

**Peebles**  
Call 01721 723999

**Offers Over £470,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Calzeat Farmhouse, Broughton, Biggar, ML12 6HQ**



Built in 1827 as part of the Calzeat Farm, this fabulous character property is one of the oldest buildings in Broughton, refurbished in the 1960's and again by the current owners in 2004 along with a major re-modelling of the main farmhouse and outbuildings. Featuring a combination of modern and historic architecture all set against a breathtaking backdrop of rolling hills and countryside, affording direct access to world-class outdoor pursuits including many riverside and hilltop walks, notably the John Buchan Way, beginning in Broughton via Stobo to Peebles. Additionally, the property offers excellent potential for further conversion of the old barn and stable block. Calzeat Farm is a superb home for those looking to enjoy the benefits of a semi-rural village lifestyle which has excellent commuter links, by car to Edinburgh (30 minutes), Glasgow (1 hour) as well as the surrounding towns and villages including Peebles (20 minutes), and Biggar (10 minutes).

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Sitting room with solid fuel stove
- \* Dining room
- \* Rear hallway
- \* Dual aspect kitchen with glazed doors opening out to the breakfast deck, including freestanding kitchen island, matching dresser and freestanding traditional style cooker
- \* Utility room / cloakroom
- \* Garden room with double height pitched ceiling, Velux and bi-folding doors connecting to the sitooterie and terrace allowing natural light to flood the room and creating a seamless transition between indoors and outdoors

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with balcony and en-suite bathroom and over-bath shower
- \* Two further double bedrooms
- \* Office / Bedroom 4 with full height glazed doors and glass Juliet balcony
- \* Bathroom with over-bath shower

### OUTBUILDINGS, combined 106m<sup>2</sup>

- \* Old Barn - now an open cloistered area used as a workshop and storage space
- \* Old Stable - partly converted into an open plan studio workspace with upper level deck, wired as separate unit with mains water and drainage installed

### ADDITIONAL INFORMATION

- \* Oil fired central heating
- \* Partial double and single glazing
- \* Landscaped garden grounds offering an excellent degree of privacy, incorporating a lawn, various seating areas and a delightful sunny aspect to the rear
- \* Off-street parking for up to three vehicles

## Calzeat Farm, Broughton, Biggar, ML12 6HQ

Approximate Gross Internal Area = 183.0 sq m / 1970 sq ft

Outbuilding = 106.0 sq m / 1141 sq ft

Total = 289.0 sq m / 3111 sq ft

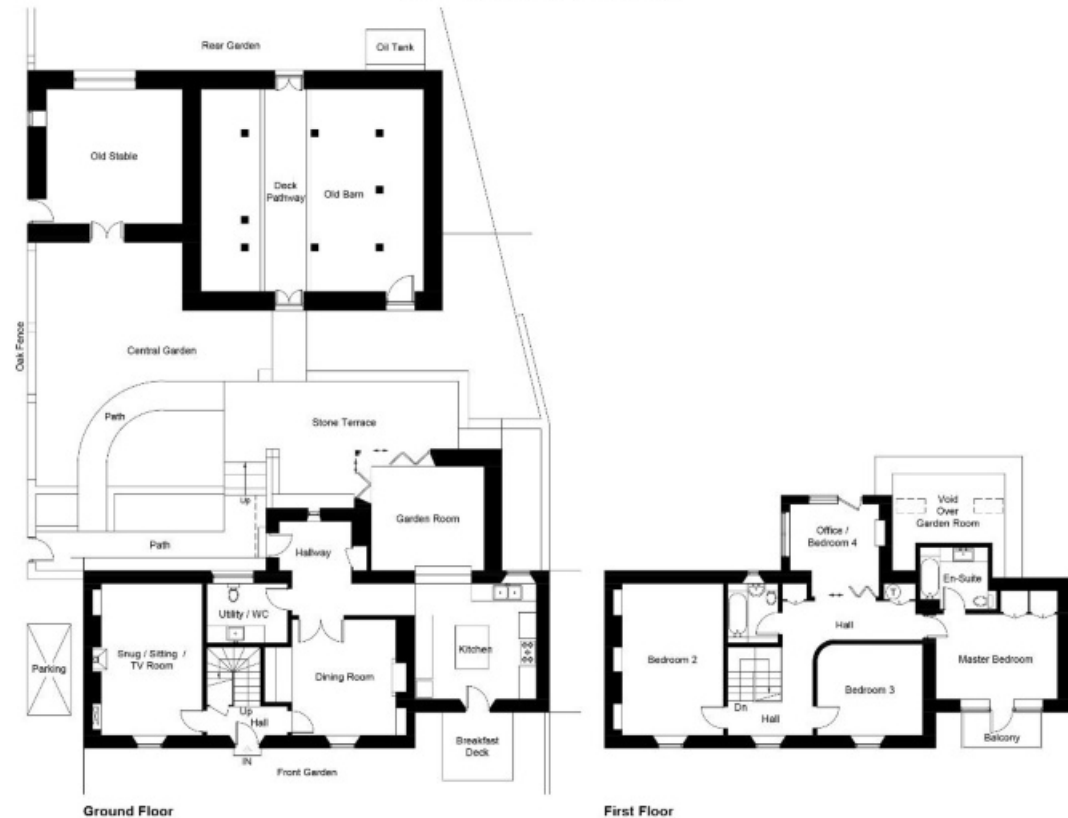


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096990)

### Situation

Located within the village of Broughton where a number of facilities are found including a community shop, village hall and an award winning tea room. There is also a popular bowling club and tennis courts. Outdoor pursuits are in abundance with horse riding, hill walking, mountain biking, with fishing available on the famous River Tweed. Highly regarded schooling is available in the village at primary level, with secondary provided at Peebles or Biggar High School. The market town of Biggar is approximately six miles away where a number of supermarkets, shops, restaurants, hotels and parks can be found. The property is also easily accessible to the surrounding Border towns as well as Edinburgh and Glasgow.

### 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 electricity, water and drainage, oil fired central heating.

### EPC

E

### Council Tax

Scottish Borders Council, Council Tax Band F.

### 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.