



**SW**  
STANLEY  
WRIGHT

## Shoestanes

Heriot

Scottish Borders

EH38 5YA

An ideal lifestyle or equestrian property with excellent access to the A7

- four bedroom bungalow
- 8.80 acres of grazing land
- 2 traditional stone buildings, one with stable boxes
- range of modern farm buildings
- potential for diversification



Shoestanes is located in a beautiful rural location only 1 mile from the A7 with quick access to Edinburgh. The hamlet of Heriot has a primary school and village hall. Secondary schooling is available at Galashiels. Gorebridge provides local amenities with a variety of shops, cafes, supermarket and restaurants. There are further primary schools and a leisure centre as well as a railway station with direct commuter access to Edinburgh.

Heriot 0.5 miles

Galashield 16 miles

Gorebridge 7.5 miles

Edinburgh 19 miles

Shoestanes farmhouse is a comfortable modern bungalow with a south east facing aspect. The house is part brick, part harled painted walls construction under a pitched tile roof. There is a double garage at the end of the driveway with parking to the front and rear of the house. An enclosed garden surrounds the house laid out mostly to grass with mature shrubs and herbaceous borders.

Steps to the front door lead to a small porch area with double doors into a large entrance hall which has been used as a formal dining room.

#### **Sitting room**

A large bright room with floor to ceiling window enjoying views over the Shoestanes Burn. The sitting room features a wood burning stove set in to the wall with stone hearth, marble surround and wooden mantle.

#### **Kitchen**

Accessed from the hall and sitting room, the spacious kitchen features an oil-fired Rayburn. There are a range of wall and floor units and space for an informal dining area.

#### **Utility Room (Rear entrance)**

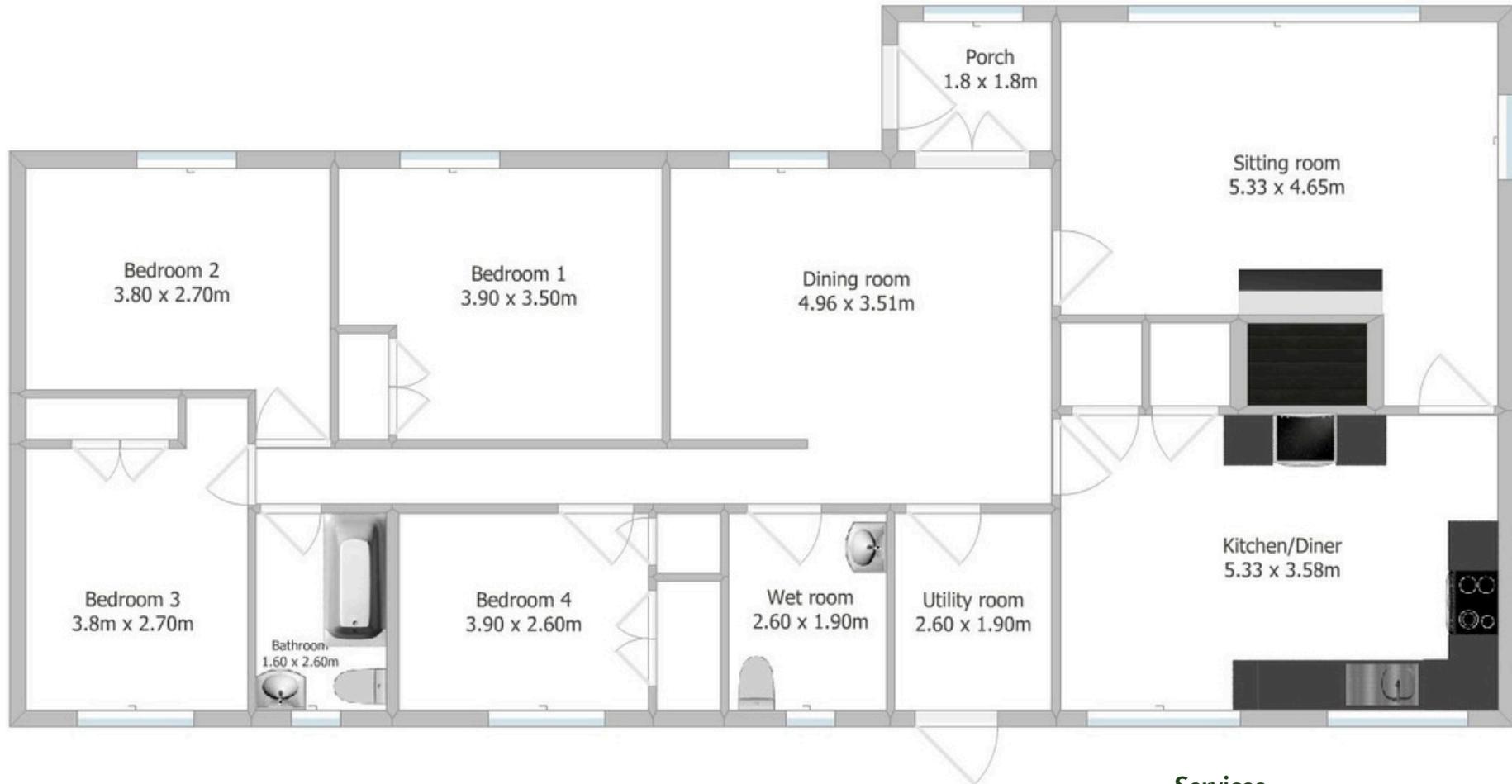
The back door opens to a practical utility area. A small area of worktop has plumbing for washing machine and cupboard space below. Wall cupboards provide storage above.

