



GENEROUS DETACHED HOUSE ENJOYING A RURAL SETTING AND STUNNING VIEWS

Old Toll offers an exciting opportunity to purchase a unique house and garden in a stunning location, situated between West Linton and Peebles, one mile south of Blyth Bridge, and surrounded by picturesque countryside. The house accommodates six bedrooms, multiple reception areas, a dining kitchen, a home office, and three bathrooms, and is accompanied by extensive gardens (extending to approx. two thirds of an acre), a detached double garage, and a private driveway.



The front door opens into an entrance porch, leading through to a hall with built-in storage. Straight ahead, you step into a living room, the first of several reception areas on offer in the home. Occupying a generous footprint, the living room offers excellent flexibility for various layouts of lounge furniture, all arranged around an open fireplace flanked by open shelving, with a wood-burning stove at the other end of the room, and is further enhanced by neutral décor and handsome wood flooring.

FEATURES

- Generous detached house between West Linton and Peebles, enjoying a rural setting and stunning views
- Set within grounds extending to two thirds of an acre
- Entrance porch and hall with storage
- Large living room with stove
- Attractive dining kitchen
- Formal sitting room with stove
- Versatile family room
- Home office
- Master bedroom suite
- Five further bedrooms
- One en-suite bathroom
- Separate family bathroom
- Utility room and shower room with WC
- Detached double garage and private driveway





The kitchen is connected to the living room and provides plenty of space for a dining table and chairs, with timelessly classic cabinets accompanied by spacious worktops and neutral splashback tiling. The kitchen is supplemented by a walk-in pantry and affords access to a bright family room, representing a versatile space which could lend itself to a variety of uses, and featuring French doors opening onto a patio in the garden. An internal hall from the living room leads to a sitting room, one of the home's six bedrooms, a utility room (with external access and a shower room), and a home office. The dual-aspect sitting room provides a more formal setting and features a striking fireplace with a wood-burning stove inset. The bedroom is currently arranged as an additional home office, highlighting the versatility of the rooms.

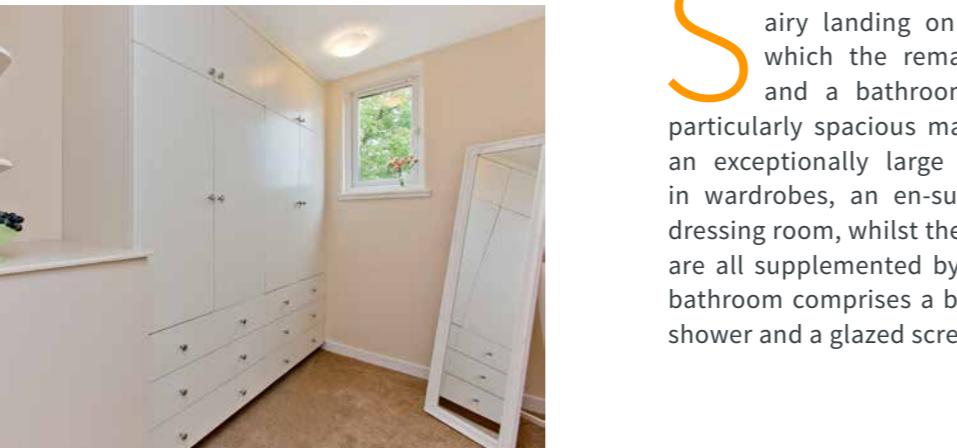
“...The dual-aspect sitting room provides a more formal setting and features a striking fireplace with a wood-burning stove inset...”





MASTER SUITE & FIVE FURTHER DOUBLE BEDROOMS

Stairs from the living room lead to an airy landing on the first floor, from which the remaining five bedrooms and a bathroom are accessed. The particularly spacious master bedroom enjoys an exceptionally large sleeping area, built-in wardrobes, an en-suite bathroom, and a dressing room, whilst the remaining bedrooms are all supplemented by built-in storage. The bathroom comprises a bath with an overhead shower and a glazed screen, and a WC-suite.





Externally, the house is set in extensive grounds extending to approx. two thirds of an acre, including a Neolithic stone circle, a substantial lawn area, a wealth of leafy trees (including fruit trees), shrubs, and plants, and tranquil areas for outdoor seating. Excellent private parking is provided by a detached double garage (with overhead electric doors) and a large private driveway.

Extras: Kitchen appliances comprising a cooker, washing machine, and dishwasher will be included in the sale.

