



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS



**Wall Cottage and Lots, Glenormiston, Innerleithen, EH44 6RD**



## Wall Cottage – Lot 1

### Offers Over £585,000 (Lot 1 Only)

Wall Cottage has been extensively extended and beautifully modernised to create a bright and well-appointed home, in a delightful rural location, offering stunning views over the Tweed Valley.

#### Interior Features

The property opens into a spacious hallway on the ground floor, which serves as the central hub of the home and has previously functioned as a dining hall. This welcoming space sets the tone for the rest of the house.

One of the standout features is the extended sitting room—a stylish, contemporary addition that brings in an abundance of natural light and offers seamless access to the garden, framing the surrounding landscape beautifully.

The kitchen has classic country-style wall and floor units and features an electric Aga range cooker. Double doors from the kitchen lead out to a raised deck with views across the Tweed Valley, perfect for outdoor entertaining.

Throughout the ground floor, high-quality oak flooring has been laid, combining practicality with timeless elegance. Underfloor heating adds a further touch of comfort, as does a contemporary wood-burner in the living room. Upstairs there are three spacious and light double bedrooms offering fantastic views of the surrounding countryside.

Both the ground and first floor bathrooms have been thoughtfully designed with stylish, high-quality fittings, contributing to the home's sophisticated feel.





# Wall Cottage – Lot 1

## Accommodation

### Ground Floor:

- Porch
- Entrance hall
- Sitting/dining room
- Kitchen/dining room
- Study or additional bedroom
- Double bedroom
- Bathroom
- Utility/boot room with pantry and cloakroom

### First Floor:

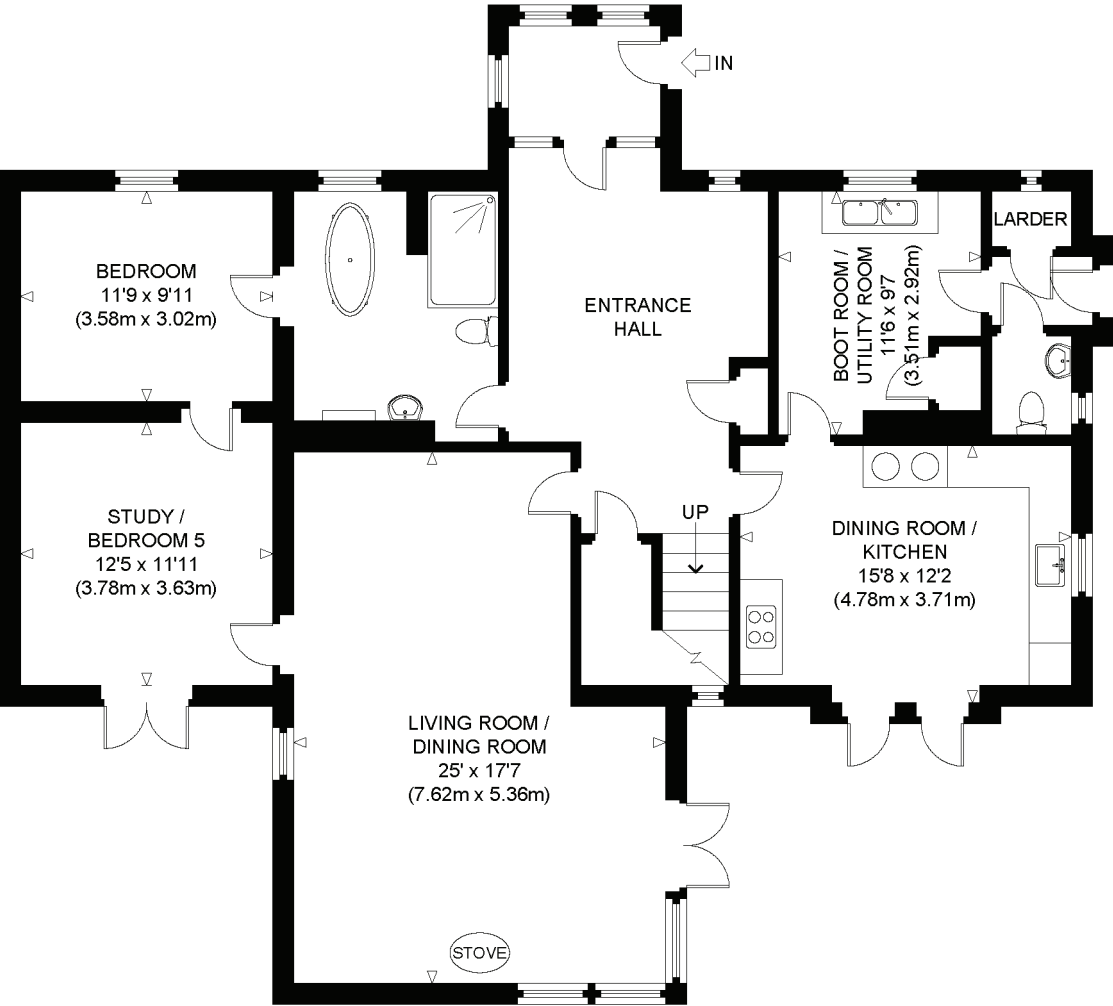
- Landing
- Master bedroom
- Two further double bedrooms
- Family shower room