A corridor leads to 4 double bedrooms, 3 with fitted wardrobes, and 2 bathrooms, one of which is a wet room.





## Floor plans



### Services:

- Mains electricity
- Private water supply
- Private drainage with septic tank
- Oil central heating off Rayburn
- Council Tax Band: F
- EPC: E

For illustrative purposes only, not to scale. All sizes are approximate.



## Grazing Land

Shoestanes extends to 10.99 acres (4.45 ha) in total, comprising 8.80 acres (3.56 ha) of grazing land. There is a further 2.19 acres (0.88 ha) covering the yard, buildings, redundant sheep handling pens, house and garden.

The land is subject to a Short Limited Duration Tenancy expiring on 31 October 2024, whereupon vacant possession will be provided.

The land is all down to grass and currently divided into 4 fields with boundary fences or dry stone dykes and gated. 3 of the fields have natural water courses running through and the fourth is serviced by a water trough off the private water supply.

## Buildings

The farm buildings at Shoestanes are currently in agricultural use. Each building lends itself to an alternative use associated with a lifestyle, equestrian or diversified operation.

The buildings comprise:

1. **Cattle court** - 45.4m x 27m - concrete portal frame shed with central feed passage. Part brick, part tin walls, concrete floor and corrugated roof
2. **Cattle shed** - 31m x 21m - steel frame with central passage. Part stone walls with timber yorkshire boarding above. Concrete floor and corrugated roof
3. **Hay shed** - 24m x 13.6m - steel portal frame, block walls with yorkshire boarding above. Concrete floor and corrugated roof.
4. **Lean to** - 26m x 6.8m - steel portal frame, concrete panels with yorkshire boarding above. Concrete floor and corrugated roof. 4 bays, 2 are fitted as cattle/bull pens.
5. **Traditional stone barn** with tin roof.
6. **Traditional stone barn** with slate roof - fitted out with 3 stable boxes

