



New Smailholm Farmhouse, Roxburghshire, TD5 7PL










A charming Borders farmhouse set in 1.8 acres with **beautiful views** and steading buildings.

New Smailholm is an unmodernised four bedroom farmhouse set in 1.8 acres of land. This property offers an extraordinary opportunity for renovation, allowing you to create an ideal rural home. With extensive steading buildings and stunning views across the countryside to the historic Smailholm Tower, this property is full of potential.



 4-5  1  3  1.8 acres  EPC F

Offers Over
£585,000

Tenure
Freehold

Local Authority
Scottish Borders

Council Tax
Band F

Key Features

Four Bedroom Farmhouse: Unmodernised farmhouse with potential to extend, subject to the usual planning consent. Three well-proportioned reception rooms, kitchen, utility room, WC, four/five bedrooms and a family bathroom.

Extensive Steading Buildings: Versatile outbuildings that could be converted into additional living space, stabling, workshops or business opportunities (subject to the usual planning consent).

1.8 Acres of Land: Perfect for those looking to create a garden from scratch while incorporating the many existing mature trees. Part of the land could be a paddock for keeping a horse. Please note, additional land may be available by separate negotiation.

Private Driveway: Tree lined drive leading to the front of the house and plenty of parking.

Panoramic Views: Uninterrupted views of the undulating countryside and the iconic Smailholm Tower.

The property

The farmhouse and its surrounding buildings present a rare opportunity for those looking to create a bespoke country house. With thoughtful renovation, this property can be transformed into a beautiful family home or a business opportunity. The farmhouse, though requiring modernisation, has period charm and offers a blank canvas for people looking to create their ideal family home. The property includes a variety of traditional features and classic proportions, providing a solid foundation for a twenty first century home.

The steading buildings are expansive and versatile, offering endless possibilities for development. Whether you envision additional accommodation, a home office, art studio, or even a small business, these buildings provide a valuable extension to the main farmhouse. The 1.8 acre plot provides privacy in a stunning setting with ample space for outdoor activities, gardening or keeping a horse.



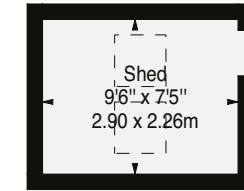


Farmhouse

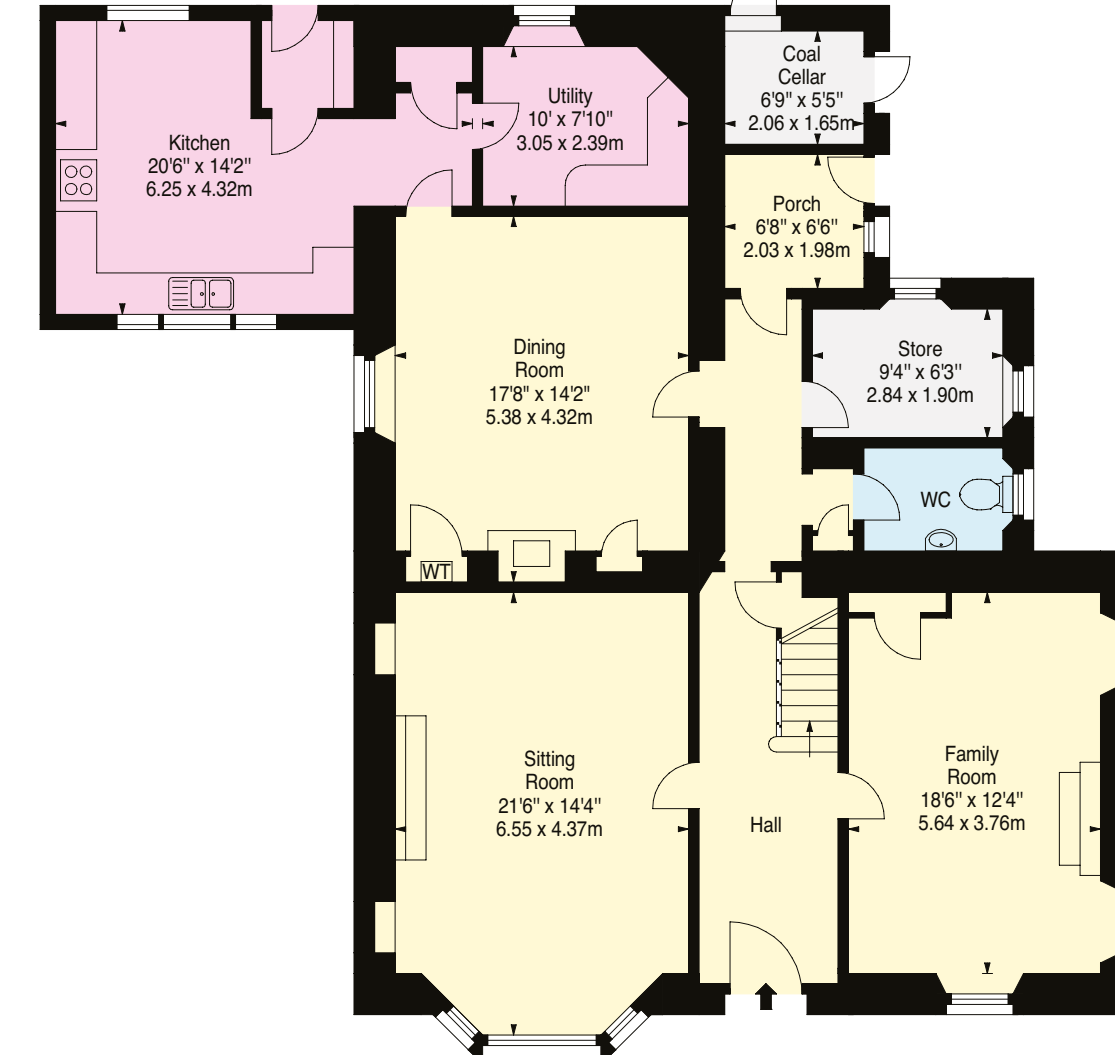
Approximate Gross Internal Floor Area
 2444 Sq Ft - 227.05 Sq M
 (Including Coal Cellar)
 Shed: 71 Sq Ft - 6.60 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

