



Castlehill Farmhouse, Kirkton Manor, Peeblesshire, EH45 9JN
Offers Over £800,000



A magnificent five-bedroom traditional stone-built farmhouse with fantastic equestrian facilities, set within approximately seven acres of private grounds amidst the breathtaking surroundings of Kirkton Manor Valley.



DESCRIPTION:

Originally dating back to the late 1800's, Castlehill Farmhouse has been gracefully and extensively refurbished by the current owners throughout the ownership creating a home ideal for modern family living. Situated in the heart of the picturesque Peeblesshire countryside, this substantial property features well-presented versatile accommodation extending to an impressive 3,526 square feet, arranged across two spacious and inviting levels, with a thoughtfully designed interior ideal for everyday family living, and entertaining. Additional features include multiple outbuildings with power, a well-equipped timber stable block, comprising 3 stables, with a tack room, a floodlit arena, and a paddock. To genuinely appreciate the exceptional location, versatile accommodation, extensive facilities, and land, early viewing is highly recommended.

Boasting a warm and welcoming ambience, the internal accommodation features a practical entrance vestibule that opens into a grand and elegant central hallway which seamlessly connects to all reception areas across the ground floor. The spacious sitting room enjoys numerous windows, offering both breathtaking views and an abundance of natural light. At its heart stands a striking red brick inglenook-style fireplace, complete with a log-burning stove, not only giving the charm of a traditional farmhouse but also serving as a cosy and inviting focal point. Across the hallway, the formal dining room offers a generous space ideal for hosting dinner parties and family gatherings. It also provides convenient access to a separate home office. The kitchen has been thoughtfully designed, featuring tasteful cabinetry in a timeless clotted cream colour paired with sleek black granite worktops. At its heart are two AGA cookers, combining classic charm with exceptional functionality, perfect for both everyday cooking and hosting. The warm, inviting atmosphere is further enhanced a layout offering space for a large table and chairs balancing elegance with practicality. Open to the kitchen is a cosy TV snug, ideal for informal relaxation and unwinding. This inviting space also features access to a storage cellar and an external door leading to a charming, decked area. Connected to the kitchen, the utility room features matching cabinetry and an external door providing convenient access to the garden. Elsewhere on the ground is a convenient guest WC, especially useful when entertaining. A turning staircase within the central hallway incorporates ample under-stair storage and leads to the first-floor landing above, which provides access to all upper-level accommodation, with each room boasting impressive views, enhancing the sense of space and light. The master bedroom features generous fitted wardrobes and a private en-suite shower room for added convenience. A second internal door opens to an additional landing, with a staircase leading down to the kitchen and a versatile adjoining room. Currently configured as a walk-in wardrobe, this space could also serve as an additional bedroom if desired. There are three additional bedrooms, two of which feature private en-suite shower rooms and fitted wardrobe space. Also on this level is a stunning family room with vaulted, beamed ceilings, offering exceptional versatility for various uses. The space includes a charming split-level design, with a small stairwell leading down to a spectacular first-floor conservatory that showcases breathtaking panoramic views. Completing the accommodation is a modern, fully tiled family bathroom, featuring a WC, a vanity-style wash hand basin, and a luxurious spa bath, offering the perfect space for relaxation.





OUTSIDE:

Externally; The private grounds of Castle Hill Farmhouse, spanning approximately seven acres, are a true haven for equestrian enthusiasts, offering exceptional facilities and endless possibilities. At the heart of the property lies a private courtyard, featuring a well-appointed stable block featuring 3 stables, two spacious garages, and two versatile units, which offer ample storage options and can be adapted to suit various needs. The grounds also include a generous grazing paddock and a superb floodlit riding arena, ideal for year-round training and exercise. Beyond the equestrian features, the property also boasts an orchard with an array of fruit trees, and an enclosed hen house, whilst large, decked area provides the ideal setting for alfresco gatherings with family and friends, all framed by the stunning backdrop of the surrounding hills and countryside, all offering an exceptional country lifestyle opportunity.

LOCATION:

Castlehill Farmhouse is located within the stunning Manor Water Valley, approximately five miles southwest of the town of Peebles. A true sense of community is felt within the Kirkton Manor area where the residents take pride of their surroundings, look out for each other, and create an atmosphere where everyone feels welcome. 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. An excellent array of amenities includes 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 Castlehill. 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.

