



Kingsmuir House, Springhill Road, Peebles, EH45 9EP
Offers Over £1,000,000



An exceptionally handsome and traditional stone property nestled on just under an acre of private grounds, perfectly perched upon an elevated position, offering breathtaking panoramic views over the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the mid 1800's, and located within the Peebles town conservation area, Kingsmuir House is a unique Town House originally constructed for Robert Romanes, of Romanes and Paterson, tartan makers to Queen Victoria. This substantial property has been tastefully extended, remodelled, and fully upgraded to an exceptional standard whilst offering extremely versatile accommodation totalling an impressive 5,470 square feet over two floors including five fabulous bedrooms, and a fully self-contained one-bedroom ground-floor annexe.

Currently operating as a highly successful Bed and Breakfast with two award-winning guest suites, this exceptional property presents a wealth of possibilities for versatile living arrangements. Occupying as a luxurious private residence offering ample space and comfort, the continuation of its prosperous Bed and Breakfast business capitalising on its established reputation with option to grow, or additionally, with its superb self-contained one-bedroom annexe, ideal for multi-generational living providing independence and privacy for family members while still being connected to the main house. This versatile home truly caters to a wide range of lifestyle choices, and early viewing comes highly recommended.

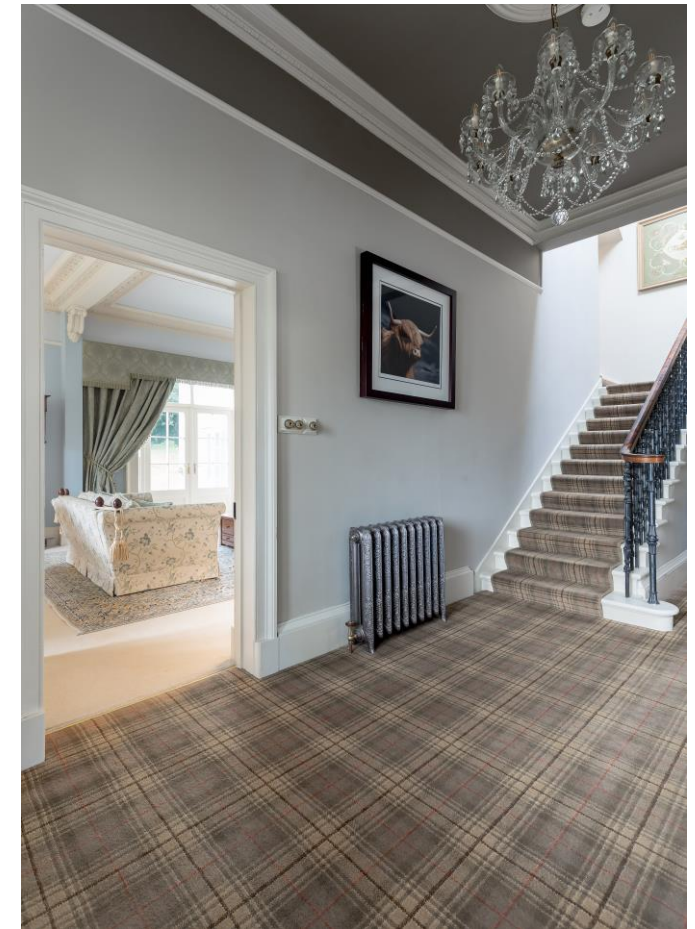
Presented in immaculate decorative order throughout, this property seamlessly blends traditional charm with modern upgrades. The internal accommodation features a grand and welcoming hallway with elegant period details, and includes a convenient guest cloakroom. The Drawing Room is distinguished by a front-facing bay window, French doors that provide effortless access to the garden, and a traditional open fireplace adding warmth and character. Across the hallway, the formal dining room exudes a warm and inviting atmosphere, reminiscent of elegant dinner parties from years past, and creates the ideal setting for entertaining family and friends. Set at the rear, the fabulous open-plan dining kitchen truly embodies the heart of the home. The kitchen area features an extensive range of timeless wall and base units, complemented by high-quality appliances, including an American-style fridge freezer, and a dishwasher. A central island seamlessly incorporates a Rangemaster cooker and a breakfast bar. The space also includes a cosy seating area with a feature wall insert fireplace, and a bright dining area with French doors leading to the private garden making it perfect for family gatherings. The kitchen also provides access to a relaxing family room, a practical utility room, and a storage cellar, enhancing the home's functionality.

