



KERFIELD HOUSE (EAST), INNERLEITHEN ROAD, PEEBLES

WALKER SCOTT IRELAND
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



A LARGE FAMILY HOME, FORMING THE EASTERN PORTION TO AN ORIGINAL GEORGIAN HOUSE AND SET WITHIN A PRIME, TOWN EDGE LOCATION, WITH AN OPEN FARMLAND OUTLOOK.

RECEPTION HALL; DINING ROOM; SITTING ROOM; LIVING ROOM; STUDY/SNUG/BEDROOM; KITCHEN/BREAKFAST ROOM; WC; UTILITY ROOM; INTEGRAL SINGLE GARAGE; SEPARATE GARDEN ROOM; TWO BATHROOMS; SIX BEDROOMS. A PRIVATE AND WELL-TENDED AND STOCKED GARDEN WITH AMPLE PARKING. DETACHED SINGLE GARAGE. SHARED PRIVATE ACCESS.

APPROXIMATELY 0.34 HA (0.85 ACRES) IN TOTAL

LOCATION

Kerfield House (East) sits on the eastern edge of the town but within a manageable walking distance of the town centre. The property is accessed via a shared private drive off Innerleithen Road leading downhill to the house, with driveway lawns shared with the five other houses built within the original grounds.

Peebles is a thriving market town set on the River Tweed and surrounded by magnificent countryside. It lies approximately 25 miles south of Edinburgh. Local buses travel on a regular basis into Edinburgh city centre, in addition to Galashiels to the east. The town offers a full range of shops and services, along with three primary schools and secondary school in addition to a wide selection of amenities including banks, post office, supermarkets, hotels, health centre, in addition to many cafes, restaurants and a theatre, all located around and off the High Street.

The Scottish Borders, and more specifically Peeblesshire, supports a large selection of outdoor opportunities including fishing, hillwalking, trail running and mountain biking, with the popular mountain biking location of Glentress Forest situated 2 miles to the east of the town. The town is surrounded by rolling hills and valleys which provide a wealth of mountain biking and hill walking routes to suit many abilities. There are golf courses in Peebles and Cardrona, approximately three miles to the east. Peebles also boasts a local leisure centre and swimming pool.

DIRECTIONS

From Edinburgh, take the A703 south and continue into the town. At the Innerleithen Road roundabout (BP petrol station and M&S store) turn left onto Innerleithen Road (A72). Continue out of the town past the Peebles Hydro Hotel entrances on the left and Whitestone Park on the right. Just after the "20" limit ("50" zone), continue to the end

of the high stone wall on the right-hand side and at the whinstone cottage turn right onto the private tarmac driveway. Follow the shared private driveway downhill all the way to Kerfield House (East).

From the east, follow the A72 towards the town. Still within the "50" zone, and just after the Kerfield Farm entrance, turn left at the whinstone cottage and high wall onto the private driveway.

Post Code: EH45 8BG. It is strongly recommended that you do not rely on Satnav in this location and check on a route map prior to any scheduled viewing.

What3Words: ///self.blaze.escalated

DESCRIPTION

Kerfield House (East) forms the eastern portion to a "B" listed house, built as a whole around 1800 by the Kerr family with the profits from their brewery, located within the original grounds of Kerfield House. The property was divided into two substantial houses in the early 1970's with the principal house section forming the other property to the west. Walls are solid stone and finished in painted render. The roof is of mainly slate with flat sections and valleys.

The house provides substantial and adaptable family accommodation over two floors with additional mezzanine accommodation. The interior of the property retains a mixture of reception and service rooms from the original house, which have been adapted and enhanced as a single dwelling. Kerfield House (East) is approached by way of a shared private driveway (formerly the east drive) and terminates in a substantial gravel sweep to the north and east of the house. The main garden lies to the south and east of the house and forms the principal outdoor space, with a paved patio area and flower beds adjoining the house. Privacy and seclusion are provided by a mixture of high hedges, mature trees and shrubs. To the north is a





large lawn with mature trees, including a spectacular copper beech with younger "Dawick" beech in front.
The property also benefits from a detached single garage and potting shed.