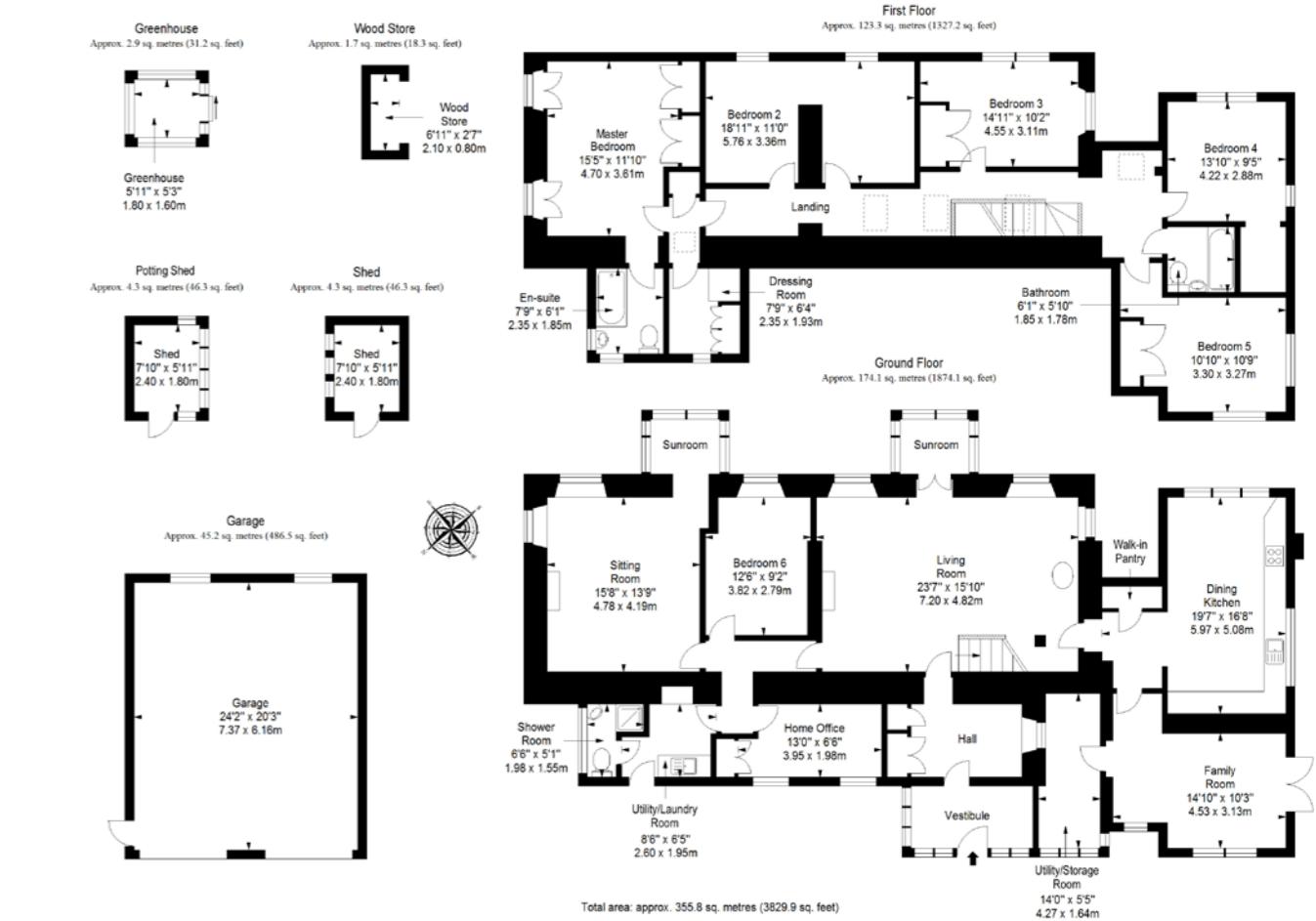




OLD TOLL HARESTANES

Old Toll is situated between West Linton and Peebles, one mile south of Blyth Bridge, in an area of outstanding natural beauty, offering the best of modern country living within easy reach of Edinburgh. Surrounded by rural farmland and rolling countryside, this picturesque area lies under 24 miles from the heart of the capital. Excellent amenities can be found close to hand in West Linton and Peebles, including excellent shopping facilities, a leisure centre, a swimming pool, a rugby club, golf courses, and a number of cafes and restaurants, whilst more extensive shopping can be found in Edinburgh. There are various outdoor activities on offer, including: breath-taking country walks (from beginners to advanced), cycling paths over the hills and through the woods, horse-riding, fishing and Outdoor Centres. Newlands Primary School and the linked Community Centre are at nearby Romanno Bridge, with secondary schooling in Peebles. The area is conveniently situated just off the A701, providing easy access to the City Bypass and wider central road network for commuting, with the heart of the capital just an hour away and the M74 reachable within 30 minutes.

EPC RATING: **F** COUNCIL TAX BAND: **G** VIEWINGS By appointment with Gilson Gray on 01628 93341





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