



Black Barony Home Farm, Eddleston, Peeblesshire





A fine country house in a secluded location with **magical views** and an enchanting wooded glen and its own burn.

Summary of accommodation

Hall | Three reception rooms | Four bedrooms | Study/fifth bedroom | Two bathrooms (one ensuite) | Garden room
Utility room/laundry | Integral garage

Self-contained two bedroom coach house | Workshops/garden stores

Terraced garden | Tennis court | Wild flower meadow and orchard | Wooded glen

Approximate gross internal floor area 4,000 sq ft

In all about 14 acres

For sale privately

Distances

Peebles 4.5 miles, Edinburgh 19 miles, Edinburgh Airport 22 miles

(All distances are approximate)



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Situation

Black Barony Home Farm is in a very peaceful and secluded location above the village of Eddleston. The house enjoys an idyllic setting combined with privacy and beautiful surroundings. The village has a church, village hall and restaurant/pub. The Royal Burgh of Peebles is located just over 4 miles to the south. It has a wide range of facilities, including supermarkets, garages, petrol stations, shops, restaurants, a public swimming pool, GP surgery and Haylodge Hospital, agricultural merchants, and sports facilities. The Eastgate Theatre has year-round performances of music, drama, lectures and classes. Peebles hosts four festivals, the most famous being the Beltane Festival. In addition, there is the Peebles Arts festival, the Tweed Love Bike Festival and the Imaginarium. The town has Peebles High School which is the largest secondary school in the Scottish Borders. Edinburgh, only 19 miles to the north, can be reached quickly via the A703 and A701.

There are a great variety of recreational activities to enjoy in the area. The stunning scenery and varied topography make for excellent hill walking. The John Buchan Way is close by, as it winds its way between Broughton and Peebles. John Buchan himself wrote vividly about walking through this wondrous part of the world. As well as hill walking, the area is famous for its mountain biking. The Glentress Forest is a mountain biking mecca, located three miles east of Peebles. The exceptional array of trails caters for all abilities of rider.

First-class driven and walked-up grouse shooting is available on nearby estates. The River Tweed, one of the world's most renowned salmon rivers, flows through Peebles. There is horse racing is at Kelso, Hamilton Park (Glasgow), and Musselburgh (Edinburgh). Peebles has a Harry Colt-designed, 18-hole golf course. There are also golf courses at Innerleithen, West Linton and Cardrona, with the links golf courses of East Lothian within an hour's drive by car. For those seeking more sedate activity the Dawyck Botanic Gardens are situated 4 miles west of Peebles. This five-star garden has one of Scotland's finest tree collections, including some of Britain's tallest and oldest trees.





Directions

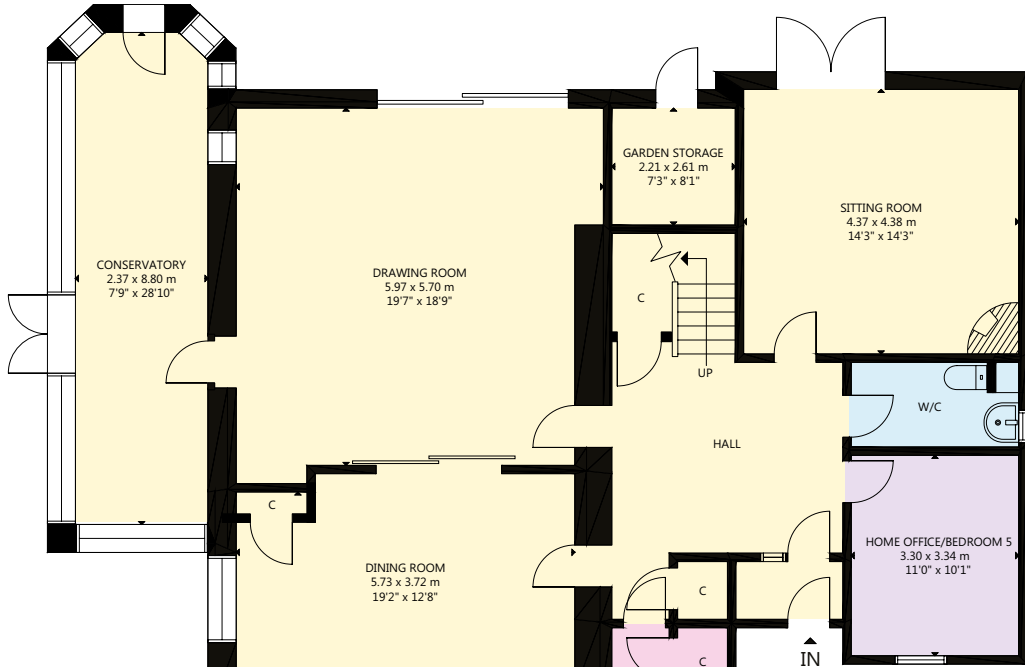
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The property