DIRECTIONS:

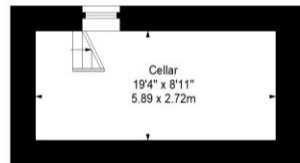
Starting in Peebles: Head west on the A72 (Innerleithen Road), following signs for Glasgow/Biggar. Continue on A72: and travel for approximately 2 miles. Turn left onto Manor Bridge: Cross the bridge and follow the Manor Valley road and continue for about 3 miles. Lookout for the Horseshoe design signpost for Castlehill and take the left-hand turn onto the side road where Castlehill Farmhouse is situated on the left-hand side.



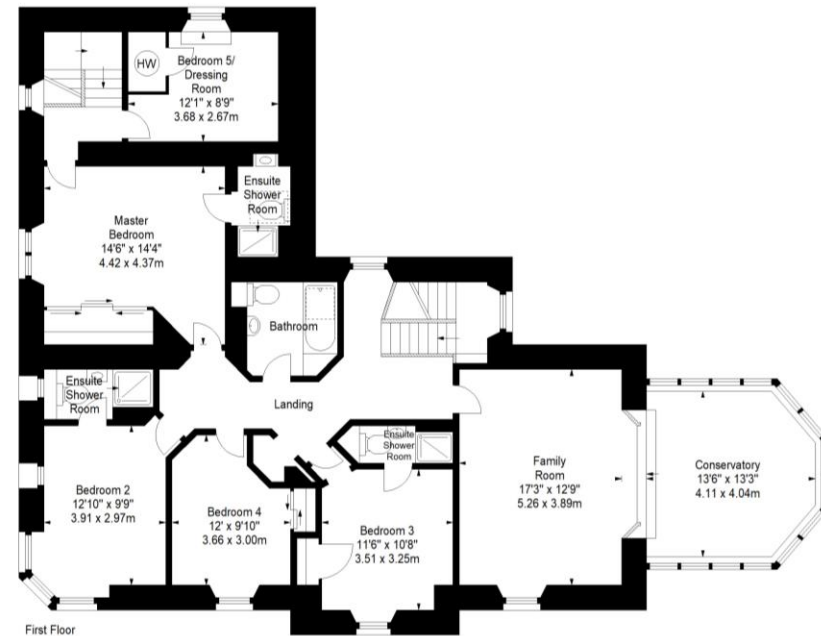
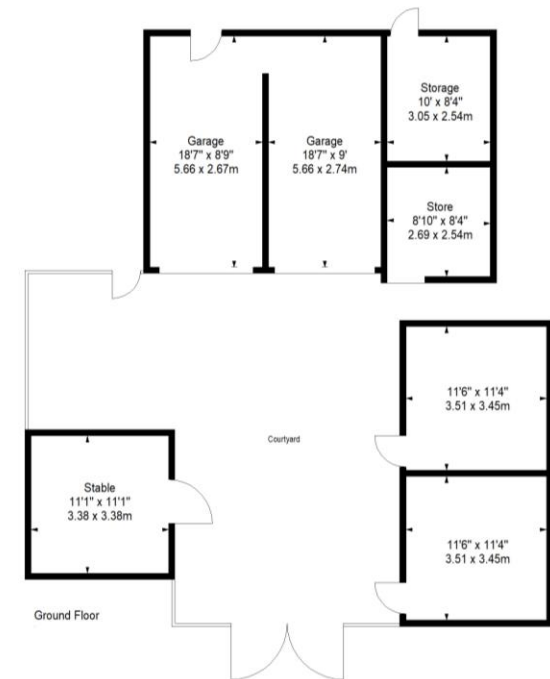
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Scottish Borders, EH45 9JN**



Approx. Gross Internal Area
3526 Sq Ft - 327.57 Sq M
Out Buildings
Approx. Gross Internal Area
895 Sq Ft - 83.15 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Lower Ground Floor



SERVICES:

Private water and drainage (private UV water filter system located in the cellar). Mains electricity. Oil fired central heating. UPVC double glazed windows (fitted 2024). Telephone and FTTP broadband connection. Alarm system.

ITEMS TO BE INCLUDED:

All fitted floor coverings, curtains and blinds throughout, all kitchen appliances including the bespoke kitchen dresser, and the SMEG fridge freezer, will be included in the sale of the property. A number of small holder vehicles, tools and accessories are available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £2,655.72 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.

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.

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.

EPC RATING:

The Energy Efficiency Rating for this property is E (40) with potential D (67).

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.

OFFERS:

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.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

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 by 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 our office with their original documents. Please note, that 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 November 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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