



“Eddlewood”, Bellfield Road, Eddleston, Peeblesshire, EH45 8QR
Offers Over £350,000



An extremely attractive, three-bedroom traditional detached cottage in an elevated position with generous and private garden grounds offering wonderful countryside views.



DESCRIPTION:

Dating back to the early 1900s, Eddlewood is a property exuding an abundance of character and historical charm. With design inspired by the Arts and Crafts movement, this is a time capsule house with meticulously designed fittings – door finger plates, stair rods, brass handles, leaded windows, and a distinctive doorbell - whispering tales of a bygone era. Eddlewood was designed by and built for James Orr, the Master of Works (Buildings) for Peeblesshire County Council, who was himself a skilled draughtsman and woodworker. Only known to have sold once in its existence (in 2014 to the present owners), Eddlewood presents a unique opportunity to restore, modernise and enhance this picturesque home. The original plans, drawn and hand coloured by James Orr, will be included with the house. Early viewing is strongly advised.

Accommodation is spread across two levels spanning an impressive 1,663 square feet, with two entrance hallways providing access to all ground floor accommodations from both sides. The sitting room has dual aspect windows and features a Morso multi-fuel stove within the recess of the original fireplace. The dining room exudes original character from wall panelling, feature doorway and built-in cupboards. A central focal point is provided by another Morso multi-fuel stove, while the sweeping countryside views evoke a sense of timeless charm, perfect for entertaining. The kitchen continues the original features including an assortment of wall and base units, whilst space and services are available for appliances. Accessible from the kitchen, a door leads to a suite of storage and utility rooms housing the original coal store, a convenient ground floor WC, a room overlooking the garden and a third external door to a yard area with outside tap. Above this suite of rooms is a loft space which at one time is thought to have been a workshop. Completing the ground floor layout is a generously sized practical storage area, with larder shelves.

Off the stairway, is a box room currently housing the water tank, yet with some thoughtful tweaking, could easily transform into an ideal home office space. Accessed from first floor hallway are three comfortable double bedrooms all enjoying individuality and original character. The larger of the three offers tremendous views to the front across the countryside and includes the original fireplace and bespoke cabinetry. The second bedroom features dual aspect windows to the front and side of the property. The third bedroom features a corner fitted cabinet and attractive fireplace. The family bathroom has been modernised to incorporate a WC, wash hand basin, a panelled bath with an electric overhead shower, and a heated towel rail.

OUTSIDE:

Externally, the charm extends to the wonderful private garden grounds surrounding the property. The rear gardens which are accessed via Bellfield Road, offer areas of lawn, flower beds and colourful mature plantings. A private driveway offers convenient off-street parking which leads to a timber and brick garage which would benefit from being restored or replaced. Lockable timber gates at either side of the property and mature hedging ensures privacy for the sizeable front garden, which is tiered over three levels. This space offers lovely views and options to develop alfresco dining and entertaining spaces and establish new bedding areas or vegetable patches.

LOCATION:

Eddleston is a charming conservation village within easy commuting distance of Edinburgh and the city bypass. There is a thriving local community with a parish church and a village hall which provides a variety of clubs and activities for all ages. The village is connected to Peebles, Glentress and the Tweed Valley by a new off-road multi-use cycling and walking path, opened in 2023 and currently being extended to the north. Set in the heart of the Eddleston is the highly regarded Horseshoe Inn which offers a restaurant, luxury rooms, and a bar. Leisure facilities, including a gym and swimming pool are available at the nearby Barony Castle Hotel which also offers fine dining and a lounge bar. The historic market town of Peebles is located just a ten-minute drive south of Eddleston and offers an excellent array of amenities including banks, post office, restaurants, pubs, independent shops, and well-known High-Street stores, as well as schooling at both primary and secondary levels. The local area is particularly well served for recreational activities with fantastic walking and cycling routes, golf courses, fishing, and mountain biking facilities at Glentress all within easy reach. A regular bus service runs through the village to and from Edinburgh and to neighbouring towns including Galashiels.





SERVICES:

Mains water and drainage. Mains electricity. Mixture of off peak and instantaneous electric heaters. Mixture of single and double timber and UPVC windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, and window coverings will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F. Amount payable for year 2024/2025 - £2,992.91. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is G (05) with potential C (69).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

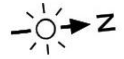
ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

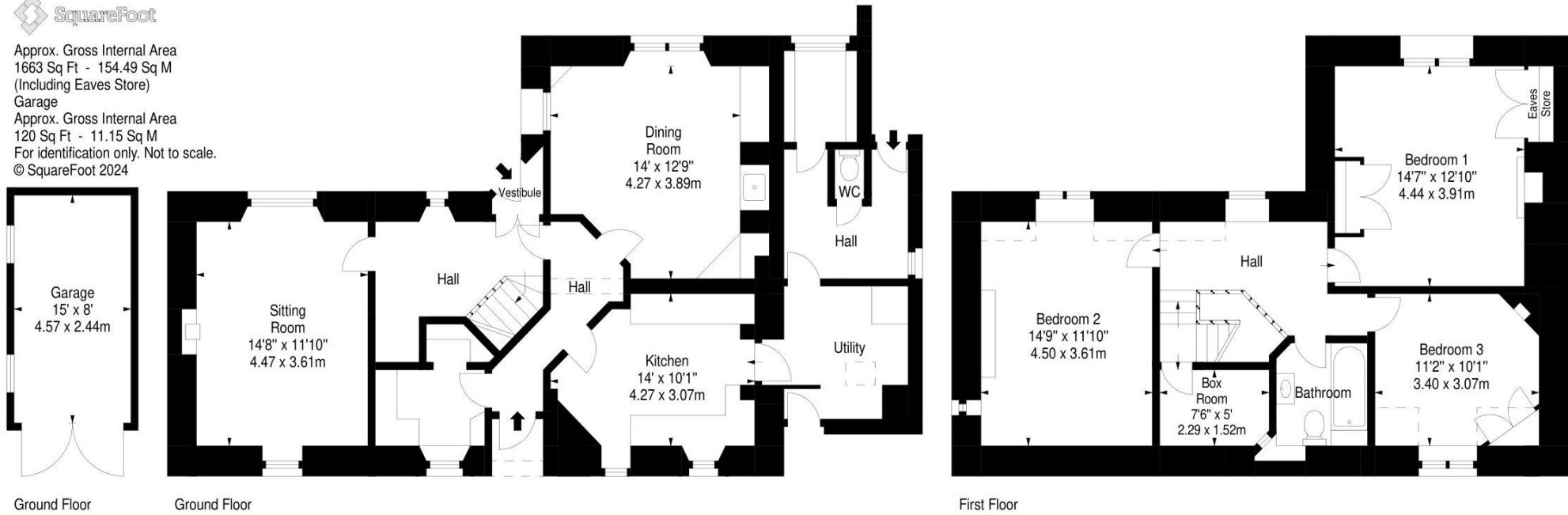
Particulars prepared March 2024.



Eddlewood,
 Belfield Road,
 Eddleston,
 Peebles,
 Scottish Borders, EH45 8QR



Approx. Gross Internal Area
 1663 Sq Ft - 154.49 Sq M
 (Including Eaves Store)
 Garage
 Approx. Gross Internal Area
 120 Sq Ft - 11.15 Sq M
 For identification only. Not to scale.
 © SquareFoot 2024



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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