

Peebles

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Offers Over £750,000

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Farmhouse, Cardrona Mains, Cardrona, Peebles, EH45 9HX



Dating from the early 19th Century, Cardrona Mains Farmhouse is a substantial and impressive Grade C listed family home that has been thoughtfully designed to offer an exemplary fusion of contemporary and traditional. Boasting many attractive period features including ornate corncicing, working shutters, high ceilings and feature fireplaces whilst enjoying all the luxuries of modern day living. The property benefits from a self-contained, one bedroom annexe, run as a successful holiday let and accessible from the main house or own main door entrance. Situated within fully enclosed, gated garden grounds enjoying an idyllic location, exceptional views of the surrounding hills and countryside and ample parking for multiple vehicles.

Accommodation

GROUND FLOOR

- * Spacious entrance hallway
- * Beautifully appointed living room with large bay window and wood-burning stove
- * Dual aspect dining kitchen, excellent range of integrated appliances, large bay window and open fire
- * Utility room
- * Study
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with en-suite bathroom
- * Bedroom with en-suite shower room
- * Bedroom with en-suite bathroom
- * Two further double bedrooms
- * Bathroom with separate shower cubicle

ATTIC FLOOR

- * Large attic room

Annexe

- * Accessible from the main house and own main door entrance, which is located at the rear of the main house
- * Kitchen / living room with multi-fuel stove
- * Bedroom
- * Shower room

ADDITIONAL INFORMATION

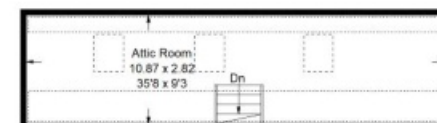
- * Gas central heating
- * Predominantly double glazing
- * Large garden, mainly laid to lawn
- * Store
- * Timber summer house
- * Working shutters
- * Ornate corncicing

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Approximate Gross Internal Area = 328.9 sq m / 3540 sq ft
 Store = 3.5 sq m / 38 sq ft
 Total = 332.4 sq m / 3578 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2023 (ID 993823)

Situation

Cardrona sits amidst beautiful scenery in the heart of the borders countryside. An idyllic yet highly accessible location, five minutes from the market town of Peebles and within easy commuting distance of the City of Edinburgh. On your doorstep is the MacDonal Hotel and Country Club which offers a spa/health club and an 18 hole championship golf course. The area around Cardrona offers numerous activities for those with an interest in sporting and/or country pursuits. It is a Mecca for mountain bike enthusiasts who come from far and wide to experience the runs in nearby Glentress Forest and at Innerleithen. Excellent schooling and more comprehensive shopping is provided by the County Town of Peebles a short drive away. A school bus is available for Priorsford and Halryude Primary Schools as well as Peebles High School.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band G

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.