



# Eshiels House

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PEEBLES

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# Eshiels House

PEEBLES, EH45 8NA

**Traditional house with superb modern extension, exceptional gardens and views across the Tweed Valley to the Peeblesshire hills**



*17th century house with turret and superb setting in the Scottish Borders  
Contemporary open plan kitchen, dining and family room with wood burning stove and views over the garden*

*Triple aspect drawing room with open fire. Formal dining room, conservatory and family room*

*Principal bedroom suite with dressing room and large en suite shower room*

*Four further bedrooms (1 en suite) and 2 family bathrooms*

*Fibre to premises*

*Double garage and spacious gravel driveway*

*Exceptional south facing garden with lawn, patio, pond and colourful borders*

*Superb views to the Peeblesshire Hills*

*Close proximity to Peebles town centre*

Vestibule and Hallway | 2 Formal Reception Rooms | Open Plan Kitchen / Dining / Sitting Room  
Family Room | Conservatory | Utility and WC

Principal Bedroom with Dressing Room and En Suite | 4 further Bedrooms (1 En Suite) and 2 Family Bathrooms

Double Garage and Parking Area

Garden and Patio

EPC = D

**About 0.95 acres in all**

**Savills Edinburgh**

Wemyss House

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## SITUATION

Eshiels House is situated in beautiful countryside, approximately 2 miles to the east of Peebles. Peeblesshire is one of the most scenic and accessible parts of the Borders combining hills, farmland and woodlands. The area has particularly fine forestry, with the Royal Botanic Garden at nearby Dawyck being noted for its magnificent trees and shrubs. The attractive town of Peebles offers excellent local services with shops, professional services and supermarkets. It also has a secondary school.

While Eshiels House enjoys a wonderful rural position, it is extremely accessible. Edinburgh is only 24.5 miles to the north and Glasgow 54 miles to the northwest. Edinburgh Airport has an increasing number of domestic and international flights and is 28 miles away.

The area is renowned for its outdoor activities. There are golf courses at Innerleithen, Peebles and Cardrona. The Peebles Hydro, Cardrona Hotel and Stobo Castle all offer good leisure facilities and Glentress Forest is a fabulous facility for mountain bikers. The River Tweed is also on the doorstep and offers many beautiful walks and of course superb salmon fishing.

## DESCRIPTION

Eshiels House dates back to the 17th century but now has a superb blend of modern open plan living in conjunction with more traditional accommodation, all arranged over two floors. The outlook from the house over the surrounding countryside is stunning and there are many traditional features which have been retained within the house. Externally the house has a traditional appearance and is built in stone along with a turret and crow stepped gables. Two modern extensions are also finished in stone. The accommodation throughout is beautifully presented and well proportioned.

The front door to the house is located at the base of the turret which is circled by rose bushes and opens into a rounded vestibule with tiled floor. The main hallway is ahead and provides access to the first floor and is centrally located within the property. Extending to the south is the more traditional accommodation with a drawing room situated at the end with fabulous views over the garden and up to the hills. The room is triple aspect and there is an open fireplace as well as French doors to the garden. The dining room sits adjacent and also has French doors to the garden.

The kitchen / family room is a recent extension and is a bright space thanks to the sliding glazed doors which face south and west. The kitchen itself has an island with breakfast bar and is equipped with granite work tops. Appliances include a gas hob, Fischer and Paykel dishwasher, electric oven with separate grill and American style fridge / freezer. To the other end of the room is a sitting area with TV unit and wood burning stove. Between the two areas is a generous dining space and a door through to the conservatory which faces south over the garden.

The ground floor accommodation is completed by a separate family room and utility room which gives internal access to the double garage and has a WC located off.

The first floor has a generous landing and has two bedroom wings to the south and running east to west. The east wing has the principal bedroom suite which is double aspect and has a dressing room and spacious en suite shower room with twin wash basins, walk in shower and WC. The principal bedroom faces south and enjoys views over the garden and rolling countryside beyond. There is a second bedroom with en suite shower room and a further three double bedrooms which share two very generous family bathrooms, each of which has a shower. Also off the landing is a large store room housing the boilers and hot water tank as well as a home office which is located in the turret.

The gardens which surround Eshiels House have been beautifully kept and crafted over the last few decades by the current owners. To the south is a large lawn which is bordered by well stocked and colourful flower beds with a variety of different plants and shrubs providing an array of colour. Closer to the kitchen is another lawn where there is a dining patio, raised beds and pond. The gardens continue around to the back of the house and to the front is a spacious driveway with parking for several cars with direct access to the double garage.







