



Hallyards Lodge, Kirkton Manor, Peeblesshire, EH45 9JQ
Offers Over £685,000



Nestled within the magnificent surroundings of the picturesque Manor Valley, a distinguished four-bedroom detached family home with detached double garage located just three miles southwest of the fabulous Borders town of Peebles.



DESCRIPTION:

Hallyards Lodge, constructed in the early 19th century as the Gate Lodge to Hallyards Manor House, is a handsome, Grade C listed whinstone cottage tastefully extended over the years to offer comfortable accommodation totalling an impressive 2,304 square feet, with an additional 820 square feet of separate space in the detached double garage. Seamlessly combining beautiful original features with stylish contemporary upgrades, Hallyards Lodge is thoughtfully designed and perfect for modern family living. The property also boasts approximately an acre of private mature gardens, ideal for exploration. Early viewing is highly recommended.

The internal accommodation comprises; a spacious and welcoming split-level hallway, boasting generous fitted storage and attractive flagstone flooring with underfloor heating. Capturing the idyllic surroundings with windows to the front and side, the sitting room is a lovely relaxing space featuring an inglenook-style fireplace with a multifuel burning stove, providing a cosy, and inviting focal point. French doors open into a stunning, light-filled sunroom featuring Velux ceiling windows, glazing on two sides, and External French doors flooding the space with natural light, whilst offering elevated views over the gardens and grounds. The dual-aspect kitchen, dining, and family room showcases a range of handcrafted, bespoke solid wood cabinetry and granite worktops, complete with a Belfast sink. A brick-surround fireplace accommodates a freestanding electric rangemaster cooker, while there is also space for a fridge-freezer, complemented by an integrated dishwasher. The family dining area provides an ideal setting for family gatherings and entertaining guests, also including a Velux ceiling window and French doors that open onto a timber decked area, seamlessly blending indoor and outdoor living. Adjacent to the dining area is a handy utility room with an external door leading out to the side garden. At the rear of the home, is a spacious and comfortable double bedroom which features fitted wardrobes and French doors that open onto the decked area, offering easy access to the outdoors. This floor is completed by a contemporary shower room, equipped with a WC, wash hand basin, and a corner shower unit. On the upper floor, a hallway landing leads to three additional relaxing double bedrooms, two of which benefit from beautiful dual-aspect views to the front and side, and feature original fireplaces, with one fully functional and the other preserved for decorative charm. The third bedroom, located at the rear, offers a window with views over the gardens. Completing the upper floor accommodation is a modern family bathroom, featuring a luxurious slipper bath, a spacious electric shower unit, a WC, and a wash hand basin.

OUTSIDE:

Outside, the property features charming, well-maintained private gardens with picturesque views from every angle—front, side, and rear. A private road, shared with a neighbouring property, leads to a gravel driveway and a spacious turning area that can accommodate several vehicles. The expansive rear garden is a true highlight, offering large lawns, a vibrant mix of mature flower and shrub beds, woodland areas to explore, a wonderful vegetable patch, and a stream with access to the Manor Water. An extensive decked area runs the length of the lodge, providing the perfect space for alfresco dining and relaxation while taking in the stunning countryside views. A spacious, fully insulated double detached garage situated to the side of the house, comes fully equipped with power, lighting, an electrically operated garage door, and double-glazed windows. On the ground floor, there is a sizeable garage space with entrance door to a small hallway, also accessible by an external pedestrian door, gives access to a three-piece shower room and a staircase to the upper floor. Upstairs, two generous rooms, currently used as a studio and home office, offer versatile additional space to the main house. These rooms could easily serve as a home gym, cinema room, or even guest accommodation, an excellent space with endless possibilities.

LOCATION:

Hallyards Lodge is located within the stunning Manor Water valley, approximately three miles southwest of the town of Peebles. 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. The town offers an excellent array of amenities including banks, post office, a range of shops, supermarkets, and restaurants, as well as excellent schools at primary and secondary levels. The school bus stops at the entrance to Hallyards Lodge. There is also a swimming pool, leisure centre, theatre, and an arts centre. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and extensive mountain biking all within easy reach. There is also a livery yard within Kirkton Manor. In the summer, Peebles really comes alive with residents treated to some spectacular events right on their doorstep, including the Beltane Week, Agricultural Show, Rugby Sevens, Arts Festival, Jazz Festival and Highland Games. There is good access from Peebles to the other Borders towns via the road network, with the A703 giving access to Edinburgh City Bypass, and the capital beyond. A regular bus service runs to and from Edinburgh and to neighbouring towns including Galashiels.