### Services, Council Tax & EPC

- Tenure: Freehold
- Water: Private supply
- Electricity: Mains connection
- Drainage: Private system
- Heating: Oil-fired system with underfloor heating on the ground floor
- Council Tax Band: C
- Energy Performance Certificate (EPC): D



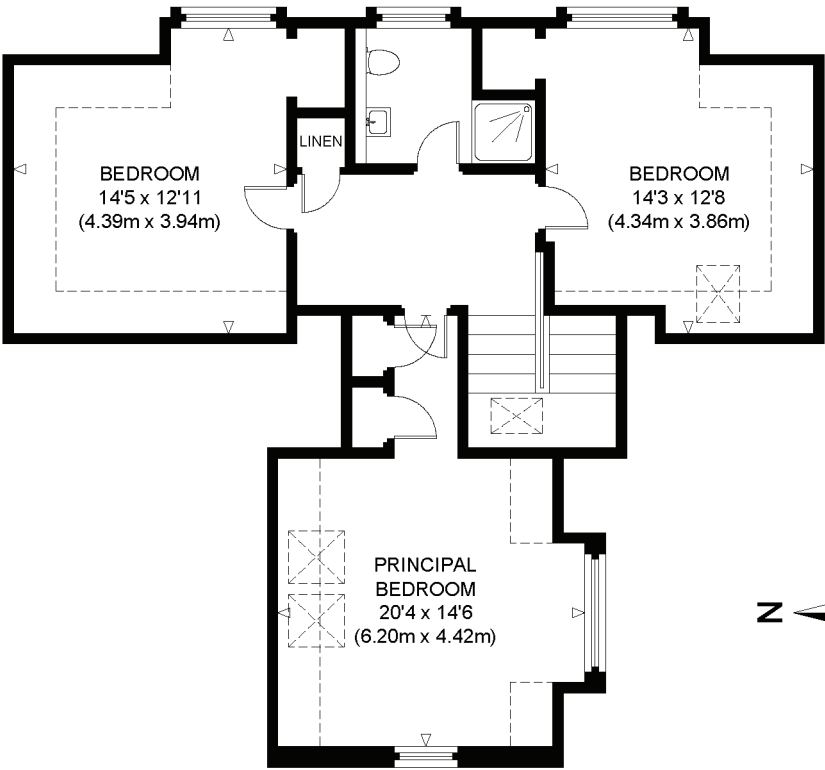
Wall Cottage – Lot 1  
Floor Plan



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1472 SQ FT / 136.8 SQ M

WALL COTTAGE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2247 SQ FT / 208.8 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 775 SQ FT / 72.0 SQ M













# Wall Cottage – Lot 1

## Garden and Grounds

Wall Cottage is set within beautifully landscaped grounds extending to approximately half an acre. A timber fence defines the north-eastern boundary, while a sweeping driveway leads through the garden. The grounds are predominantly laid to lawn, complemented by decorative borders, shrubberies, and an ornamental pond that adds both visual interest and a haven for wildlife.

A partially covered raised wooden deck, accessible from both the kitchen and sitting room, provides a sheltered, private spot for al fresco dining and relaxation.

The garden's rear boundary is partially formed by the original estate wall, which enhances privacy and character.

In 2021, a high-quality greenhouse was added in a secluded corner of the garden, offering not only a functional space for gardening but also a tranquil retreat.

