

Peebles
Call 01721 723999

Fixed Price £850,000

CULLEN KILSHAW
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The Coach House, Glenormiston, Innerleithen, EH44 6RD



A rare opportunity to acquire a fine character property set within picturesque private grounds in a highly desirable semi-rural location. This former coach house is an exceptional and unique family home with opportunity to purchase additional acreage. The property offers an exemplary fusion of traditional and contemporary, benefiting from a tranquil setting and stunning vistas.

Accommodation Details:

The open plan living accommodation is the epitome of light and space, with a central multi-functional double height room and galleried landing at first floor level. The property is finished to a high specification with a versatile layout, and provides excellent scope for further extension / renovation (subject to consents). The layout also lends itself well to the possibilities of sub-dividing the property or for use a holiday let.

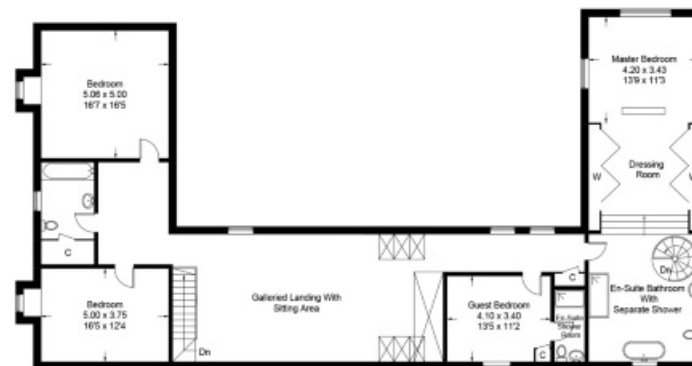
ADDITIONAL INFORMATION

- Oil fired heating to panelled radiators
- Underfloor heating to whole of ground floor
- ESSE stoves providing secondary heat source / hot water and for cooking.
- Double and triple glazing
- Integrated double garage / workshop
- Traditional cobbled Courtyard with tarmac driveway and gravelled parking area
- Stone-built log store

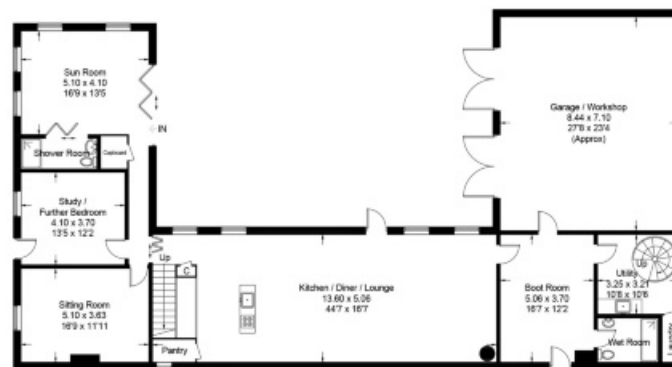
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Approximate Gross Internal Area = 359 sq m / 3864 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID580308)

Situation:

The Coach House sits in its own private grounds within the desirable rural hamlet of Glenormiston situated just 2 miles north of Innerleithen and 4 miles south of Peebles. The town of Innerleithen is located within the scenic Tweed Valley and provides a wide range of amenities including excellent independent shops and cafes, a supermarket, bank, post office and health centre. Highly regarded primary and secondary schooling is available in Innerleithen and Peebles, and a school bus runs from Innerleithen to George Watsons College in Edinburgh. Pleasant river, woodland and hill walks are close at hand and there is a new multi-use path linking Innerleithen with Peebles and Walkerburn. Competitive world class downhill mountain biking courses and forest trails can be found in Innerleithen and nearby Glentress Forest. A nine hole golf course is located on the edge of the town of Innerleithen with Cardrona championship golf course a mere mile away. Horse riding and fishing are also popular sports with the River Tweed recognised as one of the World's great Atlantic salmon rivers.

Services:

Mains electricity and back up from Esse stoves for hot water, heating and cooking. Private water supply. Septic tank drainage.

EPC:

D

Viewings:

By appointment through the selling agents.

Council Tax:

Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.