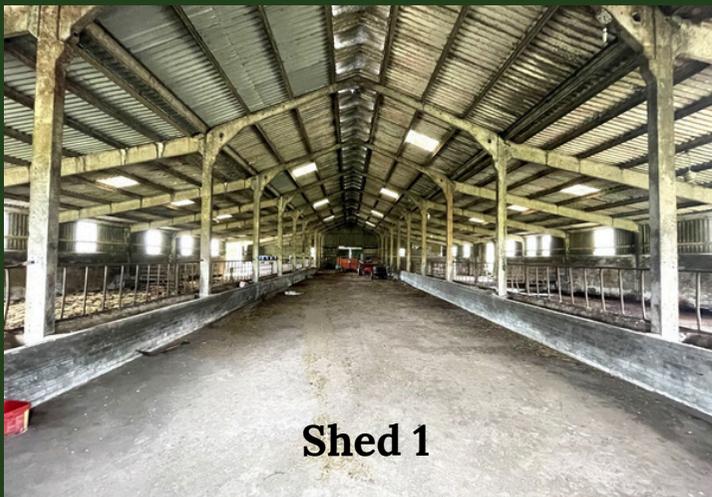




**Sheds 3 & 4**



**Shed 5**



**Shed 1**

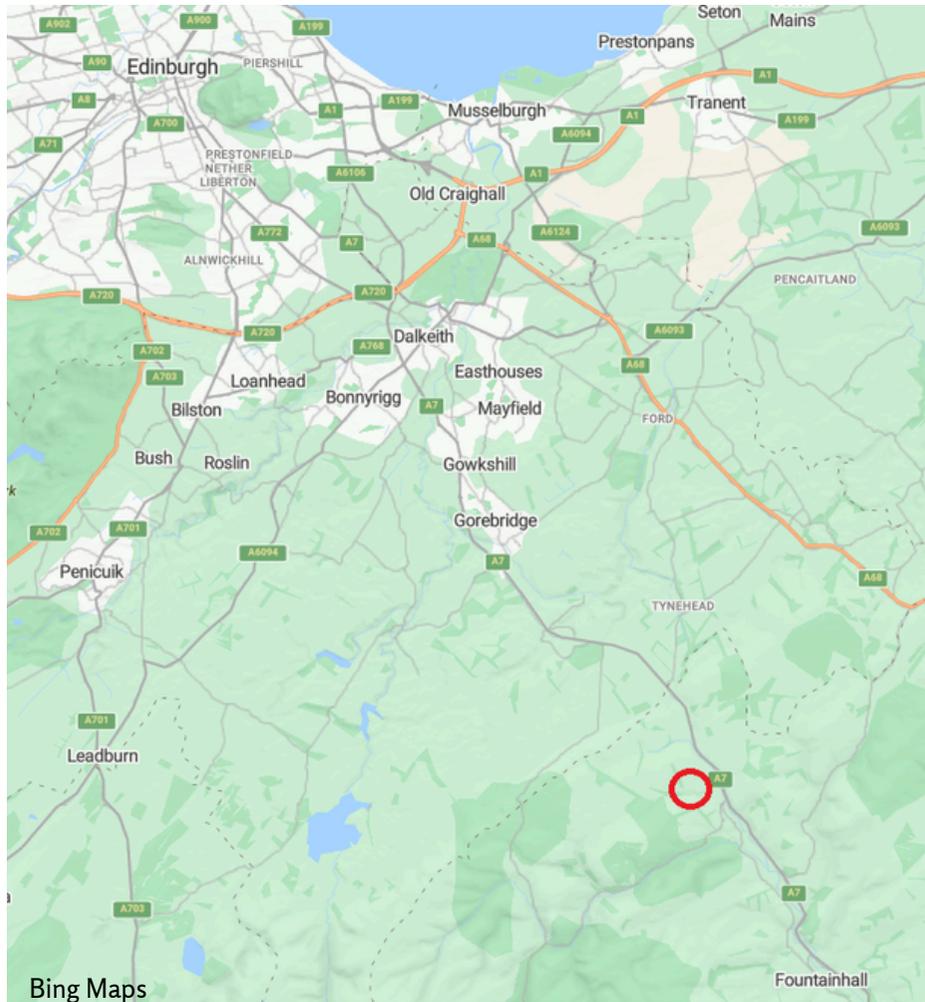


**Shed 2**



**Shed 6**

# Location



Not to scale

## What3Words

To find this property using the What3Words app, enter the following 3 words ///yarn.defenders.salt



# Sale plan



Not to scale

# Sale information

## Home Report

Available on request.

## Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

## Entry and Possession

Vacant possession and entry to the farmhouse will be given on completion or such mutual time to be agreed by the seller and the purchaser. Vacant possession of the land and buildings will be given on 1st November 2024.

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

## Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

There are rights of access over the main farm drive / access in favour of the vendor and Shoestanes Cottages in third party ownership to the east of the farm and two properties in third party ownership to the west of the farm. There is a Wayleave agreement in favour of BT in connection with overhead lines crossing the field to the east.

Core Path No. 33 crosses the land as does Right of Way B5 (Hill Track 43) .

## Sporting and Timber Rights

The sporting rights are in hand and included in the sale. All standing and fallen timber is included in the sale.

## Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

## Method of Sale

The property is offered to the market for sale as a whole and is not available as individual units.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

## Note

Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with regulations.



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