

KIRKHOUSE

TRAQUAIR • PEEBLES SHIRE







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EH44 6PU

*An exceptional country house
with lovely countryside views*

Reception hall • 3 reception rooms • 7 bedrooms
3 bathrooms • Study • Family kitchen • Pantry
Utility room • Conservatory

Self-contained annexe • 2 bedrooms • Large kitchen
Conservatory • Sitting room • Bathroom

5 acres of beautiful gardens • Hard tennis court
Greenhouse • Vegetable garden

Grazing paddocks • Stabling consisting of 3 timber loose boxes
Tack room • Hay store • Burn running through all paddocks

Traditional range of outbuildings • Garaging
Sheds • Summer house

In all about 8.25 acres

For sale as a whole

Innerleithen 2 miles • Peebles 7 miles • Edinburgh 30 miles
(Distances approximate)

**These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to
the Important Notice on the last page of the text.**

Historical Note

Dating from the mid-18th century and with later additions, Kirkhouse was in the ownership of The Buccleuch Estate until 1902, when it was bought by Charles Tennant, Lord Glenconner. During the mid-20th century, Kirkhouse was occupied by Sir James Dundas, who is believed to have been responsible for much of the ornamental tree planting.

Situation

Kirkhouse is situated on the edge of Traquair, a beautiful and peaceful rural location with stunning views of the surrounding countryside. Approximately 7 miles south east of the historic Burgh and market town of Peebles and 2 miles from Innerleithen, both towns provide a full range of local shops and services including very good primary and secondary schools. Edinburgh with its international airport, is within easy commuting distance, approximately 30 miles to the north.

Kirkhouse is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty and strong equestrian tradition. Kirkhouse is an excellent base for those who enjoy walking and cycling, whilst for golf enthusiasts, there are courses at Innerleithen, Peebles and Cardrona. Some of the finest fishing in Britain is also available on the nearby River Tweed, and the area boasts challenging game shooting.

Directions

From Edinburgh take the A703 to Peebles turning left on to the A72 towards Innerleithen. Once in Innerleithen, turn right on to the B709 signposted Yarrow. Proceed along the B709 through Traquair village and Kirkhouse is located approximately 1 mile further along the road on the left hand side. Through the stone gate pillars at the end of the drive.

Description

Kirkhouse is an extremely comfortable listed and historical family house dating back to mid-18th Century. The house is in excellent condition throughout having been well looked-after and maintained by the current owners.







The main accommodation is spacious and elegant with many original features, and large windows providing bright, well-lit rooms. The 3 formal reception rooms are well-proportioned and the bedrooms are of good size, with an appropriate number of bathrooms. More recently, Kirkhouse has been altered to incorporate a spacious, self-contained 2 bedroom annex with family kitchen with log burning stove, large living room and, of particular note, its own conservatory. With its own entrance, garden and utilities, the annex would make for a suitable letting option.

(See floor plans for room layout and dimensions)

Gardens, Grounds and Outbuildings

Kirkhouse stands in an elevated position, overlooking the surrounding garden and paddocks to the hill beyond. The garden has a beautiful formal knot garden, fenced vegetable garden with greenhouse, orchard, and a number of different areas linked by a network of paths, lawns and walks all set in approximately 5 acres of beautiful, well stocked gardens and mature trees.

Kirkhouse boasts a hard tennis court with practice wall, and accessed by its own track, are stables that consist of 3 timber loose boxes, hay store and tack room. The Newhall Burn flows gently through the 3 fenced paddocks. To the south of the house is a traditional range of cobble floored outbuildings, loose box, courtyard and a range of timber garages.

Listing

Kirkhouse is scheduled by Historic Scotland as a building of architectural and historical interest Listed Category B. It was listed in 2003.

Services

Mains electricity, shared private water supply, private drainage to septic tank. Central heating and hot water from LPG fired boiler with oil fired boiler as back up. Broadband. These services have not been tested and therefore there is no warranty from the agents.





Gross Internal Area: approx. 672 sq. metres (7233 sq. feet)



Outgoings

Council Tax band: H

Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title

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 warranty is given.

3. 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.

Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP 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.









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