



The Gardeners Cottage, Old Cardrona, Peeblesshire, EH44 6PS  
Offers Over £535,000



An exceptionally attractive traditional stone three-bedroom detached cottage, peacefully nestled within idyllic surroundings in the tranquil hamlet of Old Cardrona, situated between the picturesque Borders towns of Innerleithen and Peebles.



#### DESCRIPTION:

Steeped in tales of yesteryear, dating back to the mid 1800's, and rich in history and character, "Gardeners Cottage" takes its name from its original role within the former Cardrona House Estate. Effortlessly blending period charm with the comforts of modern family living, the property offers an impressive 1779 square feet of comfortable accommodation arranged over two levels, all complemented by around 2.4 acres of private gardens and generous woodland areas, perfect for exploring. A rare opportunity in such a peaceful and sought-after setting, this exceptional property is sure to appeal to a wide range of buyers, and early viewing is highly recommended.

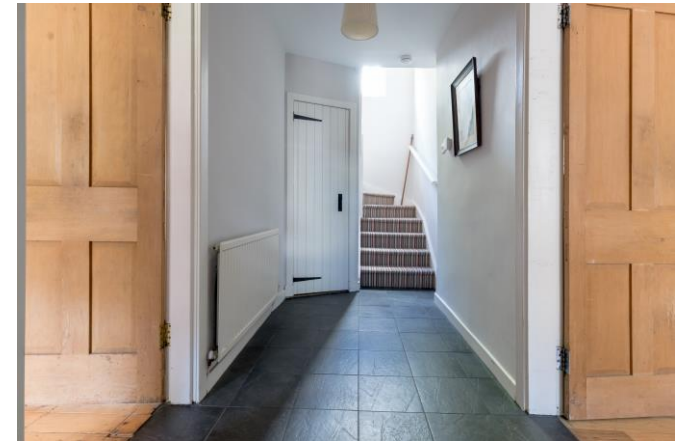
With a welcoming approach through the front gardens, and well-presented throughout, the accommodation opens into an entrance vestibule, which in turn leads to an inviting central hallway. To the left, a door opens into a charming snug, benefitting from a front-facing window. This versatile space lends itself perfectly as a reading nook, study, or a delightful separate dining area. The quirky layout flows seamlessly through into the sitting room, which boasts soaring ceilings and a dual aspect, with large, glazed windows to the front and a rear door providing easy access to the garden, creating a natural connection between indoor and outdoor. The room features a log burning stove at its heart providing both warmth and an attractive focal point. The charming country cottage dining kitchen is fitted with a range of wall and base units, complemented by a central island. A Stoves Range cooker takes pride of place, while there is ample space and provision for additional under-counter appliances. Dual-aspect windows to the front and rear allow natural light to flood the room, whilst a door leads through to a spacious rear utility porch, offering space and plumbing for a washing machine and tumble dryer. Now in need of some TLC, the porch presents an exciting opportunity for improvement. Subject to the necessary planning permissions, it could be replaced with an extension, creating an open-plan dining kitchen with views and direct access onto the private walled garden. The turning staircase rising to the first-floor landing is bathed in natural light via a large rear facing window. There are three well-proportioned double bedrooms, all accessed from the landing, including two generous rooms positioned to either side and a further comfortable double. Each room enjoys a front-facing aspect, with windows framing attractive views over the front gardens and the leafy woodland beyond, contributing to the home's calm and restful ambience.

#### OUTSIDE:

Externally, Gardeners Cottage is set within mature established grounds that perfectly reflect its name, offering a rare combination of charm, space, and natural beauty. To the front, generous gardens are mainly laid to stone chippings, with subtle remnants of the former grand greenhouse hinting at the property's rich horticultural past. Parking for approximately three vehicles is conveniently positioned beside a substantial outbuilding which is arranged into three individual workshop/storage rooms of equal size, each benefiting from power and light, along with a further two useful areas ideally suited to garden storage. To the side of the property, a large lawned garden is framed by mature shrubs and established trees, creating a soft, green transition into the wider grounds. To the rear lies a truly delightful walled garden, a peaceful and secluded haven filled with an abundance of thoughtfully planted flower beds, and shrubbery, along with charming touches such as vegetable patches and wild strawberries. Beyond the immediate gardens, the grounds extend into a tranquil, leafy meadow with a burn and pond, together with areas of generous deciduous woodland, creating a rare sense of seclusion, privacy, and natural beauty. Together, the gardens and woodlands create an exceptional tranquil outdoor setting, perfectly suited to those seeking a lifestyle immersed in nature.