Additionally, the garden includes a substantial Kingsland oak and timber garage block with room for two vehicles.

An EV charging point has recently been installed.





# Wall Cottage – Lot 1

## Situation

Wall Cottage enjoys a tranquil rural setting adjacent to the small hamlet of Glenormiston Steading, just two miles from the vibrant town of Innerleithen, nestled in the heart of the Tweed Valley—an area celebrated for its breathtaking scenery and rich outdoor lifestyle. Innerleithen offers a wide array of local amenities, including:

- A well-stocked supermarket
- Independent shops and artisan cafes
- A post office and health centre

For those who love the outdoors, the property is surrounded by a wealth of opportunities for recreation:

- A network of river, woodland, and hill walks on the doorstep
- A new multi-use path providing a scenic route to Peebles and beyond
- World-class mountain biking at Innerleithen and nearby Glentress Forest, both part of the renowned 7stanes trail network
- A 9-hole golf course in Innerleithen and the championship course at Cardrona just one mile away
- Horse riding with extensive off-road hacking directly accessible from the property
- Fishing on the River Tweed, famed globally for its Atlantic salmon

This is a location that truly blends the peace of the countryside with proximity to vibrant town life and active pursuits.

## Distances

Innerleithen: 2 miles  
Peebles: 5 miles  
Edinburgh: 23 miles





## Wall Cottage – Lot 1

### Schools

The area benefits from a strong reputation for education, with access to both primary and secondary schools in Innerleithen and nearby Peebles, all highly regarded within the region.

For families seeking independent education, a dedicated school bus service runs from the area to George Watson's College in Edinburgh, one of Scotland's leading private schools.

This combination of rural living and access to quality schooling makes Wall Cottage an ideal family base.





## Lot 2

### Agricultural Land & Equestrian Facilities Offers Over £120,000 (Lot 2 Only)

Included with Wall Cottage is approximately 2.8 hectares (7 acres) of versatile agricultural land—ideal for those seeking a rural lifestyle, smallholding ambitions, or exploring potential tourism or residential development (subject to planning permission).

#### Equestrian Facilities

The property currently offers excellent equestrian infrastructure. A well-planned yard, conveniently located near the cottage, features a Kingsland timber stable block comprising:

- Two stables
- A forage/feed store
- Concrete base with power and water supply

An additional barn/store sits nearby, providing further storage or agricultural utility. The entire area is enclosed with post and rail fencing, ensuring security and structure.

Behind the stable block, a levelled area of land presents a ready-made opportunity for an outdoor riding arena, subject to the necessary consents.