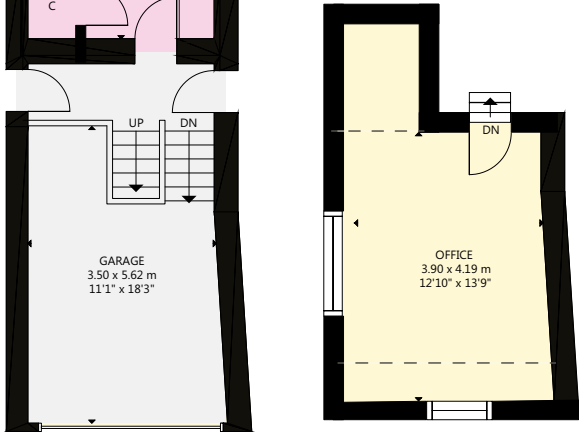
Black Barony Home Farm dates from the early 19th century and was extended about fifty years ago. It is a comfortable home, largely double glazed, with a wood burning stove in the sitting room. The house offers flexible accommodation with four bedrooms on the first floor and either a fifth bedroom or study on the ground floor. The main reception rooms are generously proportioned.

The former stables/coach house, situated behind the house, is a most attractive building and provides useful (potentially income generating) secondary accommodation. Downstairs, the former stables provide useful garden storage/workshop space. (See floor plans for room layout and dimensions).





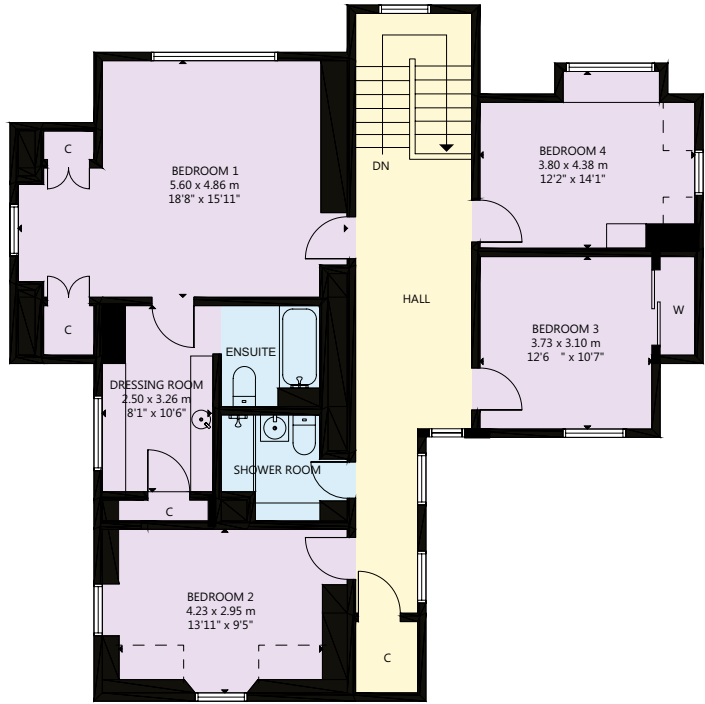
Ground Floor



House

Approximate Gross Internal Floor Area
3,509 sq ft / 326 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



