

BLACKHOUSE

YARROW VALLEY, BY SELKIRK, SCOTTISH BORDERS, TD7 5NJ



Superbly renovated and refurbished 7 bedroom off-grid country house remotely located within about 20 acres of gardens and woodlands amidst the spectacular countryside of the Yarrow Valley.



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Accommodation

Entrance hall, sitting room, dining room, glazed atrium, dining kitchen, commercial kitchen, utility room, four bedrooms with ensuite shower-rooms, double bedroom 5 with ensuite bathroom; 2 bedroom annexe with open plan living room/kitchen.

Gardens. Woodlands. Lochan. Large Agricultural Storage Building. Outbuildings.

Biomass heating. Backup diesel generator. Solar photovoltaic array and battery storage. Hydro-electric turbine.

About 20 Acres.







Situation

Blackhouse is nestled in over 1,500 acres of breathtaking woodlands, heather grazings and the Tweedsmuir Hills on the northern edge of the Yarrow Valley. The property occupies a peaceful, off grid location, located 4 miles from the nearest public road. Approached via a well-maintained forest track/estate road meandering alongside the Douglas Burn, the drive to the property is a retreat to a peaceful world home to an array of wildlife including deer, red squirrels, ospreys and eagles.

The area is steeped in history, myth and legend and has made an enormous contribution to the culture and literary life of Scotland. The estate once formed part of the great Ettrick Forest where Scotland's Kings hunted deer. James Hogg (the Ettrick Shepherd) lived at the cottage beside the road which leads up to Blackhouse Estate.





Blackhouse is situated in close proximity to the border towns of Innerleithen, Peebles, Selkirk and Moffat. The bustling town of Innerleithen is just 12 miles away. Innerleithen has grown in popularity over recent years and is home to world renowned mountain biking trails and has a range of thriving cafes, restaurants and independent shops. Peebles is just a few miles beyond Innerleithen following the route of the River Tweed. Peebles has a thriving high street, home to many independent businesses. The city of Edinburgh is only 35 miles away and can be reached in about an hour's drive by car or via the Borders railway at Tweedbank (22 miles). Blackhouse lies in the Tweedsmuir Hills on the northern edge of the Yarrow Valley.

Stobo Castle, situated eight miles south of Peebles is home to one of Scotland's premier spa facilities and the noted Dawyck Botanical Gardens extending to about 65 acres, are also close by. The development of Glentress as a world class mountain bike destination, which in turn forms part of the 7Stanes mountain bike trails, consisting of over 50 miles of purpose-built mountain biking trails, has drawn many visitors and tourists and made a significant contribution to the local economy.







There is a range of primary and secondary schooling in the district and for many years the Borders region has been the bedrock of Scottish rugby, with virtually all towns and villages having their own rugby club. The annual Melrose Sevens are famed worldwide and draws sides from all over the globe. There are several local golf courses including the championship course at Cardrona as well as those at Peebles, Innerleithen, Torwoodlee, Selkirk and Moffat.

The surrounding farms and estates offer a range of sporting opportunities, as well as numerous hiking, cycling facilities.

General Description

Blackhouse was originally a rustic shepherd's cottage; the property has undergone extensive renovation works over recent years and now offers luxurious, off grid accommodation, sleeping 10-14 over 5-7 bedrooms including a 2-bedroom annexe.





Blackhouse has recently been redeveloped and extended in a comprehensive and thoroughly impressive manner and style. The most recent works encompass a comprehensive refurbishment of the original accommodation alongside the addition of the self-contained annexe comprising the kitchen/ sitting room and bedrooms 1 and 2 within the floor plan, alongside the formation of the impressive and substantial glass atrium.

The atrium (43' x 16'11") is a striking addition to the house and the integration of a natural stone wall on the western gable, is a notable feature. This extended accommodation has been cleverly blended into the surrounding landform with the use of a natural sedum green roof over the annexe accommodation.