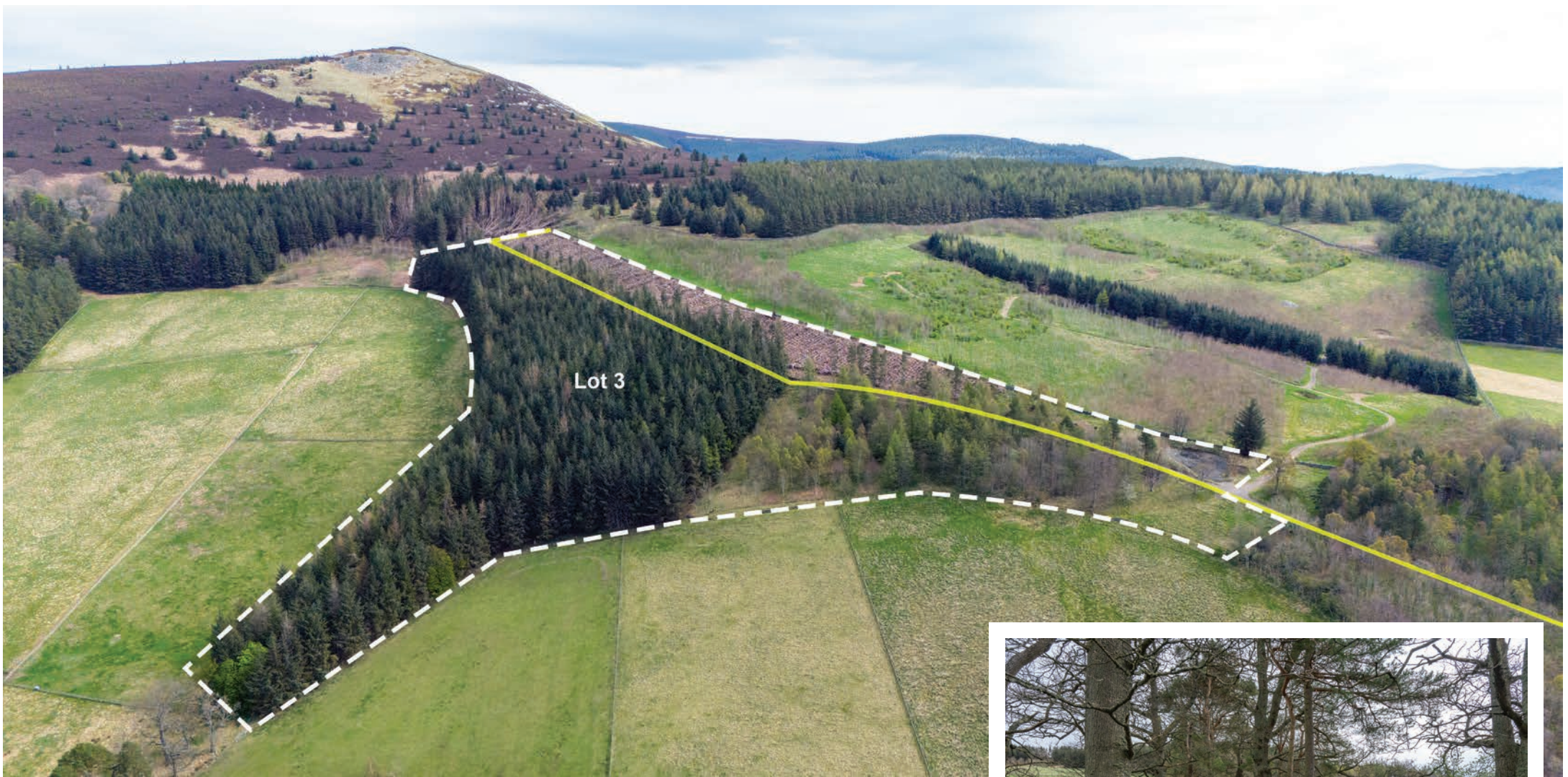
#### Land Configuration

The land has been smartly divided into one large paddock and two smaller ones, offering a practical layout for effective grazing and land management. The configuration also supports rotational use and separation for different stock or equestrian needs.

Note: If purchased separately from Lot 1, water supply will be available; power connection will be the purchaser's responsibility if required.







