

Peebles

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Offers Over £450,000

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Glenrath Hope, Peebles, EH45 9JW



Glenrath Hope is a truly special rural property, occupying an enviable and exceptionally private position at the head of the beautiful Manor Valley, surrounded by open countryside and uninterrupted views across the rolling hills. With no immediate neighbours, the property offers a rare sense of peace, privacy and seclusion, with the outlook extending across the surrounding landscape where sheep and wildlife are the only company.

The property also has a fascinating history. The original Bothy was built as a Shepherd's cottage, with a date stone above the former entrance bearing the date 1824 and the name 'James Burnett of Barns'. This has a particularly interesting connection to John Buchan's historical thriller John Burnett of Barns, which is set in this part of the Scottish Borders. The surrounding Manor Valley is itself an area rich in history, with the remains of an ancient Iron Age settlement visible on the hillside above Glenrath Burn.

Approached by a private, unmade road extending approximately 1.5 miles from Glenrath Farm, the property sits within approximately 2.9 acres of grounds and enjoys an idyllic countryside setting, yet remains within easy reach of the historic market town of Peebles, approximately eight miles away.

The detached house has been significantly extended and is complemented by the original Bothy, together with a range of substantial outbuildings, creating an unusually versatile property with considerable scope for modern country living, home working, hobbies or a small rural enterprise.

It is the setting that truly sets Glenrath Hope apart - a wonderful opportunity for those seeking a peaceful country home or rural retreat where privacy, space, history and spectacular open views are at the heart of everyday life.

Accommodation

GROUND FLOOR

- * Welcoming entrance hallway
- * Dual-aspect living room outlooks with a multifuel stove
- * Spacious and versatile open-plan dining kitchen
- * Conservatory
- * Utility Room
- * Shower Room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with dual-aspect views across the surrounding hills and countryside, together with an en-suite bathroom
- * Further generously proportioned bedroom enjoying lovely open rural views.

DETACHED BOTHY - GROUND FLOOR

- * Conservatory
- * Office 1
- * Office 2
- * Two stores
- * Shower Room

The Bothy extends to approximately 66m² and provides particularly useful ancillary accommodation, adding considerable flexibility to the property.

OUTBUILDINGS

- * Barn - Substantial detached barn providing excellent storage, workshop or agricultural use.
- * Large Agricultural Building - Further substantial outbuilding offering significant storage and ancillary use potential.

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Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft

Outbuilding / Barn = 109.3 sq m / 1176 sq ft

Total = 273.9 sq m / 2948 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331528)

Situation

Glenrath Hope is situated within the scenic Manor Valley, located approximately five miles south-west of the Royal Burgh of Peebles. Nearby Peebles is a thriving market town offering a wide range of amenities including shops, supermarkets, cafés and restaurants, banks, and leisure facilities, as well as highly regarded schooling from nursery through to secondary years. The town also benefits from a swimming pool, leisure centre, theatre and arts centre. The surrounding countryside provides excellent opportunities for outdoor pursuits, including walking, fishing, golf and renowned mountain biking, with an equestrian livery yard located nearby. Peebles hosts a variety of popular annual events and festivals. The A703 offers direct access to the Edinburgh City Bypass, with regular bus services to Edinburgh and neighbouring Borders towns.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, private water, septic tank drainage.

EPC

Band G

Council Tax

Glenrath Hope - Band E

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
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