



Station House, Stobo, Peebles, Peeblesshire, EH45 8NX  
Offers Over £260,000



“Station House” is a charming two-bedroom detached stone cottage, originally the station and Station Master’s house for the historic Borders railway line, set within the picturesque village of Stobo.



#### DESCRIPTION:

Dating back to the mid-1800s and full of history and tales of yesteryear, the property, which spans approximately 1277 Square feet, now requires full renovation and modernisation, presenting a rare and exciting opportunity for purchasers to create a bespoke country home, with potential to extend, subject to the necessary planning consents. Set within generous private grounds, which still include the original railway platform, the property is located just seven miles from the highly sought-after town of Peebles, with its excellent array of amenities, and benefits from the renowned Stobo Castle Health Spa literally on the doorstep. Altogether, Station House offers a unique opportunity to acquire a characterful period home in a peaceful yet highly desirable rural setting with outstanding potential. Early viewing is highly recommended.

With captivating views, and approached through the gardens, the property opens into a vestibule, leading directly into a reception room, where a front-facing window captures the charm of the surrounding countryside. An inner hallway provides access to the remainder of the accommodation, preserving the period layout while offering scope for reconfiguration. To the rear, a second reception room, formerly the station master's office and ticket office, echoes the ambience of its railway heritage, with an outlook over the original platform and stunning views across the Tweed Valley countryside beyond. The current kitchen, positioned to the right-hand side, sits alongside the family bathroom, both ready for modernisation. There are presently two bedrooms, each offering flexible use. Overall, the accommodation presents a rare opportunity for renovation, giving prospective purchasers the chance to adapt and extend the space subject to the necessary consents, to create a bespoke home that seamlessly blends contemporary living with the property's unique historic character and charm.

#### OUTSIDE:

Externally, Station House is set within approximately 0.6 of an acre of private garden grounds, offering a rare combination of space, privacy, and charm. The gardens provide the opportunity to design and landscape to personal taste, creating a bespoke outdoor environment to become a tranquil retreat, a lively entertaining space, or an area to be used as desired, all while enjoying spectacular, uninterrupted views of the surrounding countryside. A unique feature of the garden is that it incorporates part of the original railway platform, where, in years gone by, members of the public would have boarded and disembarked the train at the start or end of their journeys, adding a touch of historical charm and nostalgia. Please be aware that there is a right of access over part of the access drive.

#### LOCATION:

Set within the attractive rural hamlet of Stobo Station, in the heart of the scenic Tweed Valley, this property enjoys a wonderfully peaceful countryside setting surrounded by rolling Borders landscape and open views. The conservation village of Stobo itself is steeped in character and history, centred around the impressive Stobo Kirk and renowned for the prestigious Stobo Castle Health Spa, which sits quite literally on the doorstep. Just a short drive away lies the vibrant and highly sought-after town of Peebles, widely regarded as one of the most desirable locations in the Scottish Borders. Peebles offers an excellent range of independent shops, cafés, restaurants, supermarkets, and leisure facilities, together with highly regarded primary and secondary schooling. Despite its tranquil semi-rural setting, Stobo Station is ideally positioned for commuting, with straightforward access to Edinburgh, the City Bypass, major motorway networks both north and south, and Edinburgh Airport, making it perfectly suited to those seeking a balance between countryside living and city connectivity.



#### SERVICES:

Private water and drainage. Mains electricity. Oil-fired combination boiler heating system. Timber Sash and Case windows. FTTP broadband connection available.

#### CONSERVATION AREA AND LISTED BUILDING:

The property is not located within a conservation area, nor is it listed.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes, this property has been assessed as band category E. Amount payable for the financial year 2026/2027 - £2,923.84. 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 (45) with potential B (82).

#### 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:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

#### 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:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared April 2026.

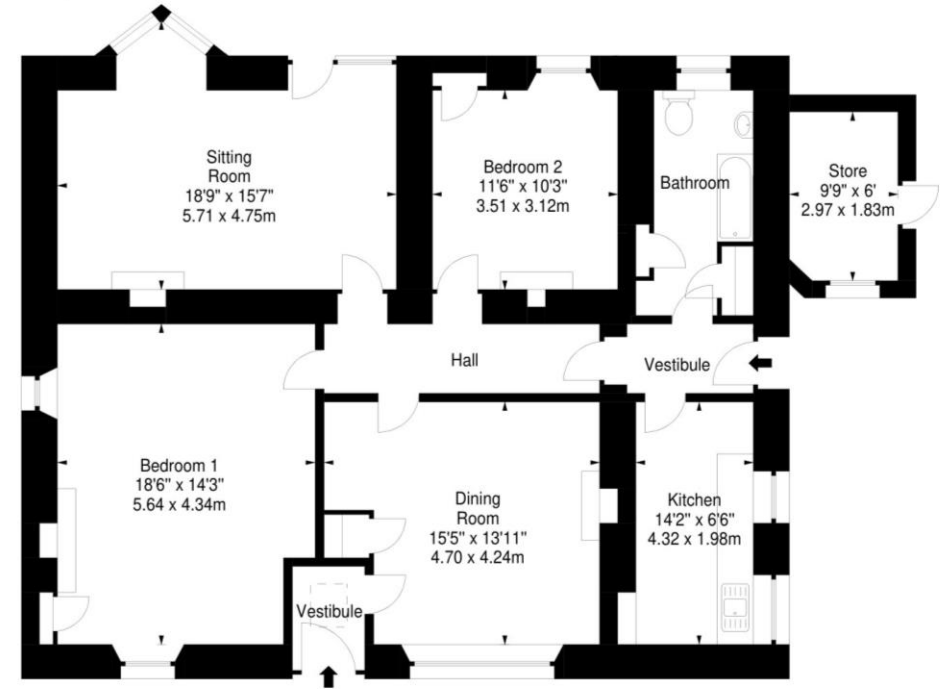




**Station House,  
Stobo,  
Peebles,  
Scottish Borders, EH45 8NX**



Approx. Gross Internal Area  
1277 Sq Ft - 118.63 Sq M  
Store  
Approx. Gross Internal Area  
58 Sq Ft - 5.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground 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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