### **Lot 3 - Productive Woodland Offers Over £125,000 (Lot 3 Only)**

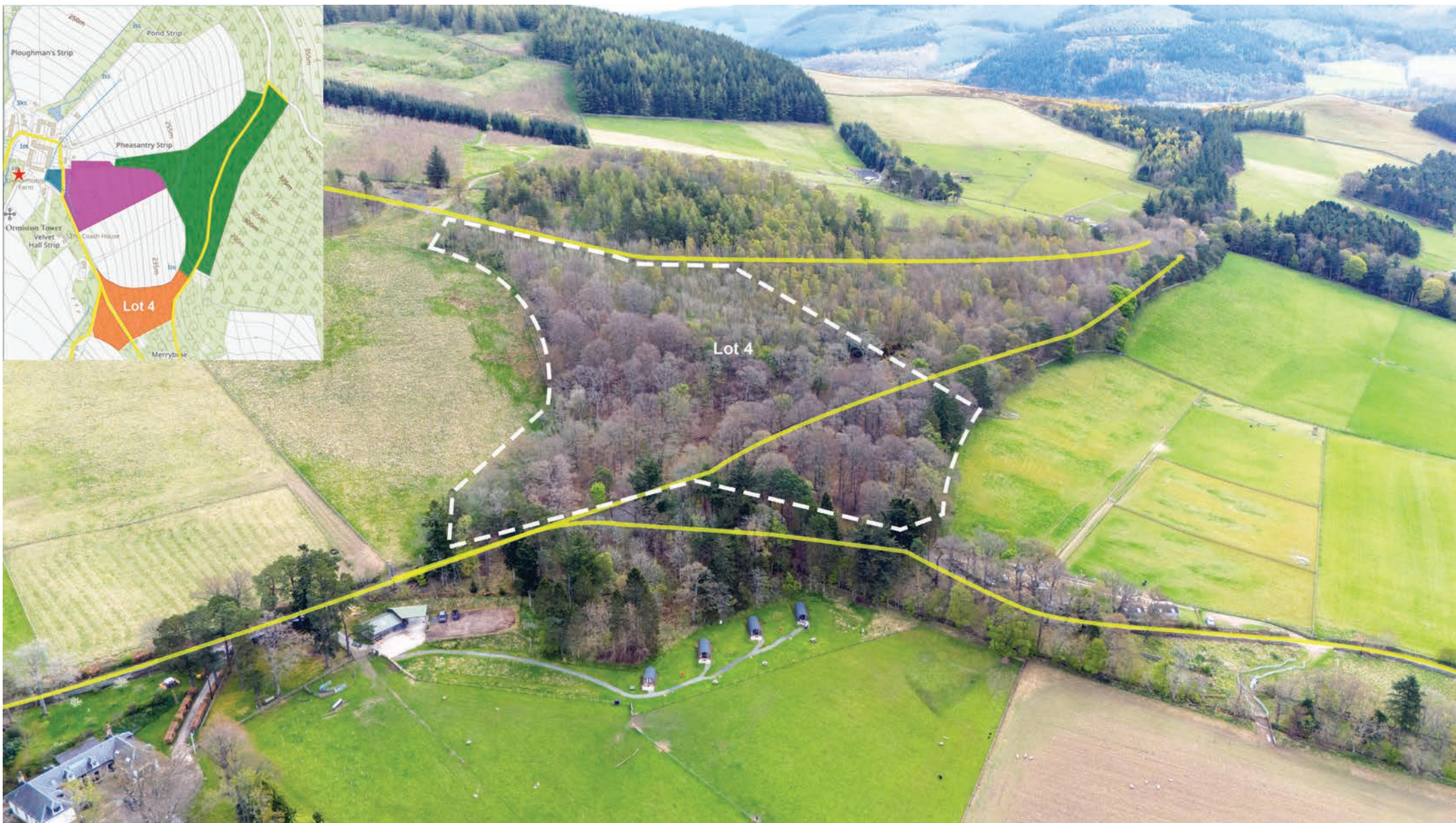
This parcel comprises approximately 6.2 hectares (15.5 acres) of mixed-use forestry, including:

- Productive conifer plantation
- Areas of broadleaf woodland
- Sections of native woodland restock and open ground

This woodland includes a significant estimated timber value, ready for immediate felling, making it an attractive option for forestry investors or those interested in sustainable land management.