ACCOMMODATION

Accommodation comprises:

Ground floor – Reception hall with cloak cupboard and separate storage cupboard; dining room with feature fireplace (electric fire only); split level inner hall with staircase; WC with cupboard off; study/snug/bedroom; kitchen/breakfast room with wall and base units, integral appliances and a rear garden door; sitting room with open fire and feature bay with French windows to outside rear patio; utility/boiler room with garden door and door to – integral garage with single up and over garage door and hand basin. Separate garden room – accessed from the rear patio.
Mezzanine floor – living room; bathroom with bath and electric over shower.

First floor – Landing with natural stairwell lighting; west bedroom hall; three bedrooms; bathroom with bath, bidet, basin and separate shower unit; maid's pantry with wall and base units and Belfast sink; east bedroom hall; linen cupboard; and three further bedrooms.

OUTBUILDINGS

Single Garage – timber frame and timber clad under felt roof.

Potting Shed - timber frame and timber clad under felt roof.

COUNCIL TAX

The property is assessed for Council Tax as Band H.

LISTING

The property is Listed as part of the whole of Kerfield House as Category B (LB39213).

SERVICES

Mains electricity, water and drainage. Mains gas central heating and hot water. Security alarm.

ITEMS INCLUDED

All carpets, blinds/curtains and light fittings. Other items may be available by separate negotiation.

ACCESS

The private driveway off Innerleithen Road is

shared with five other properties, with shared maintenance obligations and upkeep of the adjoining driveway lawn areas. Kerfield House (East) is subject to a higher maintenance obligation than the other properties, but this only amounts to an annual charge in the order of £100 per annum. While the driveway is private, an historic agreement with Scottish Borders Council allows the bin lorry to access the driveway and turn within the gravel sweep area to Kerfield House (East) – as such, rubbish bins are collected directly at the property.

PROPERTY INSURANCE

The property is located within the River Tweed valley and lies close to, but outwith, a SEPA flood risk area. The current owners have never had insurance refused as a result of the property location, nor ever raised any claims in relation river flooding during their time in occupation (approximately fifty years).

ENTRY

By mutual agreement.

HOME REPORT

A copy of the Home Report is available to interested parties from the selling agents.

VIEWINGS AND FURTHER INFORMATION

For further information or to arrange an appointment to view, please contact Walker Scott Ireland Ltd. Viewing is strictly by appointment.

Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer". Purchasers must also be able to confirm their source of funding.

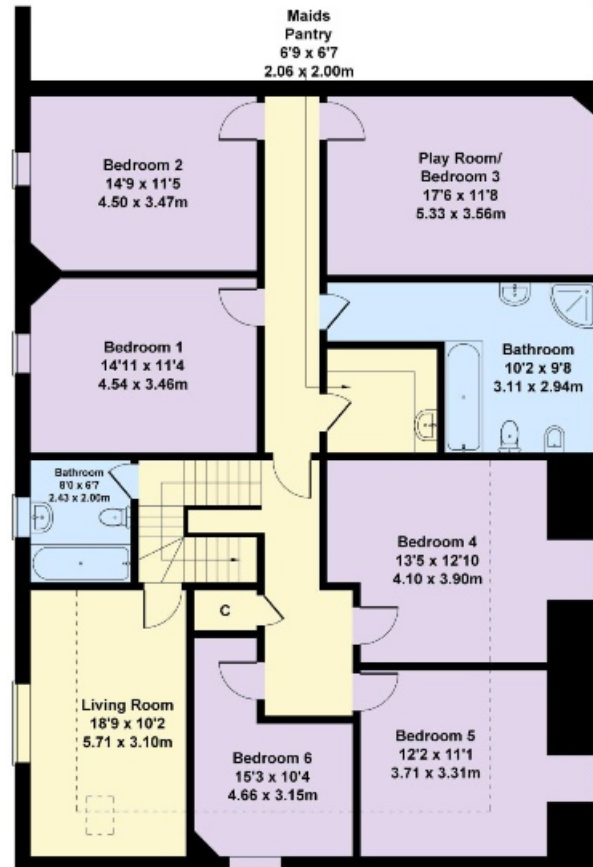




GROUND FLOOR



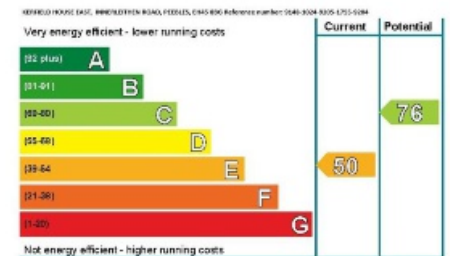
FIRST FLOOR



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