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Ivy Cottage Blyth Farm Road
Blyth Bridge, EH46 7DG

Characterful Country Charm
Bright, Beautiful Interiors
Secluded Garden with Greenhouse
EPC: Unknown
Council tax band: Unknown

Ivy Cottage is a charming and beautifully appointed country residence, enviably positioned within the picturesque hamlet of Blyth Bridge. Originally comprising two separate cottages dating from the late 1800s, the properties were thoughtfully joined in 1970s to create Ivy Cottage, before being sympathetically refurbished and extended in 2005. Today, the property combines an abundance of character and period charm with thoughtfully designed, versatile living spaces.

The principal accommodation is bright and welcoming, with the main lounge enjoying delightful views over the mature front garden. An attractive inset stove creates a cosy focal point, while the generous kitchen provides an excellent space for both cooking and entertaining, with a comprehensive range of integrated appliances and ample room for dining.

The property offers three well-proportioned bedrooms, including two impressive double bedrooms and a good-sized single bedroom. A superb extension adds a further dimension to the accommodation, comprising a spacious lounge/dining room, contemporary shower room and useful utility room. This versatile area offers excellent potential for a range of uses and could lend itself particularly well to creating a self-contained guest annex, subject to the necessary consents.

One of the property's most striking features is its exceptional private garden. Beautifully secluded and thoughtfully landscaped, it provides a tranquil outdoor retreat with winding stone pathways, established shrub borders, attractive patio areas and numerous secluded seating spots. Vegetable plots and a greenhouse will appeal to gardening enthusiasts, while a selection of useful outbuildings includes potting and storage sheds, log stores and a well-equipped toolshed/workshop.

Throughout the home, a number of thoughtful design features enhance the sense of space and light, including vaulted ceilings and strategically positioned light tunnels which draw natural light deep into the interiors. The combination of traditional character, considered modernisation and flexible accommodation creates a home with considerable appeal and adaptability.

A private driveway provides secure off-road parking for multiple vehicles and leads conveniently to the rear entrance, completing an exceptional country home which offers a rare combination of historic charm, beautifully maintained gardens and versatile modern living.

Location:

Set amidst the picturesque countryside of the Scottish Borders, Blyth Bridge is a charming and peaceful hamlet offering an idyllic rural lifestyle within easy reach of nearby towns and Edinburgh. Surrounded by rolling countryside and scenic landscapes, it provides an appealing balance of tranquillity and convenience.

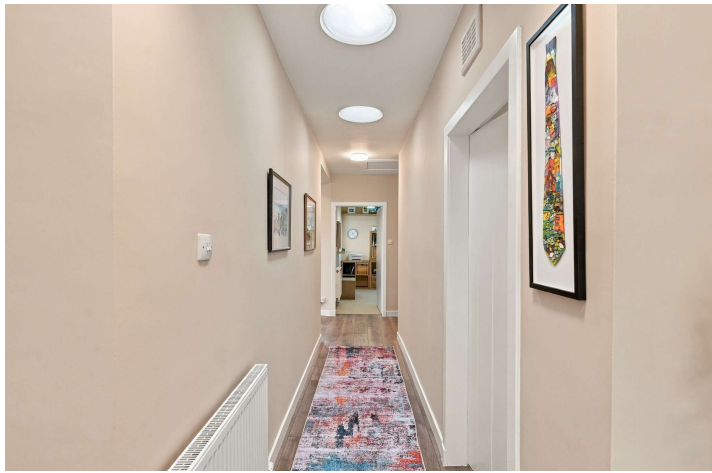
The neighbouring towns of West Linton, Peebles and Biggar provide a range of local amenities, independent shops, cafés, restaurants and leisure facilities, while the wider Tweeddale area is renowned for its beautiful countryside and excellent opportunities for walking and outdoor pursuits.

Blyth Bridge enjoys excellent road connections, situated close to the A72 and A701, with convenient access to the A702 towards Edinburgh. The capital is readily accessible for commuters, while the surrounding road network provides straightforward connections to Peebles, Biggar and further afield. A regular bus service also connects Blyth Bridge with West Linton and Peebles.

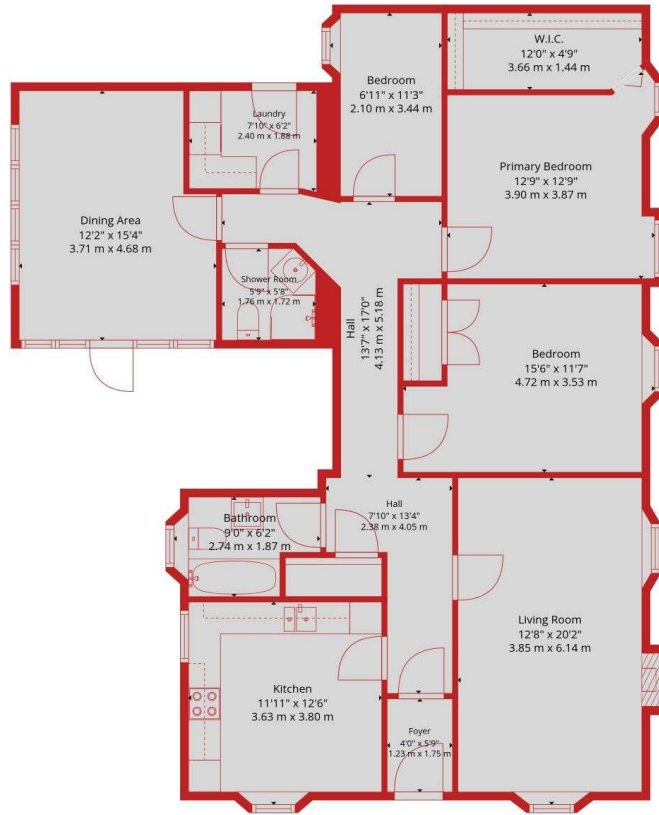












Total: 1401 sq. Ft, 130 m2

1st Floor: 1401 sq. Ft, 130 m2

Excluded Areas: Fireplace: 6 sq. Ft, 1 M2, Walls: 86 sq. Ft, 8 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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