



Kerfield Farm, Innerleithen Road, Peebles, EH45 8LY  
Offers Over £360,000



An attractive three-bedroom, traditional stone-built semi-detached farmhouse occupying a fantastic location with stunning views of the beautiful Tweed Valley countryside situated on the edge of the picturesque Borders town of Peebles.



### DESCRIPTION:

Dating back to the 1800s, this charming and unique property offers versatile accommodation spanning 3,692 square feet across two levels, which also includes numerous outbuildings providing excellent potential and opportunities with various options. While retaining many original features, the property now requires modernisation, offering the new owner an opportunity to create a home with personalised interior designs and finishes. Within comfortable walking distance of the vibrant town centre with an excellent array of amenities, parks, and riverside walks, this property offers exceptional potential and is sure to be extremely popular. Early viewing comes highly recommended.

Occupying idyllic surroundings with generous private garden grounds, the spacious and versatile internal accommodation comprises; entrance vestibule leading into an inner hallway allowing access to all ground floor accommodation. Boasting fantastic views to the front, the sitting room is a generous size and features an open fireplace with tiled surround. The dining room enjoys a window to the rear and also features an open fire with tiled surround and seamlessly leads through to the kitchen. Fitted with an array of wall and base units, the kitchen features dual-aspect windows and two built-in cupboards, while a door at the rear leads to a walk-in store, a utility area, a WC, and an external door providing easy access to the garden. The principal bedroom boasts wonderful front-facing views and features two built-in storage cupboards and a tiled fireplace. This versatile room could also serve as an additional reception room if desired. Completing the ground floor accommodation is a wet room featuring an electric shower and a wash hand basin. Adjacent to the wet room is a separate WC. Up on the first floor, you will find a hallway landing leading to two generous and comfortable sized double bedrooms, both of which boast fabulous views over the fields and tree-lined hills beyond.

### OUTSIDE:

Externally, the property features generous private, south facing garden grounds at both the front, and side, which boast of serene countryside views. Fully laid to gravel, these gardens are a blank canvas, offering the new owner the opportunity to design and landscape the space to their personal taste whilst. A fantastic array of outbuildings in various shapes and sizes offer great potential for diverse uses, or with the relevant planning permissions, conversion to additional accommodation. The garden also offers exceptional off-street parking and is fully enclosed by stone walling, timber fencing, and mature hedging.

### LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately four miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year to include the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.





#### SERVICES:

Mains water and drainage. Mains electricity. Mains gas fired central heating. Mixture of UPVC double glazed windows, and timber single glazed windows. Telephone connection.

#### ITEMS TO BE INCLUDED:

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

#### 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 E (52) with potential C (71).

#### 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.

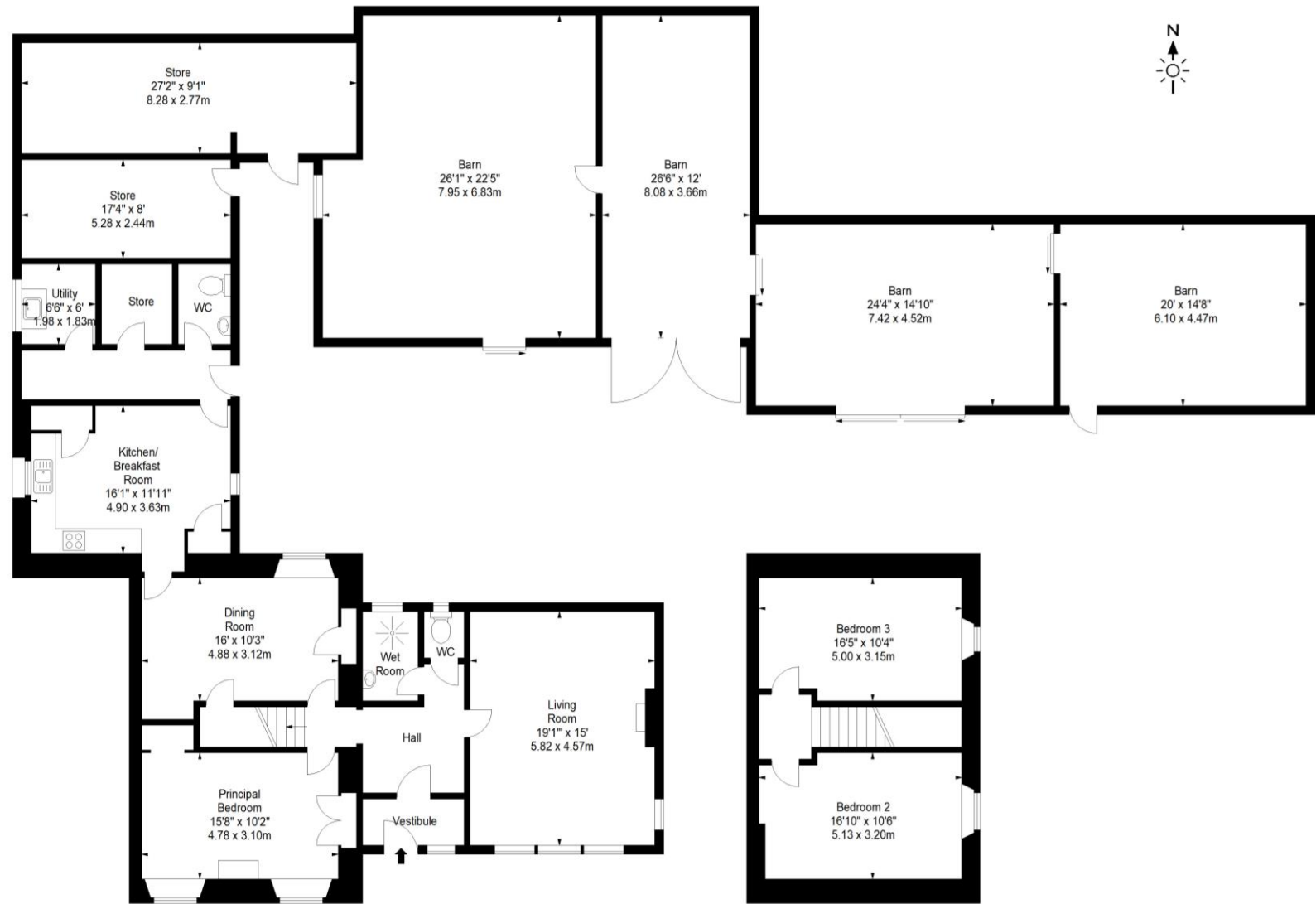
Particulars prepared June 2024.



**Kerfield Farm,  
Innerleithen Road,  
Peebles,  
Scottish Borders, EH45 8LY**



Approx. Gross Internal Area  
3632 Sq Ft - 337.41 Sq M  
(Including Barns & Stores)  
Greenhouse  
Approx. Gross Internal Area  
91 Sq Ft - 8.45 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

Ground Floor

First Floor

**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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