The house now incorporates up to seven bedrooms in total and notably has secured an Energy Performance Certificate (EPC) rating of Grade B.

The accommodation extends to a generous 5,549 sq ft (515.58 sq m) in all.

In recent times, the house has been let for holiday purposes (www.blackhouseforestestate.com).

The carpets and curtains and bulk of the furnishings under exclusion of personal effects and pictures, are included in the sale.

Blackhouse is therefore ready to move into and enjoyed from the day of completion.







The accommodation has been tastefully refurbished with modern kitchen and bathroom fittings and is well designed for both accommodating family and friends as well as paying guests – either in the whole or within the main house or annexe depending upon owners wishes.

The core of the house is formed by the sitting and dining rooms which link to each other and are blessed with raised ceilings and in turn link to the large kitchen/dining room (30'9" x 22'1") (maximum sizes); this features extensive south facing glazing and an ancillary working/commercial kitchen – both with a wide range of appliances. In turn the working kitchen links to the atrium (43' x 16'11") which is a striking glass framed addition to Blackhouse. The atrium provides additional dining space as well as a seating/relaxation area with the glass walls and roof affording stunning views over the surrounding hills. Electric blinds can regulate the amount of sunlight and the natural stone wall forming the western gable is a feature. There is an ancillary bar and drinks area to enhance its role as an entertaining space as well as air conditioning.

All five of the principal bedrooms have ensuite facilities, with the annexe accommodation having a bathroom with shower cabinet as well as its open plan kitchen/sitting room.

The house incorporates a good amount of built in storage as well as a number of solid fuel stoves





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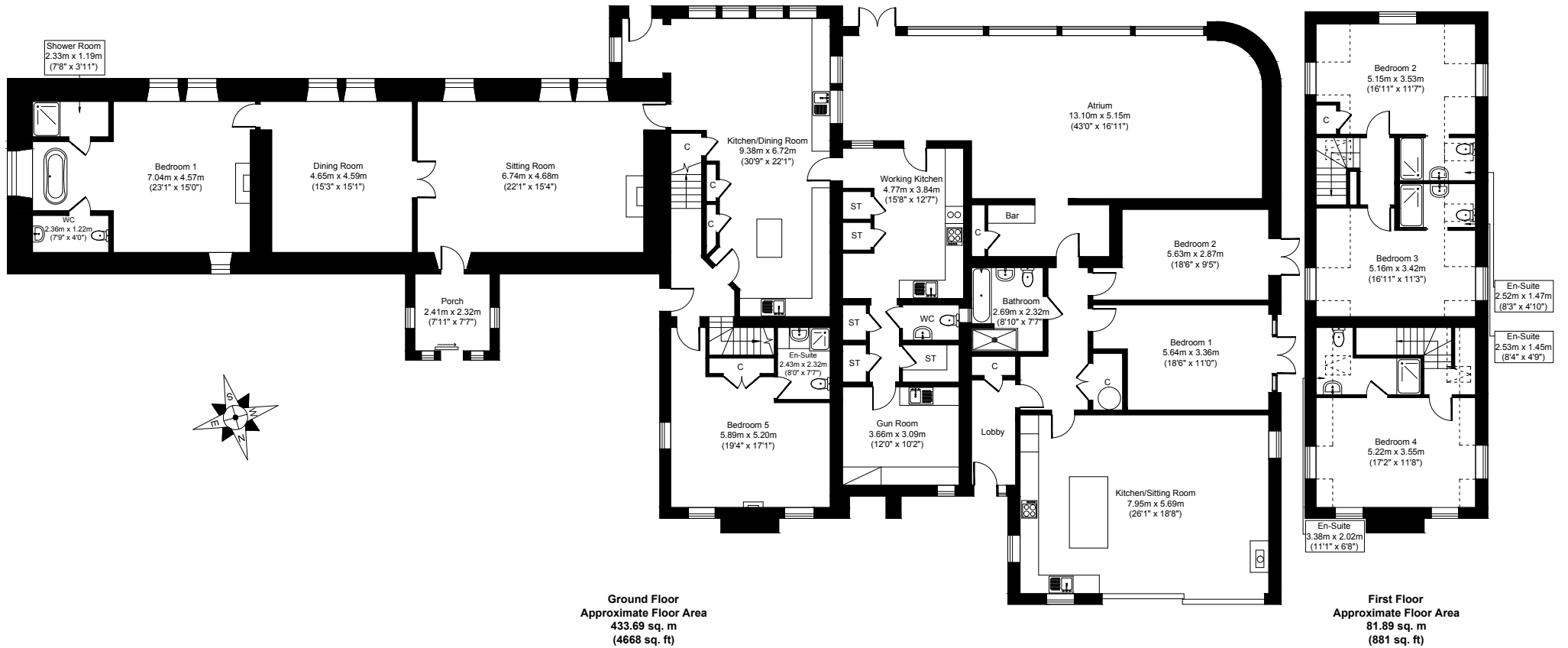
Outbuildings

