



The Foaling Shed, Old Cardrona, Peeblesshire, EH44 6PS
Offers Over £300,000



Set within the most idyllic and peaceful surroundings, an extremely charming two-bedroom detached stone cottage boasting generous private gardens, nestled in the tranquil hamlet of Old Cardrona, just 4 miles east of the picturesque town of Peebles.



DESCRIPTION:

Featuring timeless interiors that effortlessly blend traditional charm with modern comfort, and originally two separate buildings, 'The Foaling Shed' dates back to the late 1800s and was tastefully converted in the 1970s to create a comfortable and versatile single-level residence, extending to 1,001 square feet. Forming part of the former Cardrona House Estate, full of history and charm, the property benefits from generous private gardens surrounded by mature woodlands giving access to an array of countryside walks right on the doorstep. A rare find in such a peaceful setting, this property is sure to appeal to a wide range of buyers, early viewing comes highly recommended.

The internal accommodation opens into a bright and welcoming central hall, filled with natural light from patio doors that overlook a charming cobbled rear courtyard. Flooded with natural light from triple-aspect windows to the front, side, and rear, the sitting room is a fabulous space, featuring a centrally positioned multi-fuel stove set on a tiled hearth, providing an attractive focal point. The sitting room is also features an external door which leads out to the mature private garden. The kitchen is fitted with a range of units complemented by a mix of stainless steel and timber work surfaces. Integrated appliances include an electric oven, gas hob, and extractor hood, with space and services provided for a fridge, dishwasher, and washing machine, all of which are currently in place. French doors from the entrance hall open seamlessly into the dining room, where a second multi-fuel stove is set against a striking exposed stone wall. A vaulted ceiling adds to the sense of space and light, enhanced by a large Velux window. While currently styled as an elegant space for entertaining family and friends, this versatile room can easily be adapted to suit a variety of needs. The property offers two comfortable double bedrooms. The first is quietly positioned to the rear, enjoying an open outlook over the cobbled entrance courtyard and benefits from having a private en-suite bathroom. The second bedroom is bright and airy, with natural light streaming through dual-aspect windows to the front and rear, offering lovely views over the mature front garden. Completing the accommodation is a stylish shower room, featuring contemporary tiling that cleverly incorporates an exposed stone wall, and is bathed in natural light from a Velux skylight.

OUTSIDE:

Externally, to the front of the property lies an extensive, enclosed mature garden, and a cobbled courtyard area to the rear. The fabulous front garden is home to an extensive array mature trees, shrubbery, and established plantings. A gated area at the bottom of the garden not only provides private parking but is serviced by electricity and previously housed a detached outbuilding. This presents a fantastic opportunity for the new owner to design and build a bespoke garden studio, summer house, or garage, offering flexible potential to suit a variety of needs. The front garden also features a spacious paved area, ideal for alfresco dining and entertaining or simply relaxing with an afternoon aperitif while enjoying the peaceful ambience and beautiful countryside surroundings. The rear courtyard, half of which is private to The Foaling Shed, provides a practical parking area, while the traditional cobbles create an ideal space for pots and bedding plants. Additionally, the courtyard gives access to an external store, offering practical storage space.

LOCATION:

Old Cardrona is located in the stunning Tweed Valley near to the village of Cardrona, the first new village in the Borders for over 200 years. The village is widely viewed as one of the most prestigious residential locations in the Borders and benefits from having a village hall, children's playground and The Macdonald Hotel and Country Club. The Macdonald offers a full range of recreational and lifestyle facilities including a fitness centre, sauna, swimming pool and of course, the 18-hole championship golf course. Cardrona provides the perfect alternative to the stress and hassle of city living. You will enjoy village life in a most scenic and picturesque setting. The thriving market town of Peebles, 4 miles west of Cardrona, offers an excellent array of amenities including banks, post office, a range of independent shops, supermarkets, and restaurants, as well as schools at primary and secondary levels. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and mountain biking all within easy reach. There is good access from Cardrona 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.





**The Foaling Shed,
Cardrona,
Innerleithen,
Scottish Borders, EH44 6PS**



Approx. Gross Internal Area
1001 Sq Ft - 92.99 Sq M
Store
Approx. Gross Internal Area
90 Sq Ft - 8.36 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

SERVICES:

Private water and private drainage. Mains electricity. LPG bottled Gas serving the hob. A multi-fuel stove heats both a system of radiators and a hot water cylinder with an immersion heater. Telephone with broadband connection. Mixture of both Timber and UPVC double glazed windows.

ITEMS TO BE INCLUDED:

All fitted floor coverings, window coverings, light fittings throughout, and both integrated and freestanding kitchen appliances will be included in the sale. Items of furniture within the property may also be available and included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E, with an annual charge of £2,693.76 payable for the year 2025/2026. 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 (47) with potential B (84).

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 July 2025.



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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