



WESTER HAPPREW STEADING

BY PEEBLES
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WESTER HAPPREW
STEADING

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WELCOME TO

WESTER HAPPREW STEADING

This attached steading is an incredible five-bedroom house which has been completely renovated in the last two years to exceptionally high standards, offering significant accommodation (spread over 2,660 square feet) and a sublime rural location, surrounded by hills and countryside just a ten minutes' drive from Peebles.

GENERAL FEATURES

- An incredible attached steading by Peebles
- Completely renovated in the last two years
- Covering over 2,660 square feet
- Sublime rural location amongst the countryside
- Spectacular country and hillside views
- Carbon neutral, with an A-rated EPC score

ACCOMMODATION FEATURES

- Scenic approach and inviting entrance hall
- Open-plan kitchen/living/dining room
- High-quality kitchen with a central island
- Five bedrooms with inspiring views
- Two modern en-suite shower rooms
- Modern three-piece shower room
- Family bathroom with a four-piece suite
- Triple-glazed windows throughout
- Efficient ground source heat pump system
- Zone-controlled underfloor heating throughout

EXTERNAL FEATURES

- South-facing garden with a lawn and a patio
- Double garage and a private driveway
- Solar-panelled roof and renewable Heat Incentive grant payments (totalling approximately £18,000)



AN INCREDIBLE ATTACHED STEADING BY PEEBLES

Originally part of the Dysart Estate, this exclusive five-bedroom steading is a former granary that dates to 1846. In the last two years, it has been sympathetically and wholly renovated from top to bottom to become an outstanding family home, designed to provide the very best in contemporary living. It boasts a wealth of high-end accommodation, including an impressive open-plan reception area, as well as a new kitchen and four new washrooms (all recently installed within the last two years). It also benefits from a south-facing garden and generous private parking. Furthermore, this executive residence offers a sought-after rural lifestyle, forming part of a small enclave of properties which enjoy a secluded location amongst the majestic hills and countryside of the picturesque Scottish Borders, complete with spectacular country views. Conveniently, whilst the home provides a true rural idyll, it also remains within easy reach of Peebles and in commuting distance of Edinburgh.

With a scenic landscape as far as the eye can see, the approach to Wester Haprew Steading is truly spectacular. The property itself instantly impresses as well, with its handsome stone-built façade. Inside, the front door opens into an inviting entrance hall that immediately establishes the home's impeccable standards before openly flowing through to the reception area.