An excellent steel-framed concrete floored general-purpose building (About 80' x 30') is used for housing estate machinery and equipment and storing woodchip. There are electric roller doors to the main area. An adjoining yard provides additional storage.

To the rear and northeast of the house there is a range of buildings consisting of a garage/workshop, woodchip/pellet store, office, biomass boiler shed, a tool store and small log store. Additional buildings house the hydroelectric turbine generator and backup diesel generator.



Blackhouse Estate
Yarrow Valley
TD7 5NJ



Approximate Overall Internal Area: 515.58 sq m (5549 sq. ft)

This plan is for guidance only and must not be relied upon as statement of fact.
All measurements and placement of walls, doors, windows and appliances are approximate.

Not to scale.
© Itago Media

Gardens and Grounds

The gardens and lands included with Blackhouse extend to about 20 acres. Lawns neighbour the house and there are patio seating areas alongside a firepit and barbecue hut. The gardens offer fine views over the surrounding farm and woodlands. The land rises to the north through scattered woodlands. The mounted solar arrays sit in an elevated position.

Continuing in a westerly direction, the gardens encompass a substantial lochan with small jetty and seating areas. The lochan has in the past been stocked with trout. There is a further pond by the general purpose building.

Surrounding the house a number of drystone dykes have been restored and many spring bulbs - snowdrops, crocuses, daffodils and bluebells have been planted. Rhododendrons and other flowering shrubs provide additional springtime colour and a burn flows down the hillside to the north through the hydroelectric generator and into the main valley (Douglas) burn. The house and garden infrastructure is further enhanced by a number of footbridges and roadbridges.

It should be noted that the sellers own and are retaining the surrounding Blackhouse Forest. This extends to about 1,563 acres in all, comprising rough grazing, hill grazings and about 773 acres of predominantly commercial woodlands.









GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents: Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH; Tel: 0131 220 4160; email: chris.hall@rettie.co.uk. Rettie & Co, 1 Abbey Place, Melrose, Roxburghshire, TD6 9PX; Tel: 01896 824 070; Email: borders@rettie.co.uk

Directions

From Edinburgh head south to Peebles. In Peebles turn left onto the A72 to Innerleithen. In Innerleithen take the right onto the B709 signposted to Traquair. Follow this road for nine miles and on reaching the A708 turn right at the Gordon Arms. After about one mile, a private access road to Blackhouse will be found on the right just before crossing the Douglas Burn. Continue for about 4 miles up the estate road to Blackhouse.

From Selkirk - leave Selkirk via the A708 following signs for St Marys Loch and Moffat. Continue

on the road for approximately 13 miles. After passing The Gordon Arms Restaurant on your

right, travel a further mile until you see a farm steading on your right, take the second right hand

turn after the farm onto the road leading to Blackhouse.