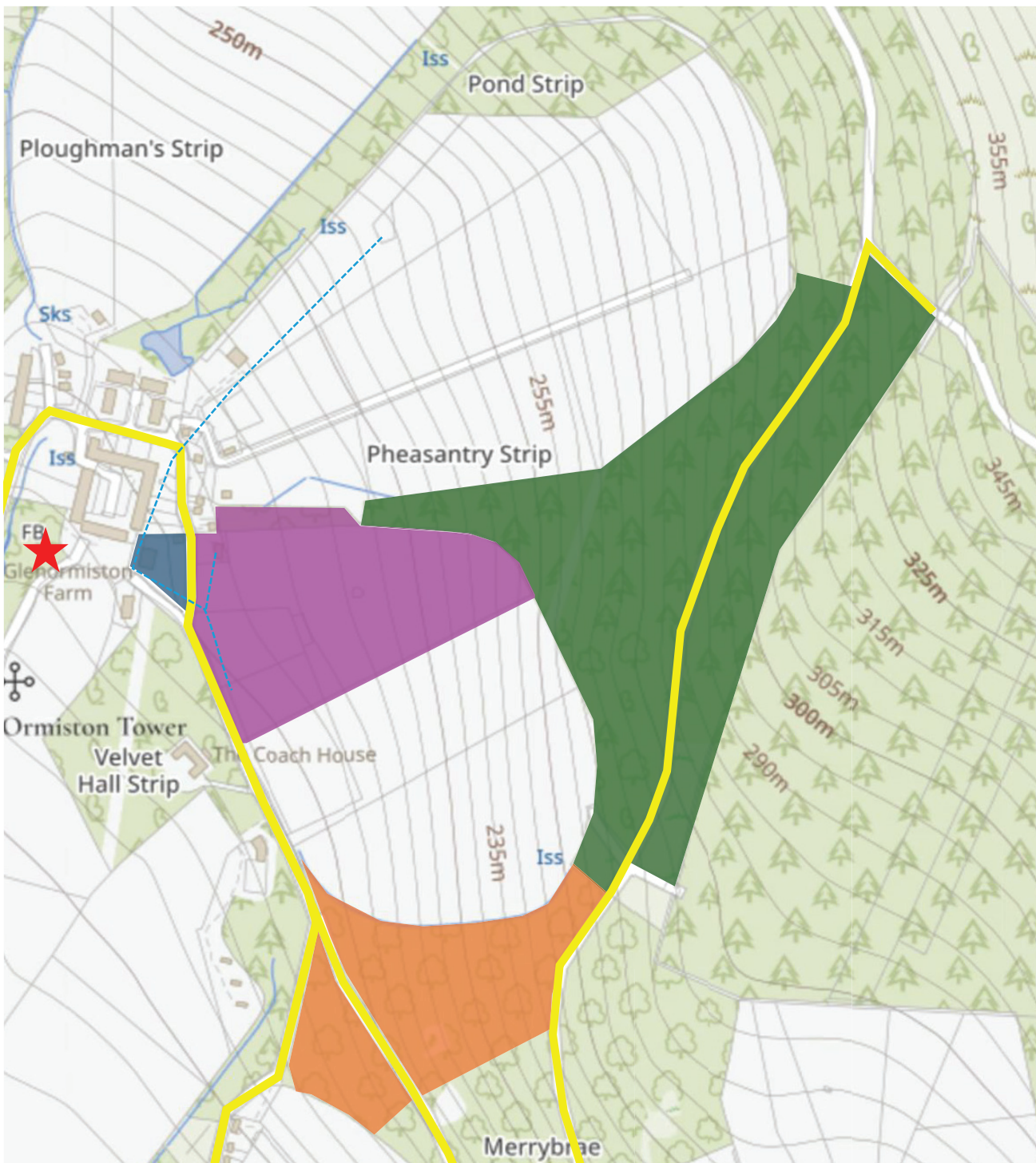






## **Lot 4 - Amenity Woodland Offers Over £45,000 (Lot 4 Only)**

This charming area of mature broadleaf woodland extends to approximately 2.4 hectares (6 acres) and offers significant amenity value with abundant wildlife. Ideal for nature lovers, conservationists, or those seeking a peaceful escape, this woodland supports biodiversity, recreational use, or light forestry. It also contributes to the overall scenic and private character of the estate.





## Wall Cottage Lotting Plan

-  Lot 1 - Wall Cottage and Garden, 0.5 acres
-  Lot 2 - Agricultural Land and Equestrian Facilities, 7 acres
-  Lot 3 - Commercial Woodland, 15.5 acres
-  Lot 4 - Amenity Woodland, 6 acres
-  Shared Septic Tank
-  Access Rights - Varies by Lot
-  Private Water Supply



## Purchase Options Summary

Lot	Details	Price
Wall Cottage (Lot 1)	Main house and garden	Offers over £585,000
Land (Lot 2)	Agricultural land and equestrian facilities	Offers over £120,000
Productive Woodland (Lot 3)	Conifer and restocked woodland	Offers over £125,000
Amenity Woodland (Lot 4)	Mature broadleaf woodland	Offers over £45,000
Whole Estate (Lots 1-4)	Entire property and grounds	Offers over £840,000
Wall Cottage & Land (Lots 1 and 2)	House and paddocks with stables	Offers over £685,000



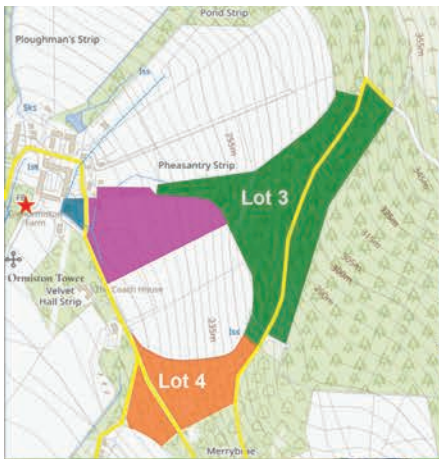
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### Interested in this property?

Call Cullen Kilshaw, Peebles

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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