THE RECEPTION ROOMS

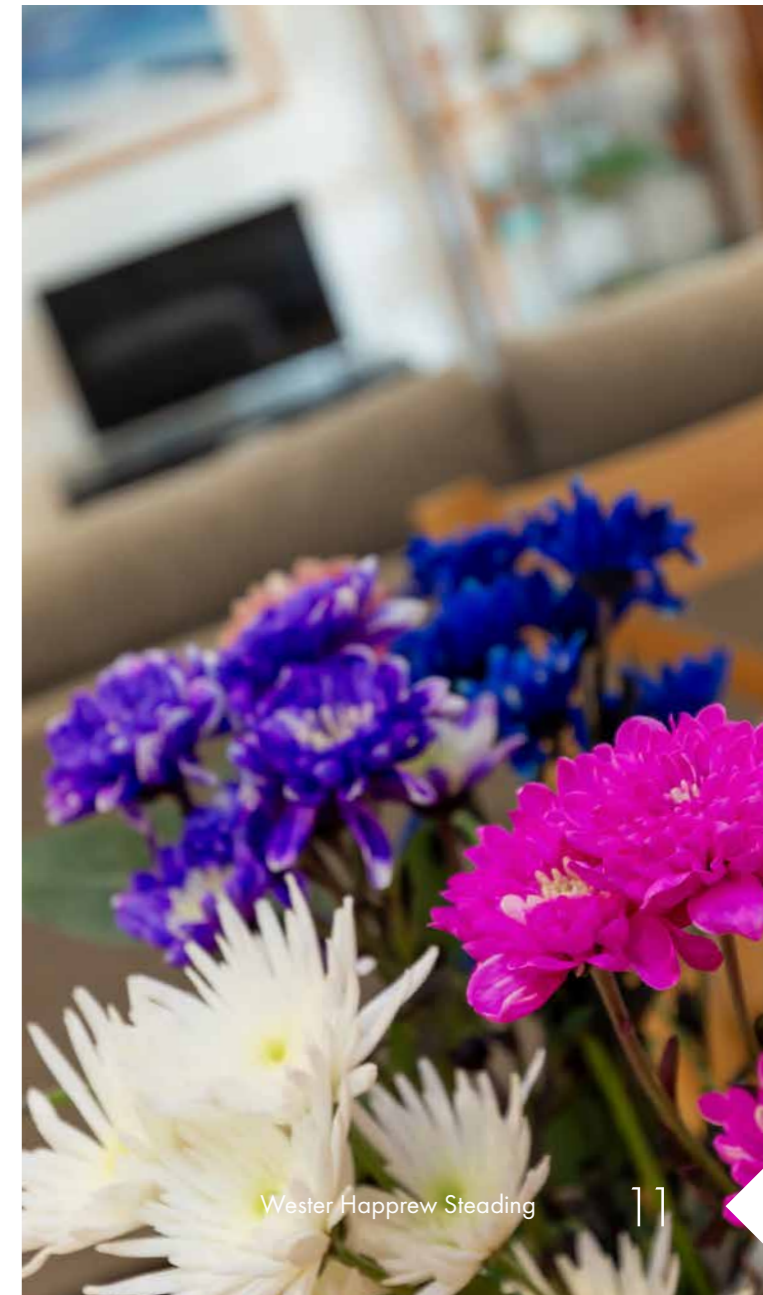
OPEN-PLAN LIVING AT ITS FINEST





PERFECT FOR
FAMILIES AND
SUMMER SOCIAL
EVENTS

The open-plan kitchen, living and dining room has a substantial footprint that is bathed in natural light all day long from a wealth of dual-aspect glazing to the north and south. It can accommodate a wide choice of comfortable furnishings and a large table and chairs, creating the ideal setup for all occasions. The space is further enhanced by minimalist-inspired styling, with crisp white walls and a rich wood-inspire floor (setting the theme of décor found predominantly throughout). Adding to the room's high appeal, there is also a wood-burning stove for those cosy winter evenings and French doors that extend the space into the rear garden for a seamless transition to outside – perfect for families and summer social events. In addition, there is an alternate exit to the side of the property.