From the M74 - If approaching from the south via the M74, leave at Junction 15 and take the A701 into Moffat and then the A708 signposted for Sellkirk. 20 miles after leaving Moffat, the entrance to Blackhouse will be found on the left immediately after crossing the Douglas Burn.

What3Words

///apple.quoted.lamp

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is TD7 5NJ. Please note however, this postcode covers a wide rural area, but not the entrance to Blackhouse.

Right of Access

A right of access over the four-mile-long access road will be granted to the purchaser. No maintenance obligations upon this road will pass to the purchaser. It is currently maintained by the neighbouring farmer, the neighbouring forestry owner and the seller. There are ongoing forestry felling and extraction works on both Blackhouse and the neighbouring estate. The road has recently been upgraded ahead of these works and has been actively maintained and repaired by the neighbouring estate during their recent extraction works.

The seller is retaining approximately 1,550 Acres surrounding Blackhouse. A right of access will be retained by him for forestry and estate management purposes over the road passing through the subjects of sale. The seller will assume all responsibility for maintaining this road following any forestry management works to keep it to a comparable standard to its current standard.

The access road is also a public right of way.

Wind Farm Development

There is a proposal, not yet at the formal planning stage, for a wind farm to be sited on the hills to the west and north of Blackhouse. If the wind farm proceeds, it is possible that the existing access road to Blackhouse will be used as one of the access points for development. This in turn would lead to the road being upgraded and an agreed route to bypass Blackhouse would need to be agreed with the proprietors of Blackhouse and the surrounding estate.

Fixtures and Fittings

The following should be noted:

1. All fitted carpets and curtains are included in the sale.
2. All furnishings are included in the sale.
3. All paintings are excluded from the sale.
4. The three tartan and sheepskin chairs in the sitting room are excluded from the sale.
5. All personal effects are excluded from the sale.
6. An inventory and valuation of machinery available for purchase is available on request.

Renewable Energy

Blackhouse is a modern off-grid dwelling house. A renewable energy system has been installed to cater for the needs of a modern 7-bedroom house and its attendant energy requirements.

Blackhouse has achieved a Grade B Energy Performance Certificate (EPC).

There are two independent sources of renewable energy:

1. A 9kW solar array feeds into a mini-grid incorporating a 24kW battery bank. The solar tracker photovoltaic array follows the path of sun for maximum efficiency.
2. A 10kW hydro-electric generator and back-up diesel generator. Note: no warranty as to the future working order of the hydro-electric generator will be provided.

The solar and hydro-electric generator provide electricity to supply the house, heat the water, keep the batteries charged and are backed up by a diesel-

fired generator which is set to automatically come on when the solar is not generating. The solar and hydro installations can be remotely controlled.

3. Biomass heat system – a 75kW Froling biomass boiler provides a further system to heat the water and provide central heating when required. The woodchip hopper holds about 3 weeks supply of woodchip.

4. Blackhouse also has an open fire and 2 wood burning stoves.

5. The seller will be happy to enter into an agreement to supply timber and woodchip to the new owner, if desired.

For the avoidance of doubt no Feed-In Tariffs (FITS) are received.

Services

Private water supply, private drainage. Private electricity – see above for details of renewable energy systems. Broadband internet via satellite. Satellite VOIP telephone with local (01750) number for enquiries. Note – Fibre optic broadband cable recently installed to Blackhouse. Calor gas cylinders for gas hobs. Fire alarm.

Burdens

Blackhouse – Council Tax Band G.

Local Authority

Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA; Tel: 01835 824 000.

Environmental Designations

Blackhouse lies within an Environmentally Sensitive Area.

Solicitors

Morton Fraser MacRobert LLP, Quartermile Two, 2 Lister Square, Edinburgh, EH3 9GL; Tel: 0131 2471000; Contact: Iain Young

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh, EH3 6DH, or 1 Abbey Place, Melrose, TD6 9PX.







Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or

otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

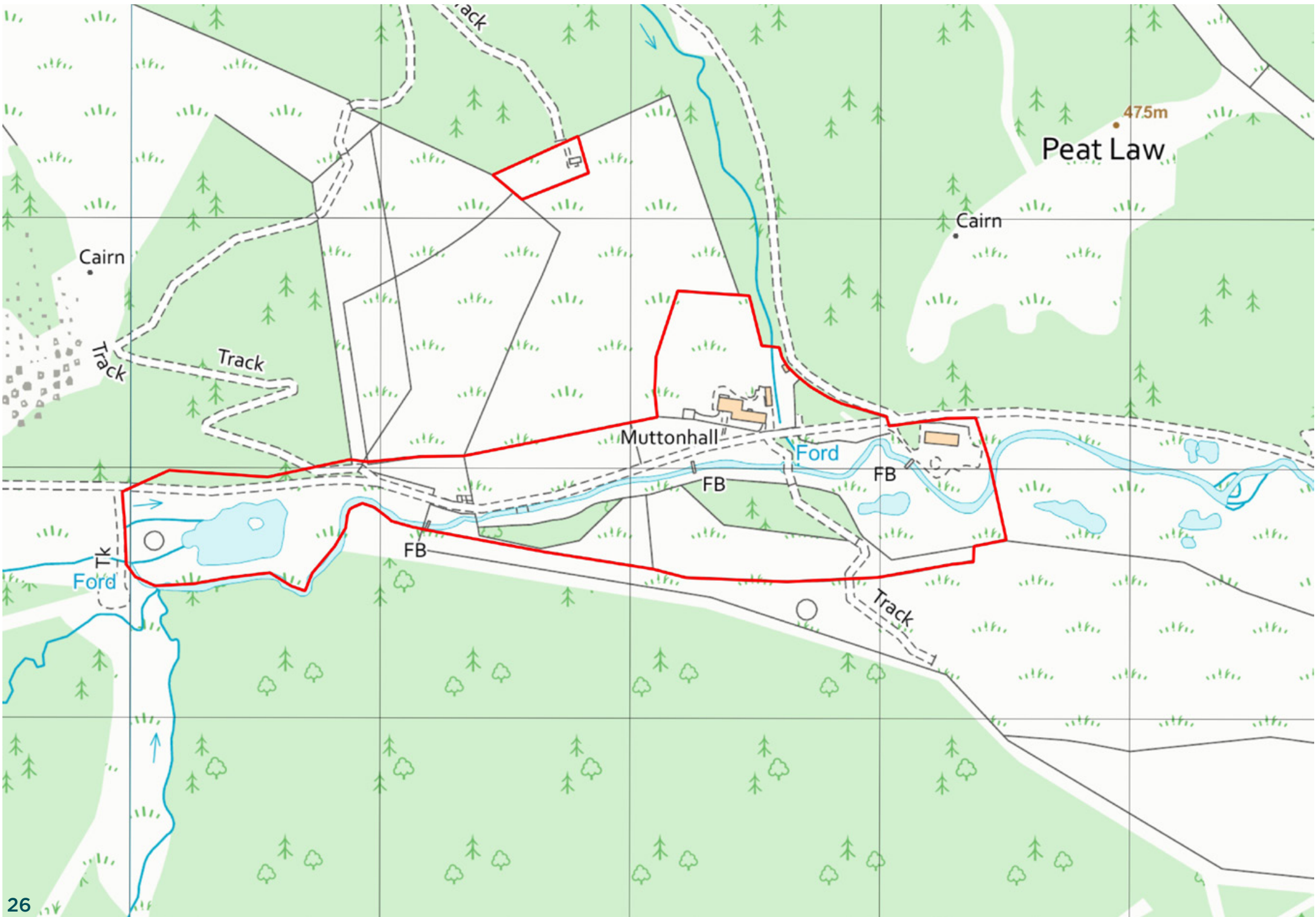
Important Notice

Rettie & Co, their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.