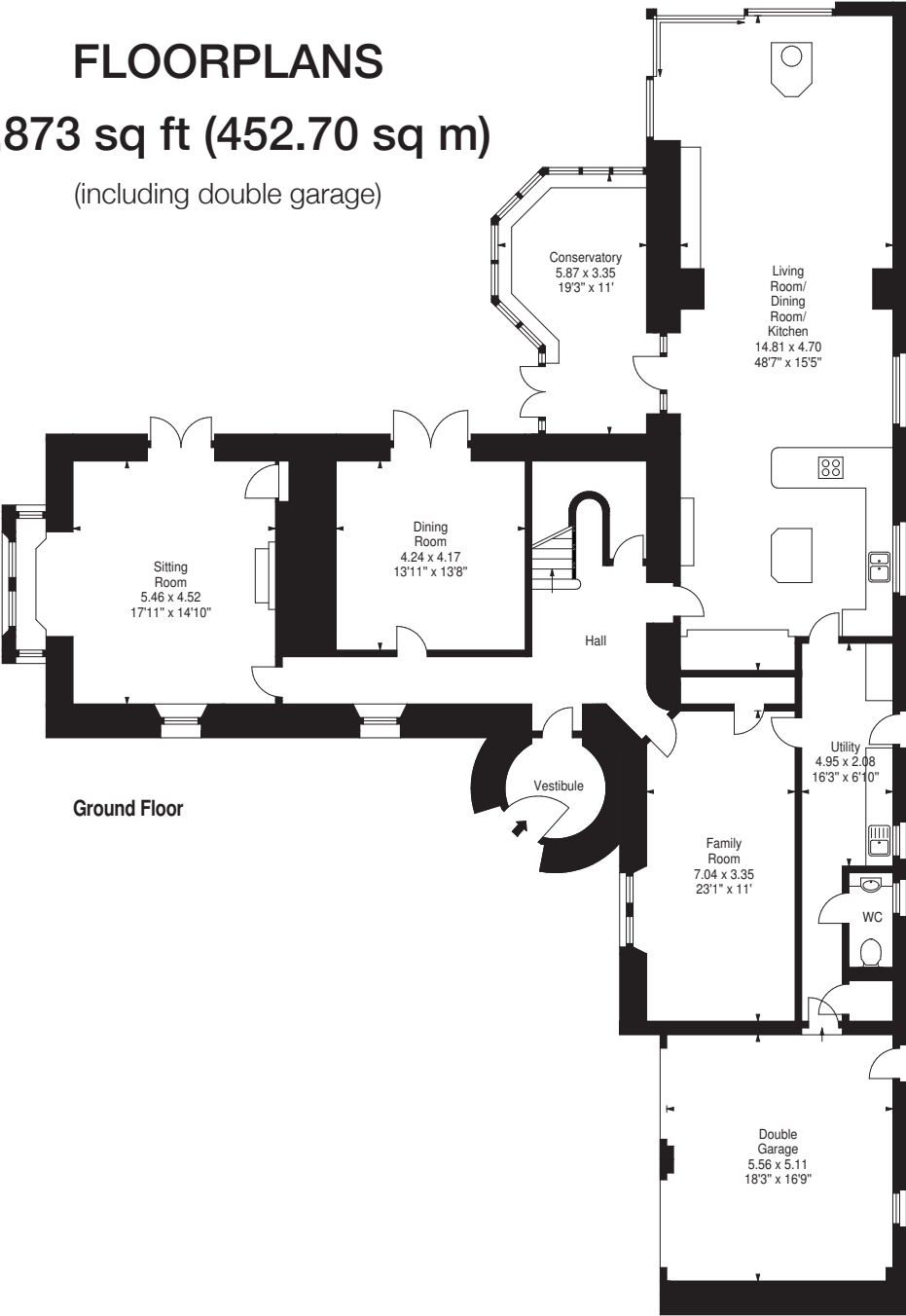




# FLOORPLANS

4,873 sq ft (452.70 sq m)

(including double garage)





## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills - 0131 247 3738.

### Services

Mains water, gas and electricity. Drainage is to a shared septic tank.

### Local Authority & tax band

Scottish Borders Council Tax Band G.

### Fixtures & Fittings

Light fittings, integrated white goods, blinds and curtains are to be included within the sale.

### Solicitors

Shepherd and Wedderburn

1 Exchange Crescent, Conference Square, Edinburgh, EH3 8UL. Tel: 0131 228 1222.

### 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.



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