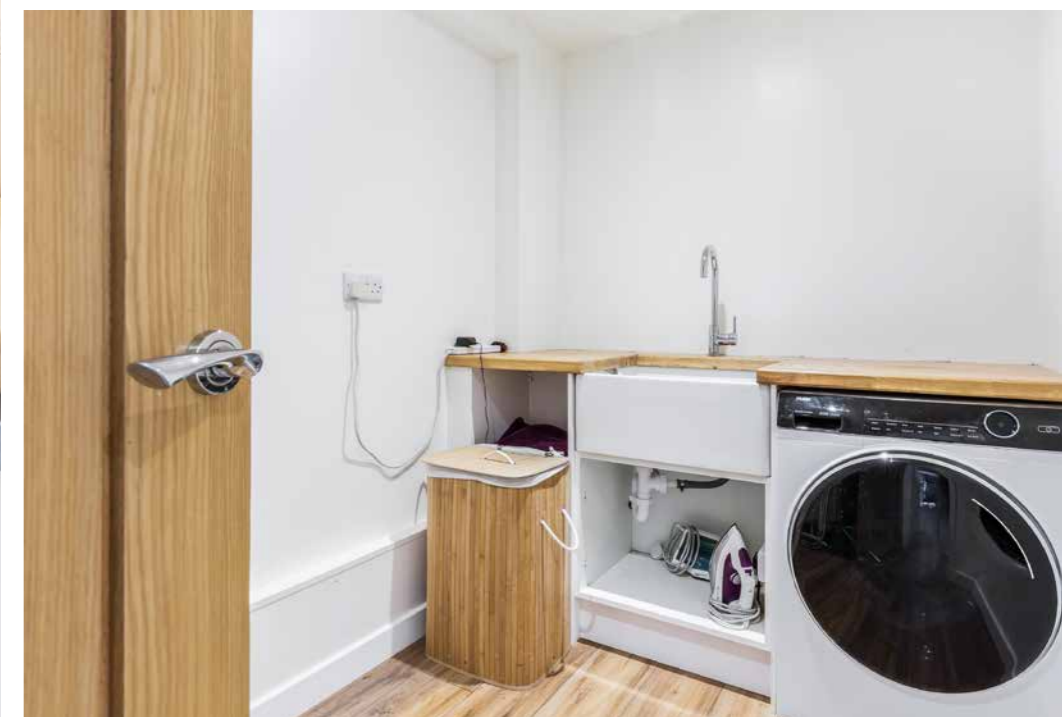




THE KITCHEN

A STYLISH KITCHEN WITH A CENTRAL ISLAND

The kitchen has a high-quality design that is forever fashionable, sporting a monochrome-colour palette that enriches the entire aesthetic of the living area. Arranged in an L-shape around a central island, it is also neatly zoned to enhance the expansive open-plan layout and to retain its own identity. Furthermore, it has a generous range of modern cabinets (in white) and solid black granite worktops, which are brightly illuminated by undercabinet lighting. The sophisticated look is completed by a selection of high-end integrated appliances (twin Siemens oven and Wi-Fi combi microwave oven, Siemens five-ring induction hob, statement extractor, and Hoover dishwasher). Space is provided for a tall freestanding fridge/freezer and a discreetly located utility room also supplements the kitchen, providing additional countertop space and a washbasin.