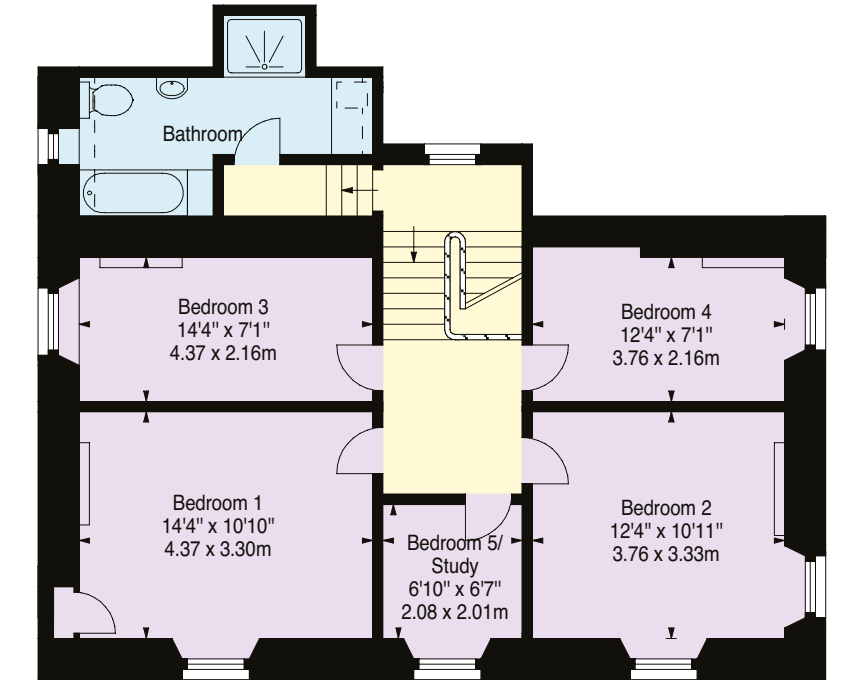
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Ground Floor