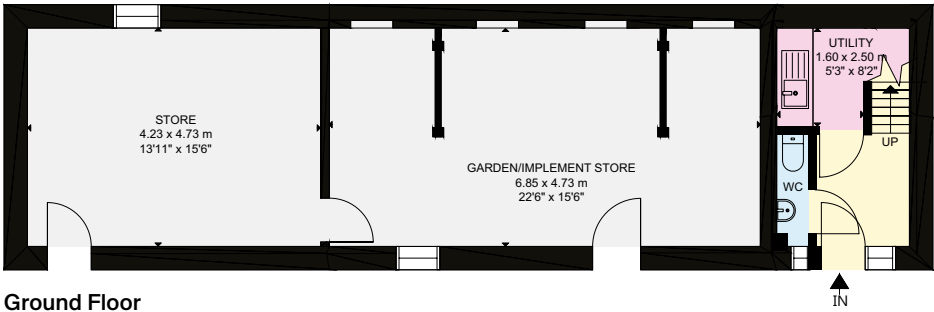
First Floor



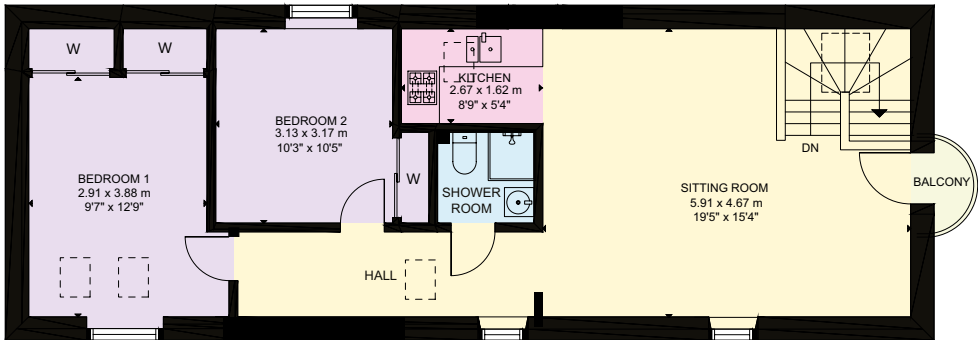
Barn

Approximate Gross Internal Floor Area
1,460 sq ft / 135 sq m

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Ground Floor



First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens and grounds

A mature and well-tended garden surrounds the house with a stone-flagged patio and water feature from which to savour the wonderful views to the south. Behind the house is an all-weather tennis court, beyond which is a lawn that separates it from the Coach House. Directly in front is a 3.97 acre orchard and wildflower meadow. Beyond the immediate garden, to the back of the house lies the wooded glen and is a particularly attractive feature. It contains some fascinating shrubs and trees. Within the glen, there are many different varieties of shrubs and trees, which can all be viewed from paths that meander through it and across the Fairy Dean Burn.

Services

Mains electricity, private water supply and oil-fired central heating. Private drainage to a septic tank. These services have not been tested and therefore, there is no warranty from the agents.

Right of way

There is a public Right of Way for horses and pedestrians along the southern boundary of Black Barony Home Farm. There is also a private right of vehicular access through Black Barony Home Farm to Fairy Dean Lodge (in third party ownership). During Beltane Week (Peebles Common Riding) the mounted cavalcade, by prior arrangement, process through Black Barony Home Farm.

Conditions of sale

1. Black Barony Home Farm

The fitted carpets, curtains, integrated white goods and light fittings will be included in the sale price. Other items of furniture, including the billiard table, are available by separate negotiation.

2. Access Road

The owners of Black Barony Home Farm have a shared responsibility for the maintenance and upkeep of the access road and Mill Dam Bridge from the entrance at Dean Cottage to Black Barony Home Farm.