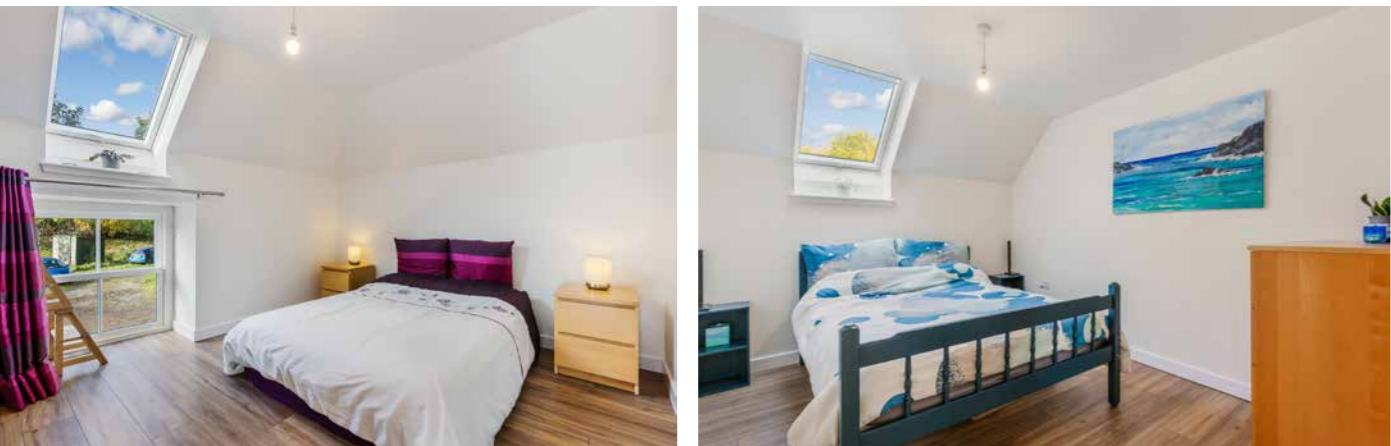
THE BEDROOMS

ENHANCING A TRANQUIL
NIGHT'S SLEEP



Ensuring design continuity, the five bedrooms all mirror the attractive aesthetic of the living area, which amplifies an airy ambience. Extending off a naturally-lit landing that provides wall space for paintings, the rooms consist of: the principal bedroom, which has an ensuite, a dressing area, and a built-in wardrobe; two additional double bedrooms with built-in wardrobes; a large single bedroom with a built-in wardrobe and further open storage; and, an expansive and highly versatile king-size bedroom/office, fronted by a south-facing Juliet balcony. Like the principal suite, the bedroom/office also has the luxury of an ensuite as well. Furthermore, all the bedrooms benefit from inspiring views that capture the scenic landscape around Wester Haprew Steading.

INSPIRING VIEWS THAT CAPTURE THE SCENIC LANDSCAPE



THE WASHROOMS

FOUR MODERN BATHROOMS
FOR CONVENIENCE





To avoid bathroom queues, the home has four immaculate washrooms that are all finished to modern standards. On the ground floor, there is a three-piece shower room, whilst on the first floor, there are two en-suite shower rooms and a family bathroom. In addition, the bathroom has the added benefit of a four-piece suite, comprised of a storage-set washbasin, a toilet, a towel radiator, a large and luxurious double-ended bathtub, and a separate walk-in shower enclosure.

Carbon neutral and with an A-rated EPC score, the property is highly efficient. It features triple-glazed windows throughout, and is completely insulated. Heating is via a ground source heat pump system, with zone-controlled underfloor heating on both the ground and first floors, which allows the heating of each room to be individually programmed and remotely controlled via Wi-Fi. In addition, Wester Happrew Steading benefits from a solar-panelled roof and quarterly Renewable Heat Incentive grant payments, totalling approximately £3,500 per annum. These payments will continue until 2029.



GARDEN & PARKING

*A SOUTH-FACING GARDEN THAT CAPTURES SUN
THROUGHOUT THE DAY*

Externally, there is a sizeable rear garden that has a long lawn and a patio area for alfresco dining in the warmer months. The perfect size for families and for summer soirees, it also enjoys a suntrap, south-facing aspect and beautiful hill and countryside views, which add to the garden's allure. Additional ground next to the garden provides unlimited scope for development, whether used for additional parking or to extend the garden grounds further. Extensive private parking for multiple vehicles is also provided via an integrated double garage and a neighbouring driveway.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale. A washing machine and fridge/freezer may be available by separate negotiation.





