



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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Old Lewinshope Nr Yarrowford, Selkirk, TD7 5JZ

Guide price £380,000



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# Old Lewinshope Nr Yarrowford Selkirk, TD7 5JZ

- Charming Country Cottage
- Outstanding Countryside Views
- Two Public Rooms
- Large Outbuildings
- Modern Fixtures & Fittings
- Ideal Semi-Rural Location
- Three Bedrooms
- Extensive Gardens
- Private Parking
- Oil Fired Heating

Nestled within the outstanding rugged countryside of the picturesque Yarrow Valley, approximately two miles west of Yarrowford, Old Lewinshope is a truly charming traditional country cottage enjoying an enviable rural setting with breathtaking panoramic views across the surrounding hills. Rich in character and beautifully presented throughout, the property seamlessly combines period charm with modern fixtures and fittings to create a warm and welcoming family home. Highlights include a spacious dining kitchen, cosy lounge with wood-burning stove, three bedrooms, contemporary bathroom and useful ground floor cloakroom. Outside, the generous mature gardens provide a wonderful haven for relaxing and entertaining whilst making the most of the spectacular scenery. The property further benefits from substantial outbuildings incorporating a workshop and store, offering excellent potential for hobbies, storage or home working. A rare opportunity to acquire an idyllic country home in one of the Scottish Borders' most scenic and sought-after rural locations.

## ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING ROOM - DINING KITCHEN - REAR HALLWAY - CLOAKROOM - UPPER LANDING - THREE BEDROOMS - FAMILY BATHROOM -



### Internally

The accommodation is entered via a welcoming entrance porch leading into the central hallway. To the front lies a cosy lounge centred around a charming wood-burning stove, whilst the dining room enjoys delightful views across the surrounding countryside. To the rear, the spacious dining kitchen is well-appointed with an excellent range of modern units and provides access to the rear hallway and cloakroom. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The property is presented in excellent order throughout, effortlessly blending traditional character with modern fixtures and fittings. Further benefits include oil-fired central heating and double glazing throughout.

### Kitchen

The heart of the home is undoubtedly the superb farmhouse-style dining kitchen, a wonderfully sociable space enjoying spectacular views across the surrounding Yarrow Valley countryside. Fitted with an extensive range of traditional wall and base units complemented by timber worktops, the kitchen offers ample preparation space and room for family dining. Taking pride of place is the magnificent traditional Rayburn range, creating a warm and inviting focal point whilst perfectly complementing the cottage's character and charm. The kitchen further benefits from integrated appliance space, a Belfast-style sink positioned beneath the picture window, and direct access to the rear hallway and cloakroom, making it a practical yet characterful hub of the home.

### Bathrooms

The family bathroom is fitted with a three piece suite including WC, pedestal hand wash basin and bath with overhead shower and tiled splashbacks.

There is also a WC on the ground floor.

### Externally

The property enjoys beautifully maintained gardens extending to the front and rear, offering an attractive blend of manicured lawns, mature trees, established shrubs and colourful planting. The front garden provides a welcoming approach with a generous lawn, well-stocked borders and ample driveway parking. Ideal for embracing "the good life," the front garden boasts multiple fruit trees alongside a well-maintained chicken run.

To the rear, the extensive garden offers a wonderful degree of privacy and enjoys a peaceful rural outlook. Predominantly laid to lawn, it is complemented by mature specimen trees, ornamental borders, winding pathways and a variety of seating areas, creating an idyllic space for outdoor entertaining or quiet relaxation. An enclosed area with raised beds provides the perfect setting for a productive vegetable garden, offering excellent opportunities for keen gardeners. Beyond this, the generous plot provides ample space for families to relax, play, and enjoy the surrounding countryside.



#### Outbuildings

The property is further enhanced by a substantial detached outbuilding, thoughtfully divided into a generous workshop and separate store. Offering an abundance of versatile space, it is ideally suited to a wide range of uses including a workshop for DIY enthusiasts, secure storage for tools and garden equipment, or as a hobby and craft space.

#### Location

Old Lewinshope enjoys a spectacular rural setting within the heart of the Yarrow Valley, approximately two miles west of Yarrowford and just a short drive from the historic Royal Burgh of Selkirk. Surrounded by rolling hills and unspoilt countryside, the property offers the perfect balance of peaceful country living and everyday convenience.

Selkirk provides an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and recreational amenities. Schooling is well catered for, with the highly regarded Yarrow Feus Primary School located nearby, while secondary education is available at Selkirk High School.

The surrounding area is renowned for its outstanding natural beauty and abundance of outdoor pursuits. Nearby Bowhill Estate offers miles of woodland walks, mountain biking and equestrian trails, whilst the scenic St Mary's Loch and the picturesque route towards Moffat provide some of the finest walking, cycling and fishing opportunities in the Scottish Borders. Despite its idyllic rural setting, Old Lewinshope remains highly accessible, with excellent road links to Galashiels, the Borders Railway, Edinburgh and the central Scottish Borders.

#### Fixtures & Fittings

Fitted flooring, blinds and curtain poles and integrated appliances are to be included within the sale.

#### Services

#### Council Tax

Council Tax Band D.

#### Viewings

Viewings are strictly by appointment via James Agent.

#### Home Report

A copy of the Home Report can be downloaded from our website.