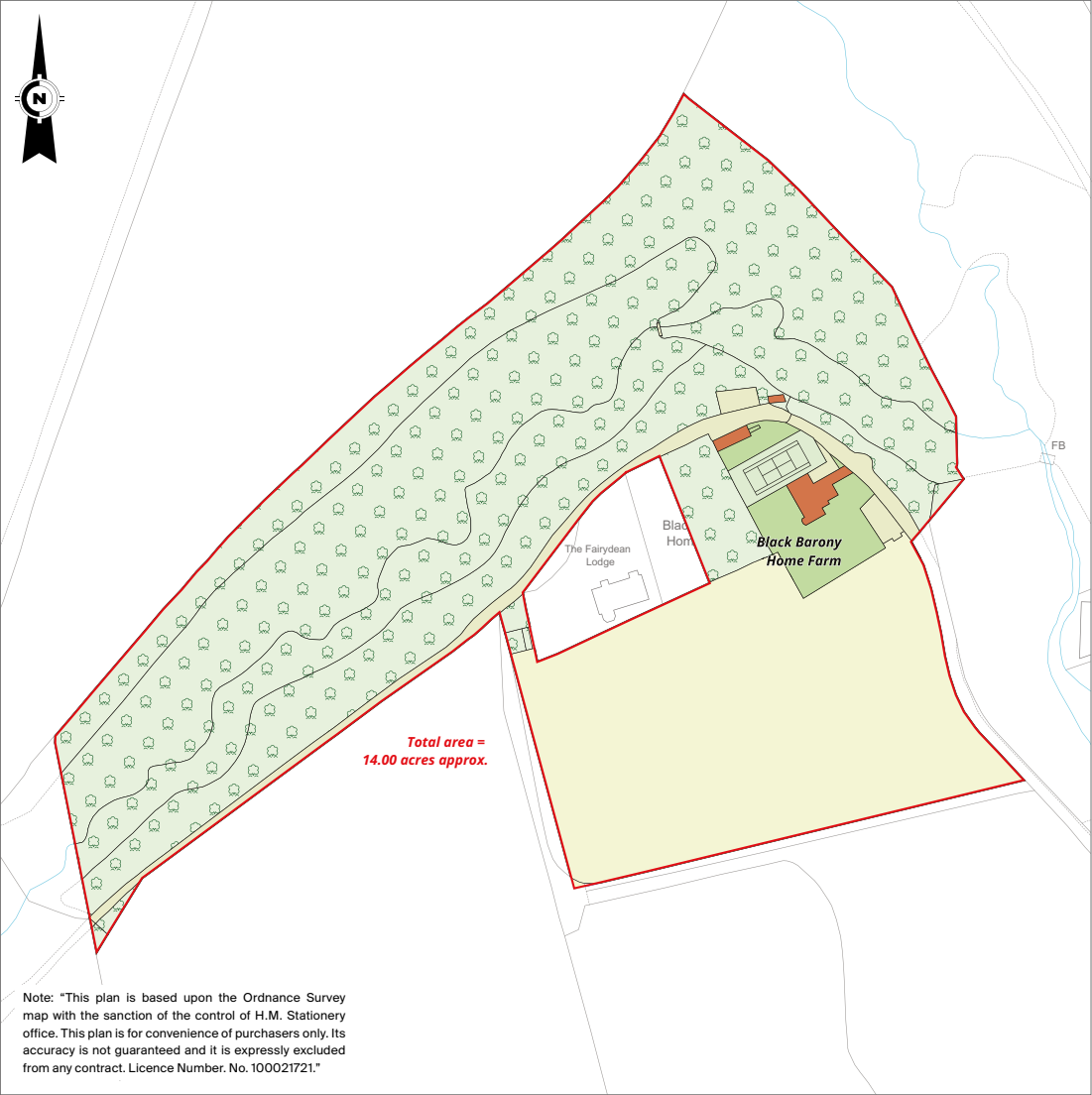


3. Title Deeds

The subjects are sold under the conditions in the Title Deeds, Rights of Way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the seller and no other warranty is given.

4. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents. Interest will be payable on the balance from the date fixed as date of entry (whether actual physical entry is taken or not) until paid at a rate of 5 per cent per annum above the Bank of Scotland base rate. Consignation shall not stop the running of interest. In the event of the purchaser failing to pay the purchase price within one month from the date fixed as date of entry, the Seller will be entitled to resile from the bargain and to re-sell the property without prejudice to his rights to recover from the purchaser any loss occasioned to him by the purchaser's failure to implement the bargain under deduction of any deposit paid by the purchaser. Where overseas buyers are offering, they should note that the offer must be accompanied by a guarantee from a Scottish Bank.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs and videos dated Spring 2023.

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Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank. Prior to making an appointment to view, Knight Frank strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.

Property information

Tenure: Freehold with vacant possession.
Local Authority: Eddlestone & District Community Council
Council Tax: Black Barony Home Farm – Band H
EPC Rating: F
Offers over: £000,000