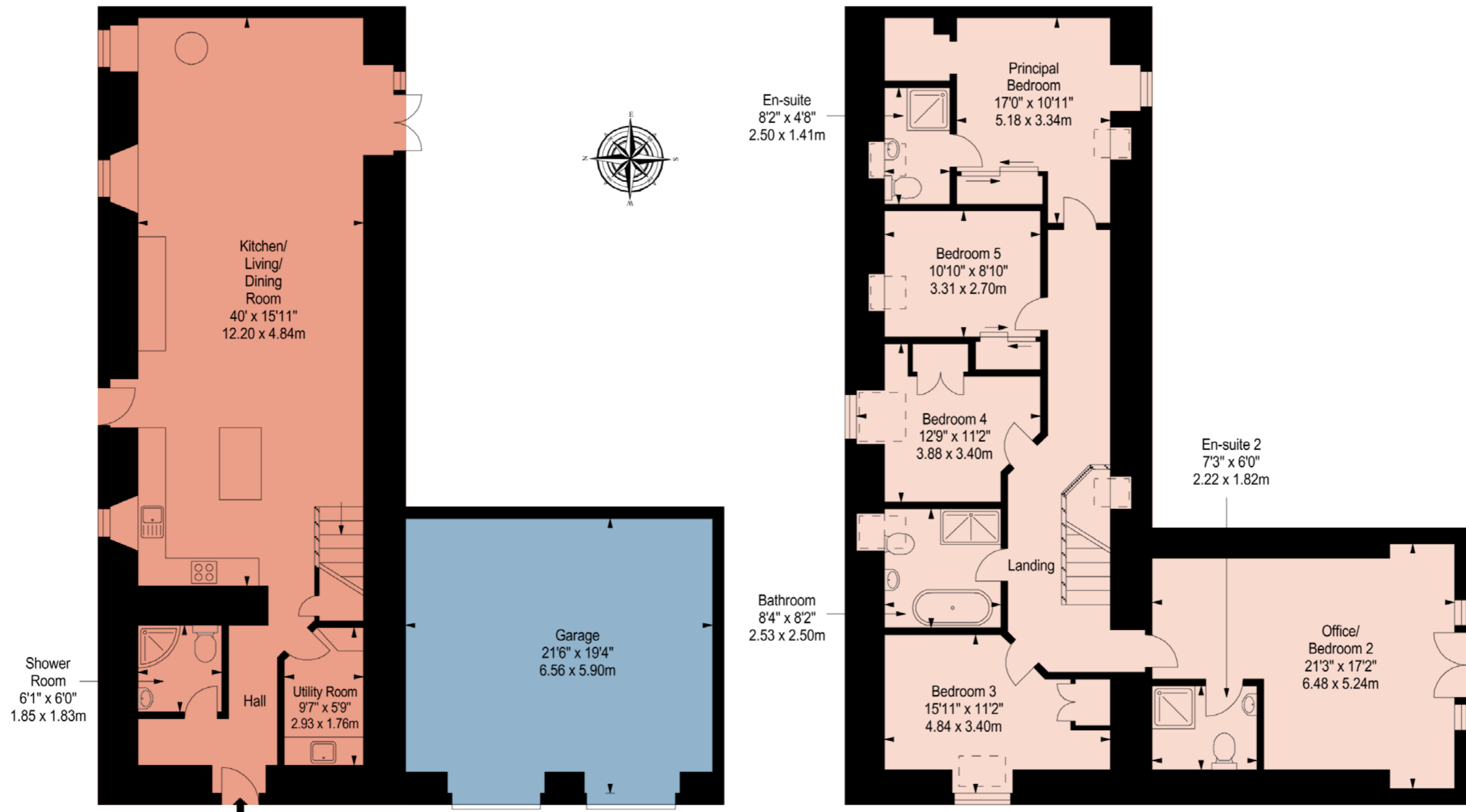
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APPROXIMATE TOTAL AREA:

247.2 sq. metres (2660.9 sq. feet)

● GROUND FLOOR ● FIRST FLOOR ● EXTERNAL

The floorplan is for illustrative purposes. All sizes are approximate.

