

Galbraith



# LINTON BURNFOOT FARM

KELSO, SCOTTISH BORDERS.



# LINTON BURNFOOT FARM, KELSO, SCOTTISH BORDERS.

Attractive amenity holding with stunning substantial farmhouse and enviable Border views.

Kelso 7.5 miles ■ Berwick upon Tweed 25 miles ■ Edinburgh 50 miles

## About 12.95 Hectares (31.99 Acres)

- Period Farmhouse with 3 reception rooms, 7 bedrooms.
- Extensive and adaptable range of traditional farm buildings.
- Ruined detached cottage.
- Enviably views to the Cheviot Hills.
- Walled garden & private pond.
- Productive area of farmland suitable for equestrian and other amenity purposes.
- Located in a rural yet accessible location to local amenities.

**Galbraith**

Kelso  
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 OnTheMarket





## SITUATION

With the Cheviot Hills to the south, the central Scottish Borders offer some of the most beautiful and varied countryside in the south of Scotland. Linton Burnfoot sits at the foot of Linton Hill in a valley spanning the Kale water. Providing a peaceful, private setting, yet accessible.

The Scottish Borders which is also referred to simply as the Borders, stretches from the Pentland, Moorfoot and Lammermuir Hills that mark the boundary with the Lothians in the north, to the Cheviot Hills which, along with the River Tweed, mark the border with England in the south. This is also wonderful riding country, with pony clubs and equestrian events. The Cheviot Hills to the south offer an expansive and idyllic landscape for those keen to explore the countryside on foot.

The charming village of Morebattle is just 1.5 miles south of the farm and is at the heart of the local community with a traditional inn and a well-supported community run shop and post office. There is also a local primary school in the village served by a free school bus which passes the farm. Secondary state schooling is available at Kelso High School which boasts excellent modern facilities. There is also a good choice of private schools including St Mary's and Mowden Hall (preparatory only) and there are many private schools near Edinburgh.

Kelso, arguably the most attractive of the Borders towns is set in an area of great scenic beauty and is noted particularly for its fine Market Square and for the remains of one of the great Border Abbeys. The town sits at the confluence of the River Tweed and the River Teviot. Kelso provides a good shopping centre together with an excellent range of social and sporting facilities including golf, bowls, tennis, swimming, curling and fishing. Kelso racecourse is within 1 mile of the town centre and the local golf course The Roxburghe, the championship golf course at Sunlaws, lies 8.5 miles from Linton Burnfoot.

## DESCRIPTION

Linton Burnfoot Farm is an excellent residential and amenity property offering scope for further development. The impressive period farmhouse with extensive grounds, featuring a private walled garden, tennis court, a previous outdoor arena and private pond. The land extends to approximately 12.95 Ha (31.99 acres). The property is equipped with an extensive

range of traditional farm buildings which offer a range of additional uses and development opportunities, subject to obtaining the necessary planning consents. There is useful modern steel portal frame shed and to the northeast of the farm buildings, remains of a detached cottage, offering further potential for development.

## METHOD OF SALE

Linton Burnfoot Farm is offered for sale as a whole.

## Linton Burnfoot Farm

Linton Burnfoot Farm comprises a traditional stone-built farmhouse with a range of farm outbuildings, approximately 12.95 ha (31.99 acres) of land, a tennis court, a former outdoor arena, and private pond.

The Farmhouse was built circa 1750s and boasts well-proportioned rooms with many original features and enjoys a south facing aspect with enviable views to the Cheviot Hills.

The house is accessed from a private tree lined driveway and offers ample parking. Leading from the front door there is an entrance porch which opens to the main hallway from which the ground floor accommodation is accessible. There are three reception rooms with individual wood burning stoves and a library room located to the rear of the house with fitted bookshelves, perfect for the avid reader. The heart of the house is the spacious breakfasting kitchen with oil-fired AGA and a pleasing place for a kitchen table. The sunroom, overlooking the garden, is the perfect spot to sit and relax in the evening, with French doors leading to the garden patio area. The rear door leads to a boot room, WC, and drying room, perfect place for muddy boots.

