloakroom and a large utility room with store off. Further on the ground floor, there is an access to a practical cellar for additional storage with cold store and wine storage.

The first floor houses four generously sized bedrooms, each full of character with their own unique aspects, offering views of the surrounding landscape. A modern shower room and a full family bathroom ensure ample facilities for family and guests. On the second floor, there are two additional bedrooms, ideal for additional family members or use as a home office or studio space.

## Kitchen

The farmhouse kitchen, complete with a wood-burning stove, is fitted with warm oak a range cooker, and warm oak cabinetry that complements the rustic ambiance. This kitchen offers ample space for casual dining and has free standing appliance spaces for a dishwasher and fridge freezer. The adjacent utility room / cloakroom provides space for a free standing washing machine and incorporates a stainless steel sink and WC. Further on the ground floor, there is a utility room, a large store room, and access to a practical cellar for additional storage.

## Bathroom Fittings

The main bathroom offers a bright and peaceful retreat, with a large window allowing plenty of natural light. The classic white suite includes a deep curved bathtub, alongside a vanity sink, bidet and WC. Fresh décor is complemented by soft tiling and traditional wooden shutters, adding a touch of countryside charm.

The contemporary shower room is sleek and practical, featuring WC, vanity sink and a walk-in rainfall shower with frameless glass panels, creating a spacious open feel. The large vanity unit provides plenty of storage, whilst the stone tiles to the walls and floor walls add to the modern, clean design.





### Externally

Bridgeheugh House sits in around 5 acres of beautifully maintained gardens and grazing land, offering plentiful of space for gardening, horses or livestock. There is a mains water supply feeding the grazing land with water trough located in the principal field. For those seeking a more self-sufficient lifestyle, the property also comes with a fully-stocked orchard and chicken run with coop. There is a sweeping driveway to the side and rear of the property which provides ample parking and access to the outbuildings and grazing land.

### Outbuildings

There are three loose boxes of masonry construction benefitting from mains power and lighting. There is a timber framed garage with double doors also benefitting from mains power and lighting. There is a timber framed field shelter within the principal field and chicken coop.

### Location

Lindean enjoys a peaceful countryside setting nestled between the historic market town of Selkirk and the bustling town of Galashiels, offering the best of both worlds. Just a short drive away, Selkirk provides a wealth of local amenities, including independent shops, cafés, restaurants, and leisure facilities, making it a convenient hub for daily needs. For more extensive shopping, dining, and services, Galashiels is nearby, boasting a comprehensive range of amenities, including supermarkets, retail outlets, healthcare facilities, and educational institutions.

For commuters or those needing easy access to transport links, the nearby town of Tweedbank provides the closest train station, offering regular services to Edinburgh, making city commuting straightforward and accessible. Additionally, Galashiels offers excellent public transport connections and road links, ensuring that travel to surrounding areas is both convenient and efficient. Lindean, with its peaceful rural charm and proximity to both Selkirk and Galashiels, provides an ideal balance between tranquil countryside living and easy access to modern conveniences.

### Services

Mains water, gas and electricity. Private septic tank shared with the neighbouring properties. Gas Central Heating & Double Glazing.

### Council Tax Banding

Band G.

### Fixtures & Fittings

All fitted carpets and blinds are to be included within the sale. Integrated appliances including the cooker stove are also to be included.

### Home Report

A copy of the Home Report is available to download from our website.

### Viewings

Strictly By Appointment via James Agent.

