



- Detached Three Bedroom Steading Conversion
- Two Large Barns with Three Internal Loose Boxes
- Lawned Garden with a Pond and Stream ● Pastureland with Frontage to the River Tima
- Stunning Location in a Beautiful Scottish Borders Valley
- Approx. 16.7 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Ettrick 4 miles • Eskdalemuir 8½ miles • Selkirk 22 miles
Lockerbie / A74M 22 miles • Hawick 23 miles

A detached three bedroom steading conversion set in approx. 16.7 acres with a large garden, barns and grazing pasture with frontage to the River Tima in a beautiful remote Scottish Borders valley with wonderful views.

The residence is understood to have originally been a traditional style steading built prior to 1860 which was converted and added to in around 2008.

The outbuildings and pastureland are ideal for smallholding or private equestrian use and offer potential for those seeking self sufficiency.

There are ranges of shops and amenities in Lockerbie, Selkirk and Hawick, and delivery services provided by Tesco and Asda.

THE RESIDENCE

A detached single storey home, converted from a former traditional steading in around 2008 with a ground source heat pump underfloor heating system and double glazed windows.

The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

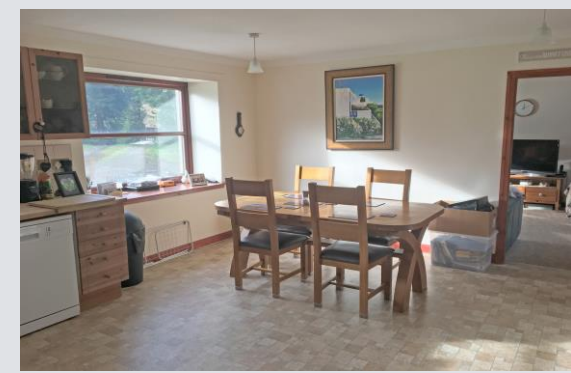
Entrance Hall with a heavy wooden door and large coat cupboard opening into an **Inner Hall** which has an airing / drying cupboard containing underfloor heating manifold.

The **Sitting Room** has windows on three sides with views over the garden to the valley beyond.

The **Kitchen / Dining Room** is fitted with a range of built-in units with wooden worksurfaces incorporating a double sink, space for dishwasher, plumbing for American style fridge / freezer, LPG hob, electric oven with stainless steel extractor hood, large dining area and windows with views overlooking the river.

There are three good sized **Bedrooms**, two of which have built-in wardrobes.

The **Bathroom** is fitted with a panelled bath, shower cubicle, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country road along a driveway which is shared with one neighbouring property. The drive leads across a bridge over the River Tima to a parking area with space for several vehicles.

There is a large lawned rear garden with a pond and a small stream, a large number of trees, flower beds and a vegetable garden.

Adjacent to the residence are **Two Large Barns** c. 60' x 40' and 65' x 16 (about 19m x 12m and 20m x 5m) the larger barn has **Three Internal Stables** and the smaller is currently used for garaging cars.

The Land adjoins in pasture plus an area of Larch Woodland and frontage to the River Tima.

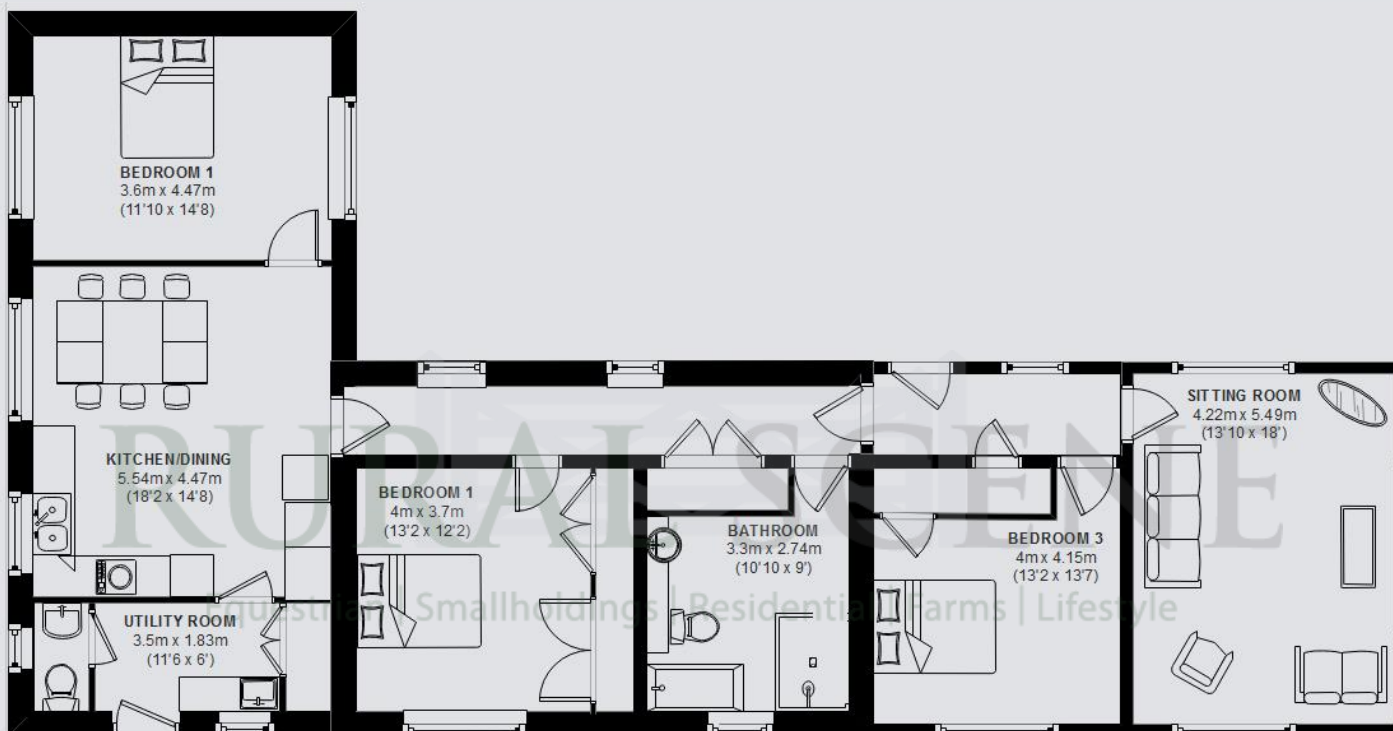
IN ALL APPROX. 16.7 ACRES
(About 6.7 Hectares)



RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SCOTTISH BORDERS COUNCIL
Tel: 0300 100 1800

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE,
GROUND SOURCE CENTRAL HEATING, TELEPHONE and FIBRE
BROADBAND (connected and available subject to normal
transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX D

DIRECTIONS

From Eskdalemuir head north on the B709 for just under 9 miles
and the property will be found on the right hand side.

what3words ///briskly.lousy.outsmart

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Rural Scene have NOT VISITED Stairlaw and have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). ALL INFORMATION CONTAINED IN THESE PARTICULARS HAS BEEN SUPPLIED BY THE VENDORS who have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.