An impressive timber staircase leads to the first floor, providing access to four bedrooms with master en-suite bathroom and dressing room. A relaxing sitting room/nursery adjoins the master bedroom with study, box room and shower room completing the first floor. A further staircase leads to the second-floor landing offering, two generous size bedrooms. The accommodation is laid out in more detail in the floorplans contained within this brochure.



### Ground Floor:

Entrance porch, hallway, drawing room, lounge, library, WC, Kitchen, breakfast room, sunroom, rear hallway, utility room, boiler cupboard.

### First Floor:

Landing, sitting room, four bedrooms, en-suite bathroom, dressing room, study, box room, shower room.

### Second Floor:

Landing and two bedrooms.

### Gardens & Grounds

To the west of the farmhouse, the garden is predominantly laid to lawn with a number of mature trees, offering shelter and privacy. There is a separate, well-maintained private walled garden area located to the west of the farmhouse, divided into quadrants by paths and border hedging. There are a several productive fruit trees, and an all-weather tennis court and outdoor arena, offering scope to restore and enjoy. To the front of the house there is a large lawn, enclosed by a stone wall, providing access to two paddocks beyond. Ample parking for several vehicles and a useful potting shed and chicken coop are also included in the sale.

### Traditional Range

There is an extensive range of traditional farm buildings which are of stone construction, predominately under slate roofs. The buildings are split into garaging, former grain store, bothy, various cattle and sheep sheds and a range of further storage sheds. The buildings have all been maintained to a high standard, serviced by private water supply and three phase electricity and two benefiting from imaging equipment. In more recent years, some of the roofs have been refurbished and re-slated.

### General purpose sheep shed (1) (32m x 20m)

Of steel frame construction, benefiting from roof mounted photovoltaic array. The Feed-In Tariff (FIT) contract generates an income of £4,000 - £5,000 per annum through the generation of electricity.

### Western Range/Former Mill (2) (35m x 8m)

Former mill with lofted sections and garage area under & adjacent former stable building.

### Central Range (3) (20m x 6m)

The standalone building is located within the courtyard, opposite the main farmhouse and contains, garage (6mx5m) wood panelled tack room (5mx2m) workshop (4mx5m) store room 1 (5mx4m) store room 2 (3mx5m)

### Northern Range (4) (34m x 6m).

Of stone construction under slate roof and stone floor. Re-roofed in 2008 and added installation of velux windows to the loft area, providing development opportunity with the correct consents.

### Former Cart Shed (5) (16m x 5m)

A stand alone, stone construction, under slate roof which was re-roofed in 2000 and provides useful open fronted storage.

### Eastern Range (6) (37m x 26m)

Four pitched spans comprising, open stock courts, general purpose storage and garaging, with part concrete and cobbled floor.

### Shoot Bothy (7)

Shoot bothy with two rooms, stone construction under corrugated tin roof.

Room 1 (6m x 4m)

Room 2 (4m x 5m)

### Derelict Cottage (5m x 14m).

Located to the east of the farm buildings there is a former cottage, offering development opportunities subject to obtaining the necessary consents.

### Farmland

The farmland at Linton Burnfoot extends to approximately 12.95 hectares (31.99 acres) in a ring-fenced block which is principally comprised of temporary and permanent pasture. The farmland lies to the east of the public road and is principally accessed via a farm track leading directly east from the farmhouse and buildings. The land is principally classified as Grades 4.1 and 5.1 by the James Hutton Institute with the fields all benefiting from a slight southerly aspect. The land ranges in altitude from approximately 89m to 119m above sea level at its highest point. The fields are of a good practical size and are predominantly enclosed by stone dykes and stock fencing. The majority of fields are serviced by a mixture of troughs and natural water supplies. Access is principally obtained via the internal farm track with further excellent field-to-field access.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Farmhouse	Mains	Septic Tank	Mains	Oil CH	Band G	Freehold	E48

### IACS

All the farmland is registered for IACS purposes and the farm code is.