#### LOCATION:

Old Cardrona is set in the beautiful Tweed Valley near the village of Cardrona, the first new village built in the Borders in over 200 years. One of the area's most sought-after residential locations, Cardrona offers a village hall, children's playground, and The Macdonald Hotel and Country Club, with facilities including a gym, sauna, swimming pool, and 18-hole championship golf course. The thriving town of Peebles, just 4 miles away, provides a wide range of amenities including shops, supermarkets, restaurants, banks, and well-regarded primary and secondary schools. The surrounding area is ideal for outdoor pursuits such as golf, fishing, walking, and mountain biking. Cardrona also enjoys excellent transport links, with easy access to Edinburgh via the A703 and regular bus services to Edinburgh, Galashiels, and other Borders towns.





#### SERVICES:

Private water and private drainage. Mains electricity. Oil fired central heating. FTTP broadband connection available. Timber single and double glazed sash and casement windows and timber double glazed Velux windows.

#### LISTED BUILDINGS AND CONSERVATION AREAS:

The property is not located within a Conservation area. The property is not listed.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, curtains, light fittings throughout, and both the cooker and fridge will be included in the sale. Items of furniture within the property may also be available.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £3,169.60 payable for the year 2026/2027. 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 D (60) with potential B (81).

#### 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](mailto: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:

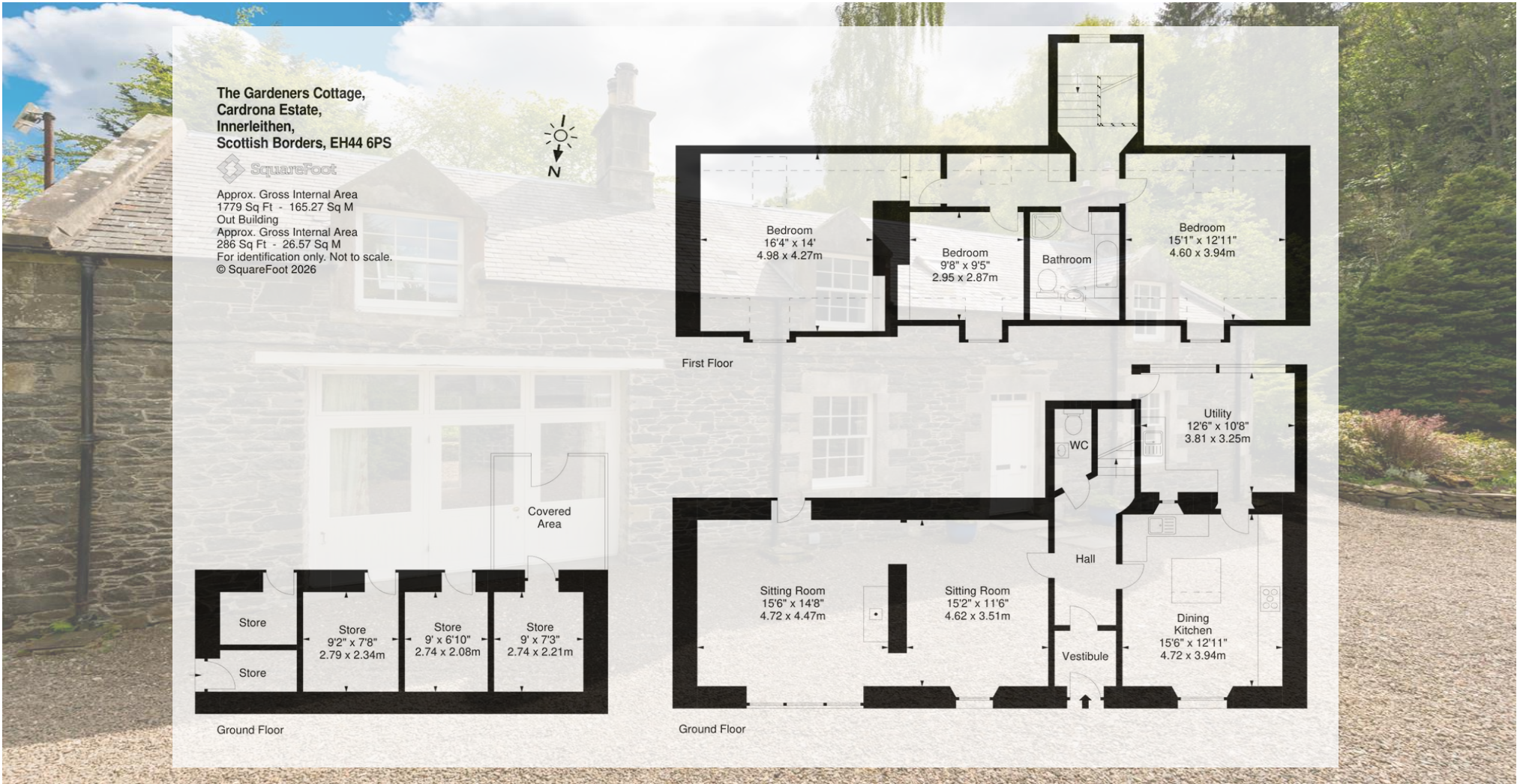
While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains 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 May 2026.







**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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