

Broomy Law Cottage

Yarrowford, Selkirk, TD7 5LZ

A Great Opportunity to Purchase This Stunning Detached House with 4 Bedrooms and Large Garden
For Sale • Offers Over £460,000

Edwin
Thompson





BRIEF RESUME

- Idyllic Rural Retreat
- Panoramic Valley Views
- Eco-Friendly Features
- Spacious Open-Plan Living
- Extensive Gardens & Orchard

DESCRIPTION

Broomy Law Cottage is a charming and characterful rural retreat set within the picturesque Yarrowford Valley, just outside Selkirk. This beautifully renovated property combines traditional charm with modern conveniences and green energy solutions, making it an idyllic countryside home. Sitting on an elevated plot of nearly an acre, the cottage enjoys breathtaking panoramic views of the valley and surrounding hills. The property features four bedrooms, a spacious open-plan kitchen/diner, multiple living areas, and extensive outdoor space with well-maintained gardens, including a pond, a small orchard, and various outbuildings. Offering privacy, tranquillity, and the potential for further development, Broomy Law Cottage presents an exceptional opportunity for those seeking a peaceful rural lifestyle.

LOCATION

Broomy Law Cottage is nestled within the tranquil hamlet of Broadmeadows, near Yarrowford, in the Scottish Borders. Positioned at the end of a private driveway, the property enjoys

a high degree of seclusion while remaining accessible to nearby amenities. The town of Selkirk is approximately a 90-minute walk or a short drive away, providing essential services such as supermarkets, healthcare, schools, and a variety of independent shops and eateries.

For those who appreciate the outdoors, the property is situated adjacent to a well-known walking route on the Southern Upland Way, offering stunning scenery and direct access to numerous hiking trails. The area is highly sought after by nature enthusiasts, dog walkers, and those who enjoy outdoor pursuits such as fishing and cycling. The surrounding countryside boasts an abundance of wildlife and spectacular landscapes that change beautifully with the seasons.

Commuting from Broomy Law Cottage is convenient, with good road links connecting to larger towns such as Galashiels (approximately 12 miles away) and Peebles (about 17 miles away). Edinburgh can be reached in under an hour and a half, making it possible for those needing occasional access to the city. Public transport options include regular bus services from Selkirk and Galashiels, where the Borders Railway provides connections to Edinburgh Waverley Station.

Despite its secluded location, Broomy Law Cottage benefits from modern connectivity, making remote working a viable option. The lifestyle here is one of peaceful rural living, with the advantage of being within reach of key amenities and transport links when required.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor — Open-plan kitchen/dining space, living room, snug/bedroom 4, utility room with WC, hallway with study area, boot room and 2 bedrooms one with ensuite.

First Floor — Attic bedroom, 2 attic storage spaces

Externally — Wraparound gardens, orchard, pond, tool shed/summer house, workshop, cedar wood greenhouse, pump house, gated driveway, parking for two cars

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
Broomy Law Cottage	164	1764

E & o e please note that these measurements have been taken from the EPC register.





DETAILS

Broomy Law Cottage is a property rich in history and modern appeal. Originally believed to be the first youth hostel in Scotland, the cottage has been thoughtfully restored to blend period charm with contemporary comforts. The home's traditional rendered stone construction and slate-clad roof maintain its heritage aesthetic, while the extensive renovations have enhanced both its practicality and sustainability. With solar panels, an air-source heat pump, and a borehole water supply, the property is designed to operate efficiently with minimal environmental impact. The additional heating sources, including a Rayburn stove with a back boiler and two log-burning stoves, ensure a cosy and self-sufficient home year-round.

Internally, the layout has been optimised to create a bright and spacious living environment. The open-plan kitchen/diner is a highlight, featuring an industrial-style island, high ceilings, and ample space for an eight-seater dining table. A practical pulley washing line above the Rayburn stove adds to the functionality of the space, there is also a large attic space which is accessed from a hatch in the dining space. Adjacent to the kitchen, the snug (or fourth bedroom) boasts a large window seat with stunning valley views, making it an ideal relaxation spot.

The accommodation offers flexibility, with four well-proportioned bedrooms spread across both floors. The principal bedroom is particularly impressive, benefiting from an en-suite with a full-sized bath and a walk-in double shower, along with access to a second attic space for additional storage. Upstairs, the bright and airy bedroom features skylights, a part partitioned wall ideal for a walk-in wardrobe, and potential for conversion into two separate bedrooms.

Additional features include a practical utility room with a WC and pantry cupboard, a back entrance/boot room for outdoor gear, and a study area within the central hallway, which enjoys rear garden views and a charming ladder staircase leading to the upper level. The living room, with its floor-to-ceiling window, full glass door and working shutters, offers a bright and inviting space centred around a wood-burning stove.

Externally, the property is truly exceptional. The expansive wraparound garden is a haven of biodiversity, featuring an orchard with plum, cherry, apple, and pear trees, as well as an array of specimen trees, flowering plants, and shrubs. A pond enhances the tranquil atmosphere, while the fenced and gated layout ensures a safe environment for children and pets. Outbuildings include a tool shed/summer house

positioned for optimal sunset views, a workshop attached to the house, a pump house for the borehole system and a cedar wood Greenhouse in the back garden. There is also parking for two cars, with the option to expand the carport by removing the workshop to make it fit 3.

Broomy Law Cottage represents a rare opportunity to acquire a beautifully modernised home in a stunning countryside location. The combination of history, eco-friendly features, and further development potential makes this a highly desirable property for a range of buyers, from families and first-time homeowners to investors looking for a unique and self-sufficient retreat/Air BNB in the heart of the Scottish Borders.

SERVICES

Mains electricity, private borehole water supply, and septic tank drainage. Heating via air source heat pump, Rayburn stove with back boiler, and wood-burning stoves. Solar panels enhance energy efficiency. No mains gas.

COUNCIL TAX BAND — C

EPC RATING — D55





















BROADBAND COVERAGE

This area has access to ultrafast broadband services, with maximum download speeds of up to 1800 Mbps for downloads and 220 Mbps for uploads.

Check online for more details

FLOOD RISKS

Surface Water risks— NO specific risk

This information gives the likelihood of surface water flooding within a 50 metre radius of this location.

This does not take into account the effect of any flood defences.

River risks—NO specific risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel. 01896 751300
E-mail: a.welsh@edwin-thompson.co.uk



Floor plan

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk

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