### NITRATE VULNERABLE ZONE (NVZ)

The land at Linton Burnfoot Farm is not included within a Nitrate Vulnerable Zone.

### BASIC PAYMENT SCHEME (BPS) 2025

The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2025 for the remainder of the scheme year.

The Seller may enter discussion with the Purchaser to transfer the right to receive the Basic Payment Scheme Entitlements (BPSE) in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

### LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a less-favoured area.

### DEVELOPMENT CLAWBACK

There is an existing Clawback Agreement in favour of the previous owner of Linton Burnfoot Farm covering all of the areas marked in green on the attached sale plan, to clawback 75% of any uplift in value resulting from a grant of planning permission or change of use, which would enable all or a material part to be used or become affected by or become suitable for a use other than agricultural use. The Clawback Agreement will subsist for a period of 40 years from 09/06/2023 to and including 09/06/2063. It is a condition of sale that the purchaser(s) upon entry will take on the existing clawback liability from the Seller, by way of a Standard Security registered over the green area. The area hatched in black would allow the landowner to construct an access route within this area without triggering a clawback payment.

### LOCAL AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA  
T: 01835 824000 W: [www.scotborders.gov.uk](http://www.scotborders.gov.uk)

### SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cotgreen Road Tweedbank Galashiels TD1 3SG T: 0300 244 1400 E: [SGRPID.galashiels@gov.scot](mailto:SGRPID.galashiels@gov.scot)

### MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.



### TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

### SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

### FIXTURES AND FITTINGS

All fixture and fittings within farmhouse and buildings are included in the sale price. No other items are included unless mentioned in the sales particulars.

### INGOING VALUATION

The purchaser(s) of Linton Burnfoot Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

### DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

### POST CODE

TD5 8AG

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://w3w.co/emphasis.fortunate.bulbs>

### SOLICITORS

Thorntons Law  
Whitefriars House  
7 Whitefriars Crescent  
Perth  
PH2 OPA

### VIEWING

Strictly by appointment with the Selling Agents.

### POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

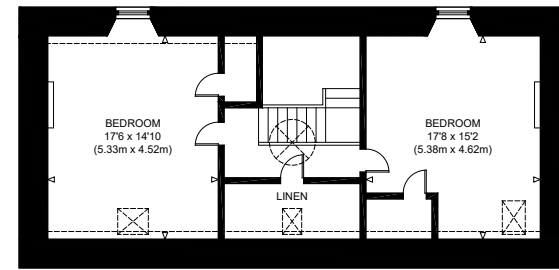
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

### THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

The subjects benefit from a servitude right of access over the farm track leading to the farmhouse and steading from the public road. Further details are available from the selling agents.





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 768 SQ FT / 71.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2356 SQ FT / 219.1 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1829 SQ FT / 170.1 SQ M

LINTON BURNFOOT FARM  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4953 SQ FT / 460.6 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