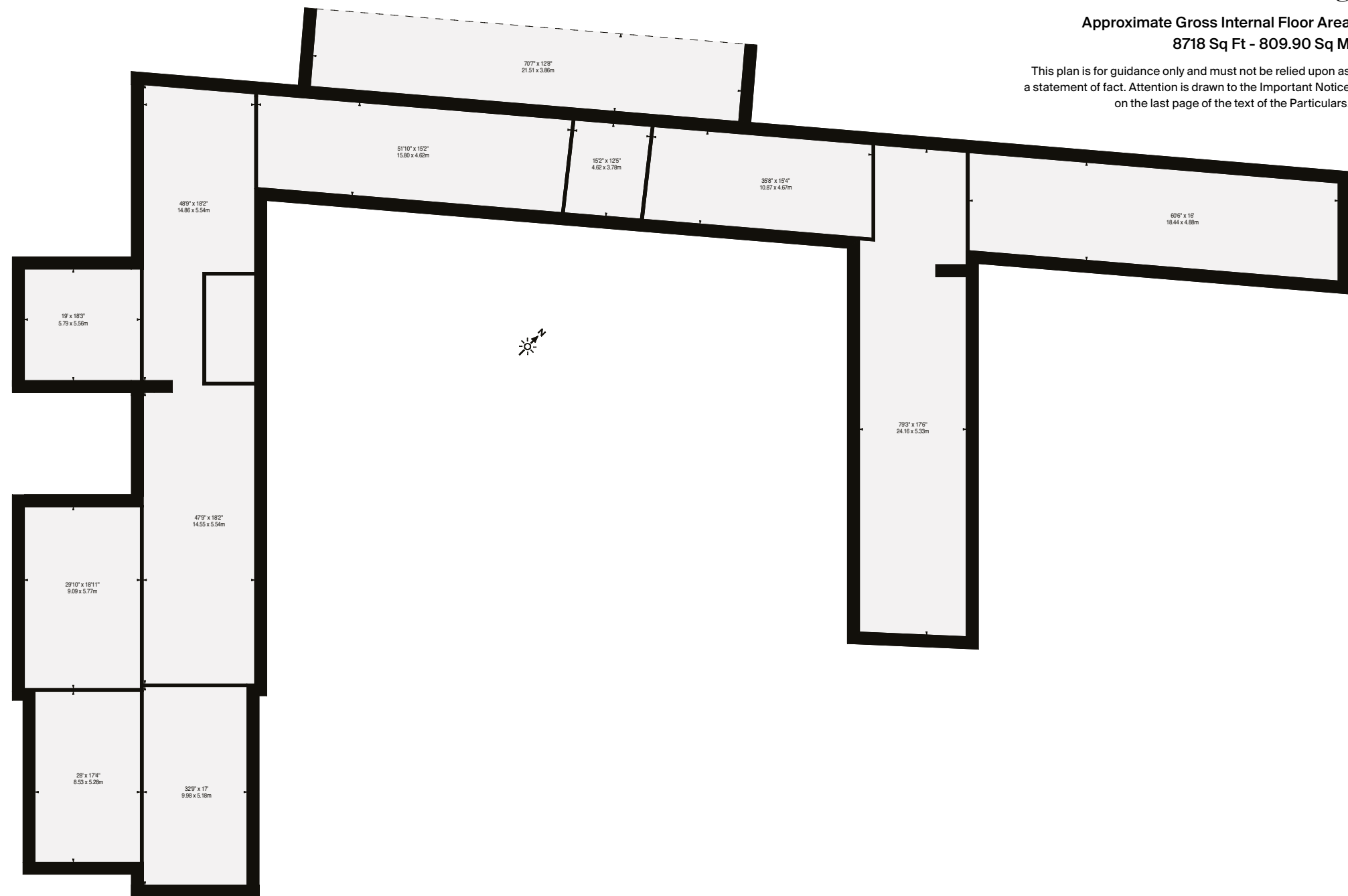


First Floor

Steading

Approximate Gross Internal Floor Area
8718 Sq Ft - 809.90 Sq M

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Location

New Smailholm Farmhouse is situated in the heart of the Scottish Borders, close to the small conservation village of Smailholm. Positioned in an idyllic rural setting, the property benefits from a south easterly aspect with wide reaching views, with the historic Smailholm Tower as the focal point. It lies 40 miles from Edinburgh with many city facilities and an international airport, and 31 miles from Berwick-upon-Tweed with its main line railway station, with direct services to and from London and Edinburgh. The Borders Railway between Edinburgh and the Borders terminates at Tweedbank (8.5 miles) just outside Melrose.