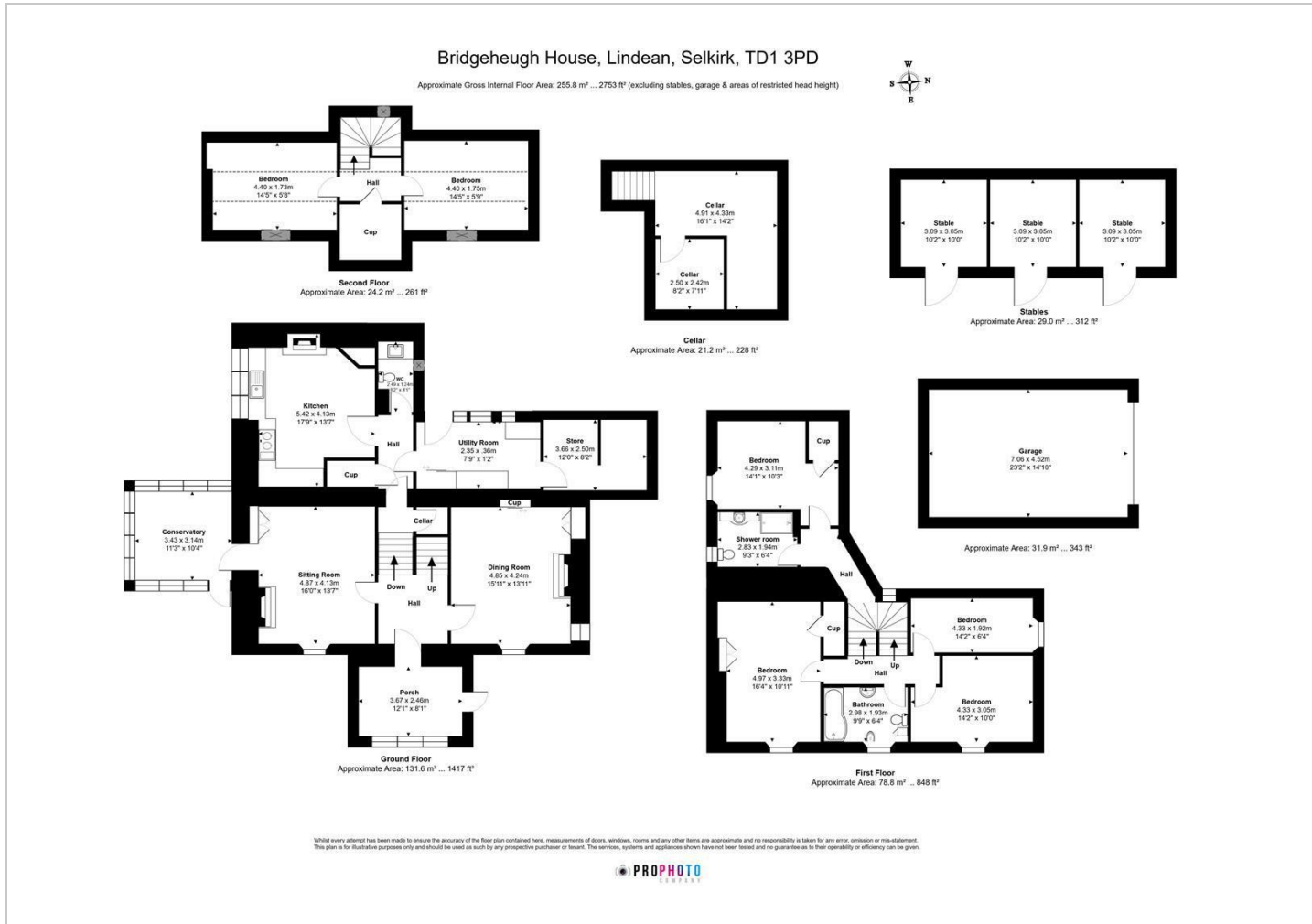
### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. The Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





## Floor Plans



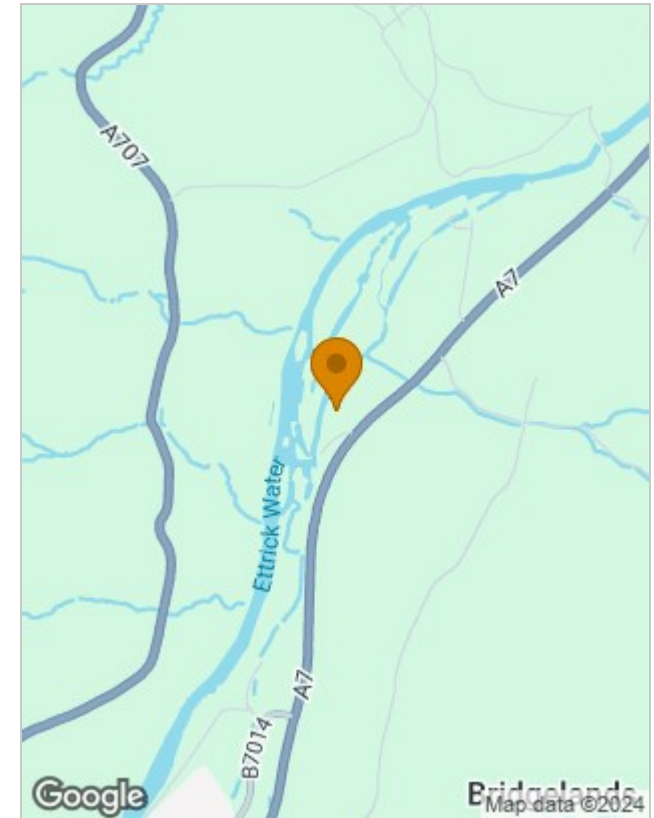
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

## Location Map



## Energy Performance Graph