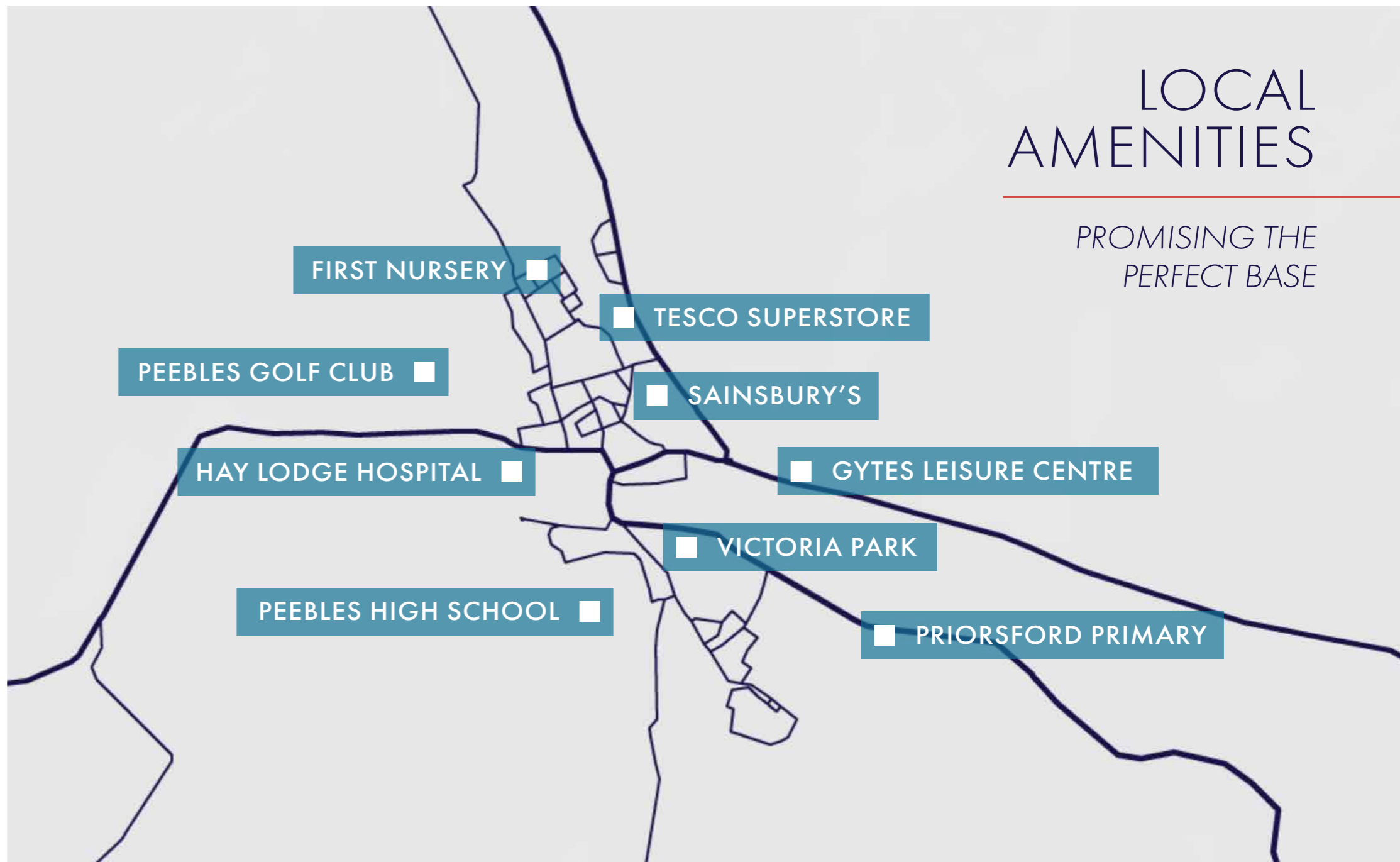


PEEBLES

Wester Happrew Steading offers a picturesque rural lifestyle nestled in the Tweed Valley of the Scottish Borders, surrounded by rolling hills and open countryside as far as the eye can see. Truly scenic and peaceful, the residence forms part of a small enclave of properties set beside a C-listed Georgian farmhouse. Positioned within an area of outstanding natural beauty, the steading promises the perfect base from which to enjoy all the great outdoors has to offer, whether enjoying relaxing farmland strolls, gentle cycle rides, or brisk hill walks. Although Wester Happrew Steading has an idyllic secluded location, it is also (conveniently) just a mere ten minutes' drive from the charming Royal Burgh of Peebles. Here, all of your daily needs are met, with a wide range of amenities. In fact, the historic town of Peebles has been recognised as the 'Top Independent Retailing Town in Scotland' boasting a wealth of independent shops, as well as a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office.



Peebles is also home to numerous top-quality restaurants, bars and cafés, and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of events throughout the year. There are also several annual festivals held in the town, including the Beltane Festival, the TweedLove Bike Festival, and the renowned Arts Festival. Situated on the banks of the River Tweed, the town is famous for salmon fishing too, offering scenic riverside and parkland walks, as well as horse riding and further cycling opportunities. There is an excellent 18-hole golf course within the town for golfers, as well as a leisure centre and a swimming pool. For families, the catchment area of the property encompasses some highly-regarded schools in Peebles, covering all levels from nursery to secondary education. In addition, the area is also an ideal Scottish Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport and motorway network. By car, Edinburgh city centre can be reached within the hour from the property.





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