New Smailholm Farmhouse is ideally suited for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty, strong equestrian tradition and rich variety of sport. Driven grouse, pheasant and partridge shooting are available locally with salmon fishing on the Rivers Tweed and Teviot. There are endless opportunities for walking and riding and for golf enthusiasts there are a number of courses in the area including the championship Roxburghe course at Kelso. There are a number of good schools in the area, with the house being in the catchment for Edenside Primary and Kelso High schools, whilst at Melrose there is the well-known boys' and girls' preparatory school of St Marys.

Directions

What3words [///crate.author.revealing](#)

Services

Mains water and electricity. Private drainage to a septic tank. (**Mains gas fired central heating??). These services have not been tested and therefore there is no warranty from the agents.

Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation. Please note that the carpets and curtains, together with the wall and ceiling lights, are not included in the sale but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.



3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Viewing

Strictly by appointment through Knight Frank. Prior to making an appointment to view, we recommend that you discuss any points which are likely to affect your interest in the property with a member of staff in order that you do not make a wasted journey.

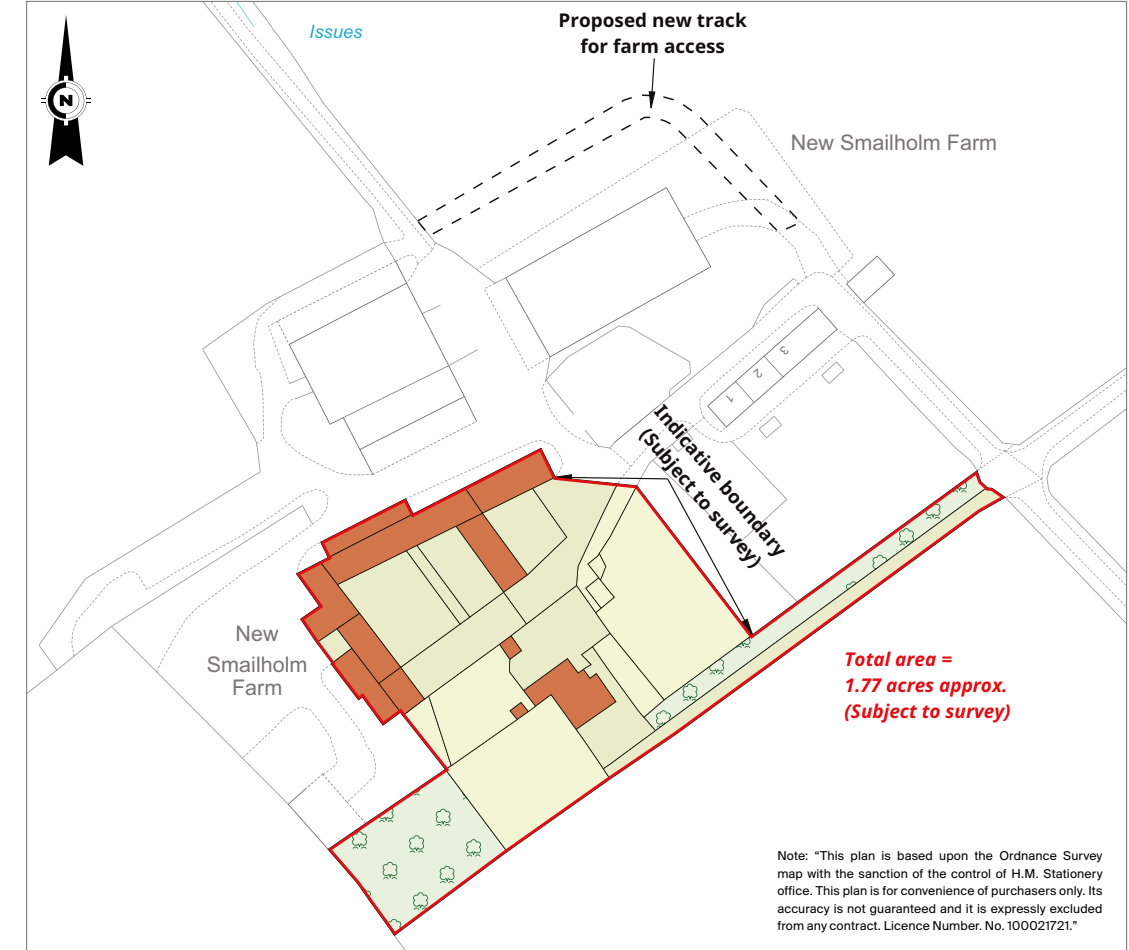
Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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