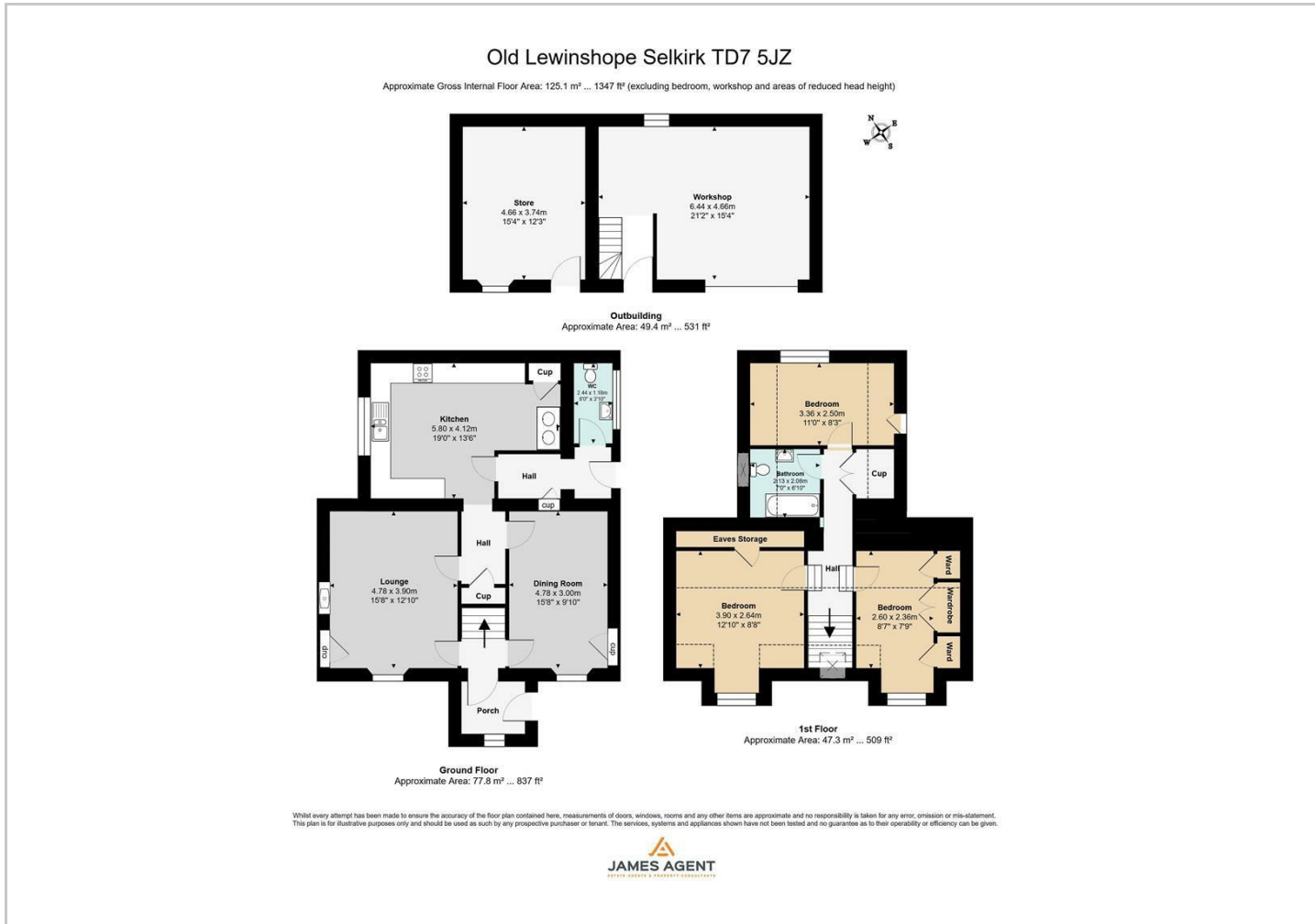
#### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





## Floor Plans



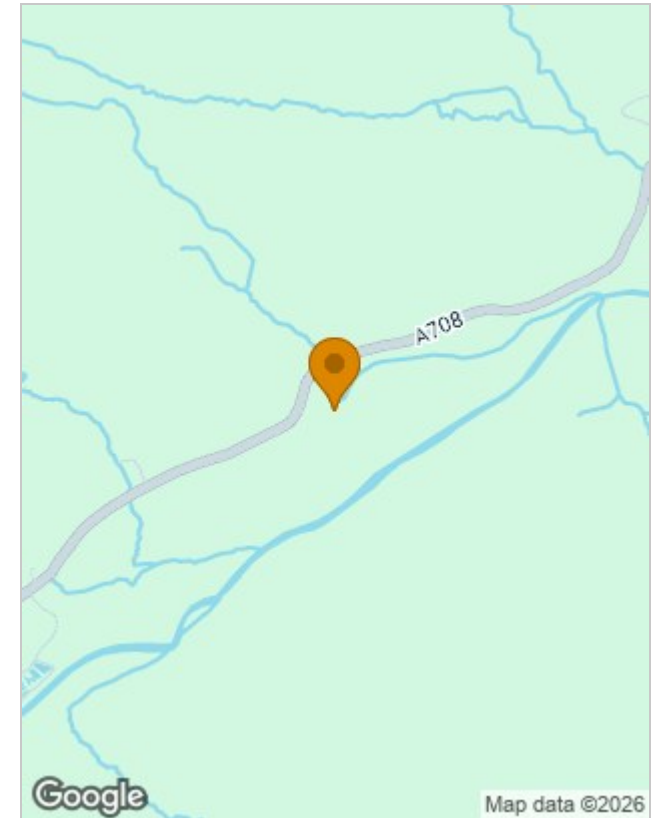
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