Perfectly separated by an under-stair doorway within the main hallway, the fully self-contained one-bedroom annexe offers comfortable and private living. The layout includes a spacious sitting room with French doors overlooking the gardens, a fully equipped kitchen with access to the rear garden, and a generously sized bedroom featuring fitted wardrobes and en-suite bathroom with separate shower.

Upstairs, there are five exceptional en-suite bedrooms. The master suite is a true highlight, offering stunning views, a spacious dressing area with ample fitted wardrobes, and luxurious free-standing roll-top bath. The dressing area flows seamlessly through to a private en-suite shower room. Two further comfortable bedrooms feature ample fitted storage and private ensuites, whilst there are two wonderful guest suites to which both highlight seating areas, comfortable bedrooms, and private en-suite facilities ensuring not only guest comfort but also providing a feeling of luxury.

OUTSIDE:

Kingsmuir House occupies approximately 0.88 acres of impeccably maintained private garden grounds, offering breathtaking views over Peebles and the surrounding countryside. A sweeping driveway arrives at a generous parking area thoughtfully designed with a turning circle for ease of access. This space is complemented by a solid oak-framed, double open-fronted garage, fully equipped with power, adding both practicality and elegance to the property's exterior. To one side, a vast, lush, terraced lawn is beautifully framed by mature plantings and vibrant flowerbeds, whilst a charming summer house, complete with power and light, offers a peaceful retreat amidst the greenery, perfect for unwinding in the serene surroundings. Opening from the drawing room, an attractive patio area takes full advantage of its magnificent views by offering the perfect spot for outdoor entertaining, or to simply relax with an afternoon aperitif. At the rear of the property lies a secluded, split-level private garden that basks in plentiful afternoon and evening sunlight. Also accessible from the annexe, this peaceful sanctuary boasts its own manicured lawns, a second summer house, and a paved patio area ideal for family BBQ's. Additionally, there is a timber garden shed offering excellent storage, and a designated parking space with secure gated access leading directly onto Bonnington Road, ensuring both convenience and privacy.





LOCATION:

The Royal Burgh of Peebles is a vibrant market town, the third largest in the Borders, with a population of around 9,000. It offers an ideal setting for those seeking a country lifestyle, with opportunities for fishing, hillwalking, mountain biking, horse riding, and golf. Local amenities include a swimming pool and the Gytes Leisure Centre, catering to all ages. Glentress Forest, located about 4 miles east, is renowned for its excellent mountain biking trails. For arts enthusiasts, the Eastgate Theatre & Arts Centre hosts a variety of performances throughout the year. Peebles also celebrates several popular festivals, including the historic Beltane Festival, an Arts Festival, and the TweedLove Bike Festival. The High Street boasts a mix of independent shops, restaurants, and well-known retailers, along with essential services like a health centre, dentists, vets, banks, and supermarkets. Peebles is within commuting distance of Edinburgh, accessible via the A703 and frequent bus services to Edinburgh, Biggar, Galashiels, and other nearby towns. The Edinburgh City Bypass and Edinburgh Airport provide convenient travel options.

Particulars Prepared September 2024.

SERVICES:

Mains electricity. Mains water and drainage. Gas fired central heating. Mixture of single- and double-glazed timber framed windows. Telephone and broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, and integrated kitchen appliances are to be included in the sale of the property. Select light fittings, furniture, and curtains are potentially available by separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category H, with an annual charge of £4,415.25 payable for the year 2024/2025. 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 (48) with potential C (73).

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.

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.



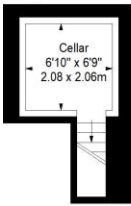




Springhill Road,
Peebles,
Scottish Borders, EH45



Approx. Gross Internal Area
5470 Sq Ft - 508.16 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Basement 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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SALES

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