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PROPERTIES

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Newcastleton | Roxburghshire

Mangerton Farm



“A handsome Scottish Borders farmhouse with steading and land”

The Property

Set within its own ring fenced land and arranged around a traditional stone courtyard, Mangerton Farm is an impressive period farmhouse with the enduring character of a classic Borders steading. The house occupies a peaceful, elevated position overlooking its surrounding fields, with far reaching views across rolling countryside and forestry, creating a setting that feels both private and quietly expansive.

The farmhouse itself is well balanced and symmetrical in its proportions, with solid stone elevations and sash windows that flood the interior with natural light. Inside, the layout is both practical and generous, with rooms arranged off a central hallway that runs through the depth of the house, allowing for an easy, intuitive flow between the principal living spaces.

To the front, two substantial reception rooms provide excellent flexibility for everyday family life and entertaining. One is centred around a striking stone fireplace fitted with a wood burning stove, creating a warm and welcoming sitting room, while the second offers an equally comfortable space as a drawing room or formal lounge, each enjoying open views across the surrounding land.



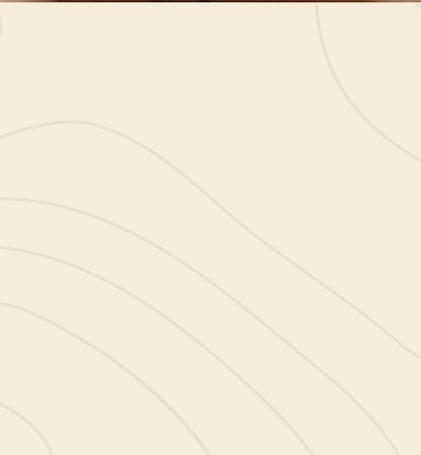
The dining kitchen is particularly characterful, fitted with bespoke oak cabinetry and extensive storage, complemented by stone tiled flooring and a traditional AGA set within the original fireplace recess. There is ample space for a large dining table, making it a natural gathering point for family and guests alike. A day room to the rear offers a quieter retreat, ideal as a snug, study or home office, with a utility room and ground floor shower room providing additional day to day practicality.

Upstairs, the first floor is arranged around a broad landing leading to four well proportioned bedrooms. The principal bedroom is particularly spacious and filled with natural light from large sash windows overlooking the surrounding fields, creating a calm and restful retreat. It benefits from direct access to a generous en suite bathroom beneath the eaves, complete with a freestanding bath and rooflights, while the remaining bedrooms are served by a spacious family bathroom.

Agents Notes

The property ownership over the access and lane to the side over which a neighbouring property has a granted right of access.





Google Maps

what3words



///spruced.dictation.start

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, Oil central heating, Septic tank, water via borehole.

Postcode Council Tax EPC Tenure

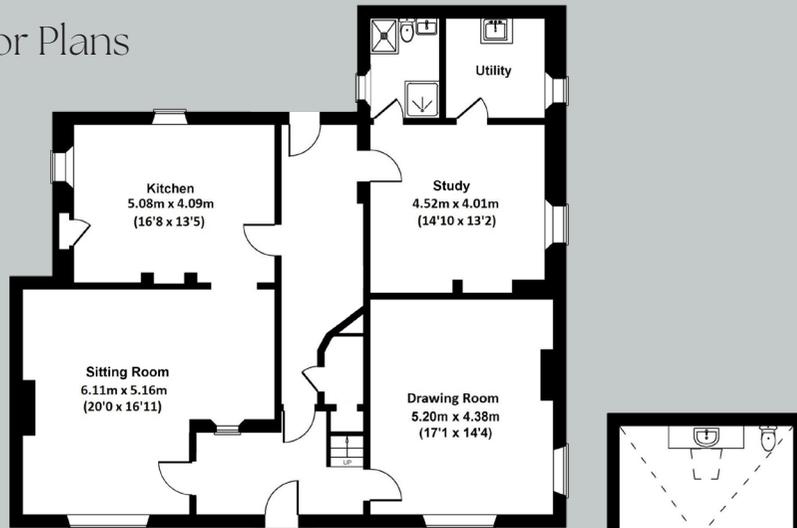
TD9 0TF

Band TBC

Rating C

Freehold

Floor Plans



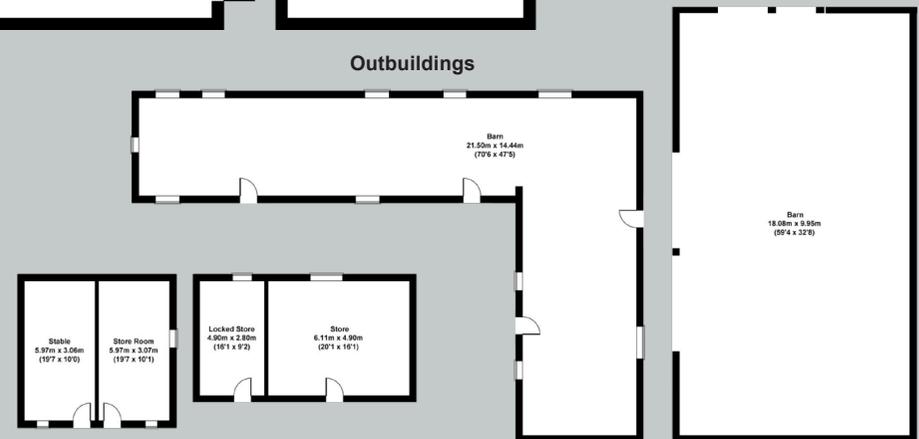
Ground Floor



First Floor



Outbuildings



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Viewings Strictly by Appointment



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