

# MACBIEHILL FARMHOUSE

WEST LINTON • PEEBLESSHIRE • EH46 7AZ



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*Certified organic smallholding with farmhouse  
and multipurpose barn*

West Linton 5 miles, Peebles 14 miles, Biggar 14 miles, Edinburgh City Bypass 12.5 miles,  
Edinburgh 17 miles (all distances are approximate)



Porch, hall, cloakroom, kitchen, dining room, pot wash, pantry

Sitting room, bedroom with en suite shower room,  
two further bedrooms, bathroom

Shower room, study/bedroom 4

Back kitchen, scullery, boiler/ laundry room, boot room

Annexe with bedroom and shower room

Greenhouse

Barn, garaging, kitchen, wet room, stores

**EPC Rating = C**

**About 5.6 acres in all**

## Savills Edinburgh

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## SITUATION

Surrounded by rolling open countryside, Macbiehill is a pleasantly rural, yet accessible location. The house is amongst a small hamlet of properties a short distance from the villages of Romanobridge and West Linton, and there are easy routes into Peebles, Biggar and Edinburgh. The Edinburgh City Bypass is about 12.5 miles away and provides access to all the services Edinburgh has to offer, including the railway network, international airport and private schooling.

About 5 miles to the northwest of Macbiehill is the conservation village of West Linton, providing a good range of local shops and services. These include a post office, nursery, primary school and tennis, golf and bowling clubs. Peebles (14 miles) complements this offering with a greater range of services including secondary schooling, supermarkets and a range of sport facilities. Half a mile away, Whitmuir is an organic farm with farmshop, café and gallery, providing a superb local convenience store.

The surrounding area provides a plethora of outdoor recreational activities such as hill walking, golf at local courses including Glencorse and West Linton, and renowned mountain biking trails at Glentress Forest in Innerleithen.

## DESCRIPTION

Macbiehill Farmhouse has a wonderful outlook over rolling countryside to the southwest. The land extends beyond the house and is a peaceful and productive smallholding providing superb amenity to the house.

The house has a spacious layout providing versatile accommodation with a variety of living and ancillary space. The house is converted from the major section of a former traditional steading and is entirely single storey. The access to the house is through the gated pend into the central courtyard or around past the barn.

The modern extension to the house was created to form a large living and studio space for the well-known Bread Matters bread-making courses that the owner ran here for many years. It is bright and airy and connects seamlessly with the kitchen which has all the practicalities of a commercial kitchen but the proportions and feel of a family kitchen. There is a wood-fired oven which is ideal for bread and slow cooking. The sitting room, which like the dining/ living room has a wood burning stove, has generous windows providing a lovely outlook over the smallholding and down the Newlands Valley.

There are at present three bedrooms in the house with a fourth bedroom currently utilised as a study. There are two shower rooms (one en suite) and a bathroom as well as a cloakroom off the hall. Further sleeping accommodation is provided in the courtyard annexe which also has a shower room.

The courtyard provides a sheltered and private garden with the greenhouse and annexe situated along the northern aspect. The greenhouse has two productive grape vines as well as peach and fig trees.







## Barn

A relatively recent addition to the property is a large multipurpose barn which has excellent storage and workshop areas. There is a kitchen that provides a useful space for dealing with produce from the land and a facility for events. The wet room is positioned to be easily accessible for the land holding and has a compost loo.

## Land

The smallholding extends to about 5 acres in all. An agroforestry scheme was established in 2011. The basic design involves a rotation of cereals, grass and vegetables in 15 metre alleys between strips of willow, hazel, alder, poplar, aspen and birch. These are grown for food, shelter and (coppiced) timber for the wood-fired oven and wood-burning stoves in the farmhouse. The land was fully certified by the Soil Association in 2012 and has maintained its organic licence ever since. There is also a polytunnel and wildlife pond.

## DIRECTIONS

Take the A701 south from Edinburgh. At the Leadburn Junction continue on the A701 signposted to Carlisle. After about 4.5 miles by the Whitmuir farm shop, turn right to Macbiehill and after about half a mile, left onto the lane signposted to Macbiehill Farm. Continue straight on to arrive at Macbiehill Farmhouse.

## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills - 0131 247 3756.

### Services

Mains electricity to barn and house (three phase).

Mains water. Private drainage to septic tank.

Heating by ground source heat pump topped up by energy efficient Rointe electric heaters.

PV solar panels with Feed In Tariff expiring 2031.

Evance R9000 5kw wind turbine – Feed in Tariff expires 2032.

### Local Authority & tax band

Scottish Borders Council tax band G

### Miscellaneous

Soil Association number AB21011

Agricultural holding number 88/642/0065

### Access

The driveway from the main road, and its maintenance, is shared with the neighbouring properties.



### Fixtures & Fittings

Standard fixtures and fittings are included in the sale. The electric stone oven and associated stands and equipment in the kitchen are not included in the sale. For the avoidance of doubt the Haussler HABO15 wood fired oven is included in the sale.

### Planning

The property currently has planning consent for partial use as a bakery school.

### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





Photographs: MAY 2019

**Brochure Code: 190528**

## Main House Area

3429 Sq Ft / 318.6 m<sup>2</sup>

Barn Area

1557 Sq Ft / 144.6 m<sup>2</sup>

Studio Room / Greenhouse Area

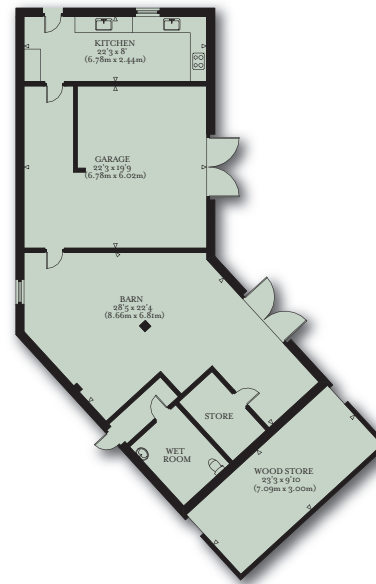
706 Sq Ft / 65.6 m<sup>2</sup>

Total Combined Floor Area

5692 Sq Ft / 528.8 m<sup>2</sup>

(Excluding Pend)

For Identification Only. Not To Scale.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 3429 SQ FT / 318.6 SQ M