SERVICES:

Privately owned bore hole with water storage tank. Private drainage. Mains electricity. Oil fired central heating. Mixture of PVC and timber double glazed windows. Telephone and broadband connection within the house and the garage.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, integrated appliances, and the Rangemaster cooker 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 E (46) with potential D (64).

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."

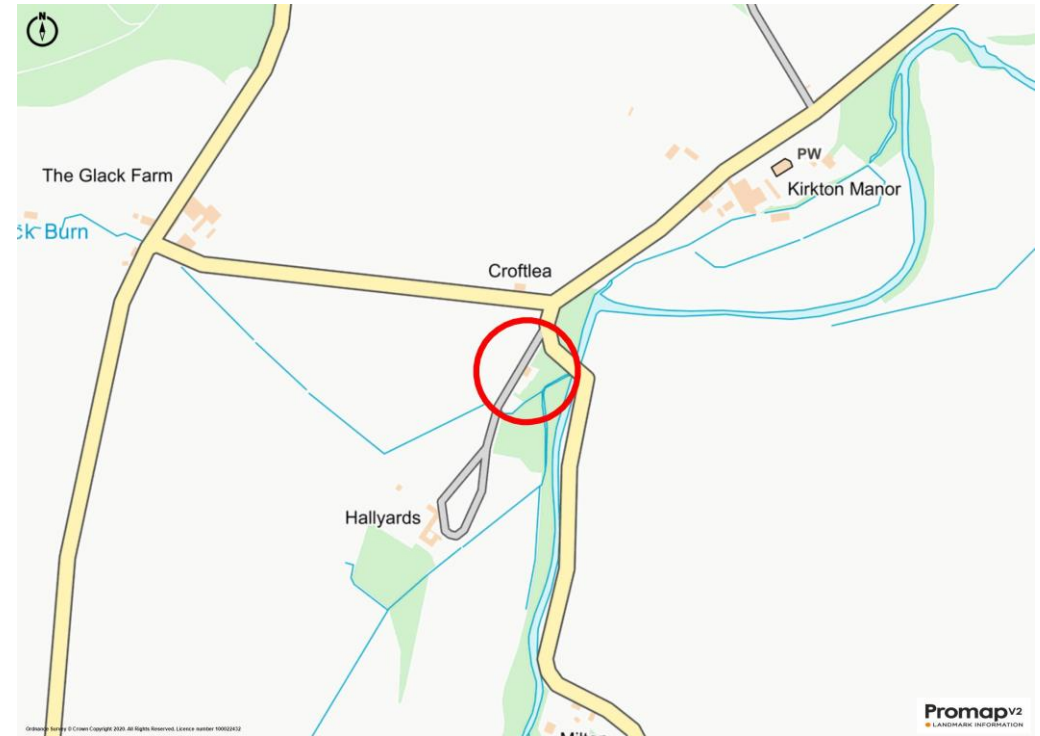
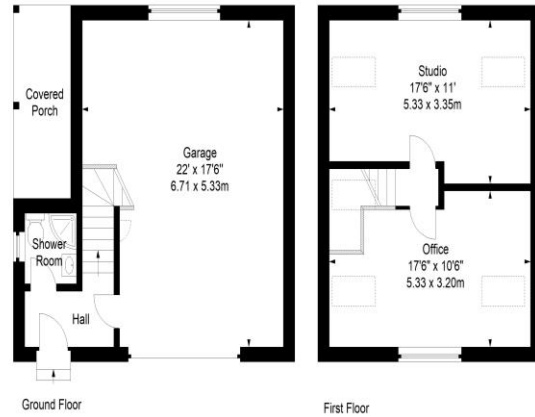




Hallyards Lodge Manor,
Peebles,
Scottish Borders, EH45 9JQ



Approx. Gross Internal Area
2304 Sq Ft - 214.04 Sq M
Out Building
Approx. Gross Internal Area
820 Sq Ft - 76.18 Sq M
For identification only. Not to scale.
© SquareFoot 2024



DIRECTIONS:

For directions to the property please use the "what3words" app, which refer to a 3-meter square location. Enter the three words below to find the exact location of the property.

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<https://w3w.co/copiers.bolt.rebel>

Particulars Prepared August 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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