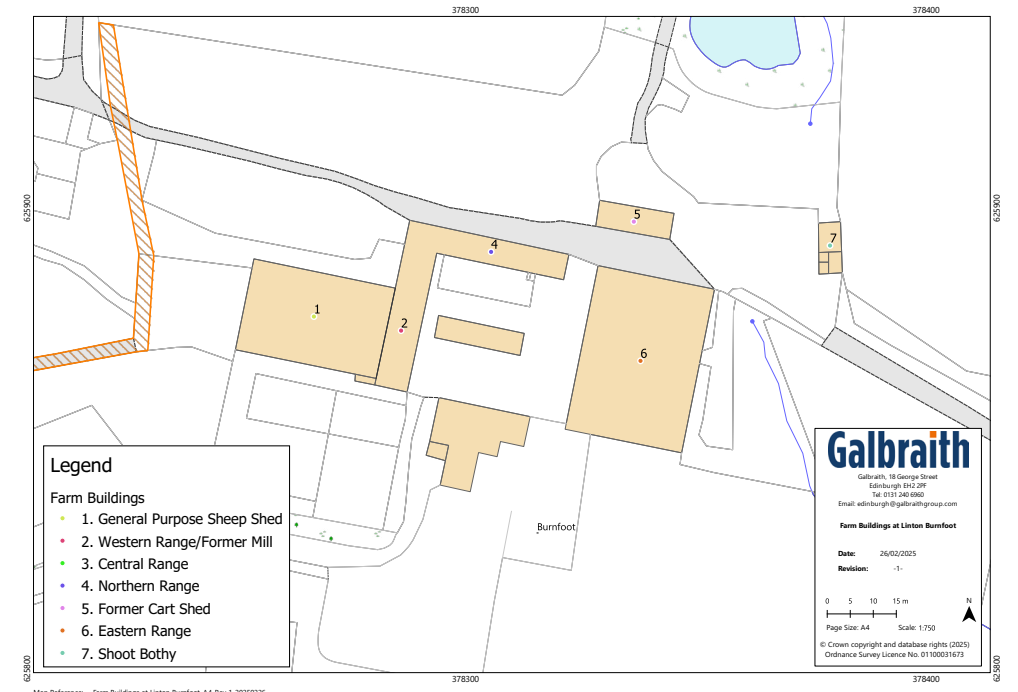
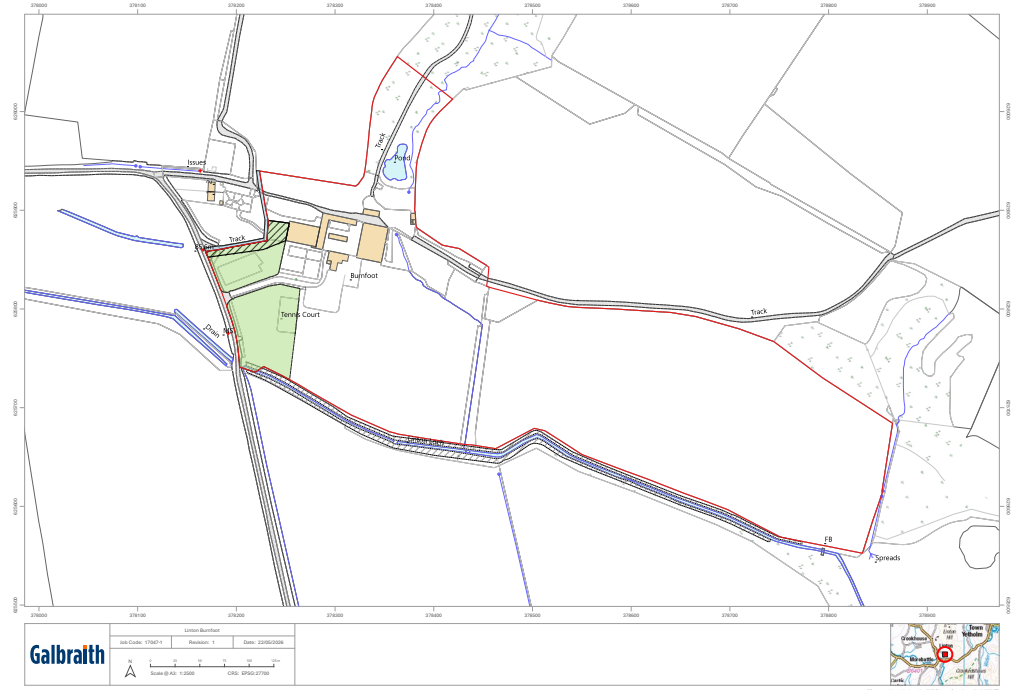
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2025







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