

# Thorneydykes Farmhouse

WESTRUTHER, GORDON, TD3 6NG



AN EXCEPTIONAL FARMHOUSE OFFERING COMPLETE  
SECLUSION AND PANORAMIC COUNTRYSIDE VIEWS



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Set in the countryside and surrounded by breathtaking natural scenery, Thorneydykes Farmhouse is a truly exceptional and secluded home offering uninterrupted 360-degree views from every window. This impressive traditional farmhouse enjoys a peaceful, private position, immersed in nature while providing generous and versatile living accommodation across multiple levels.

Approached via a driveway leading to ample private parking for several vehicles, the property sits within substantial grounds.



Internally, the ground floor retains beautiful original wooden flooring throughout and offers two well-proportioned reception rooms, one of which features an original fireplace, adding warmth and character. Traditional sash and case windows enhance the period charm while allowing natural light to flood the rooms.

The heart of the home is the large family-style kitchen, which boasts an impressive original stone fireplace and a true farmhouse atmosphere, perfect for both everyday living and hosting. Extensive utility and laundry areas provide excellent practicality and storage, ensuring the home is as functional as it is attractive. A conservatory/porch at the rear entrance offers a welcoming transition between the house and garden.



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A staircase leads to the upper floor, where the property offers four well-sized bedrooms along with an additional office or study. The principal bedroom benefits from a walk-in wardrobe and a private en-suite, providing a comfortable and secluded retreat. Further accommodation is complemented by a substantial attic space, accessed via a staircase, offering excellent potential for storage or future development.



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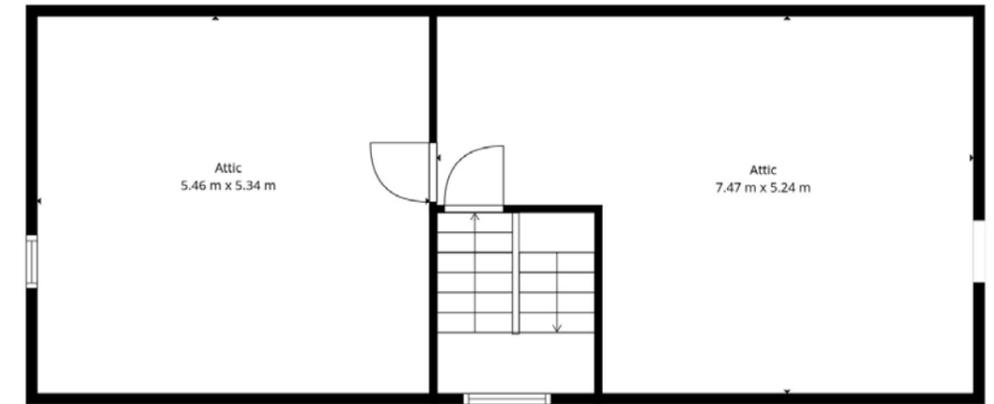
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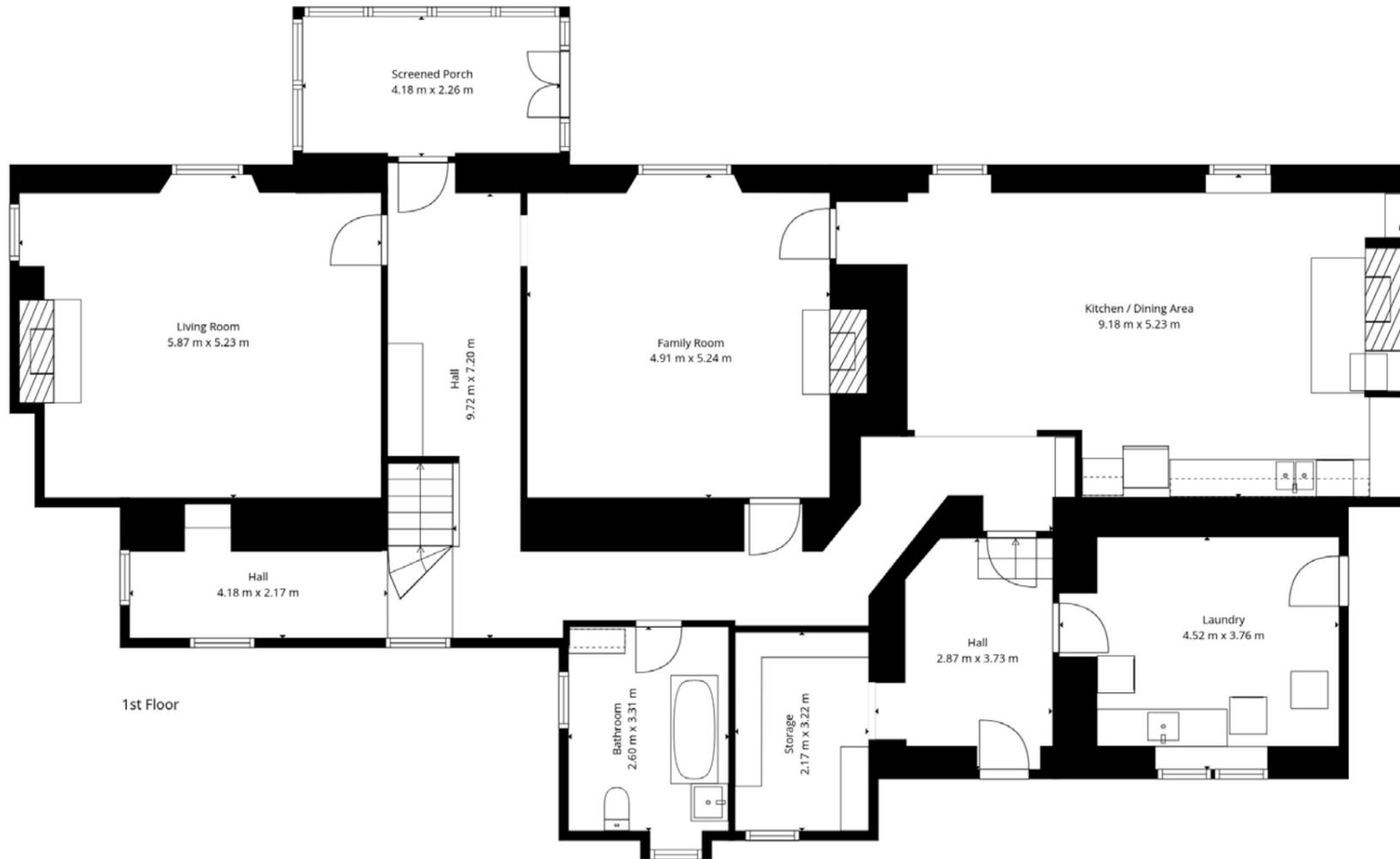




2nd Floor

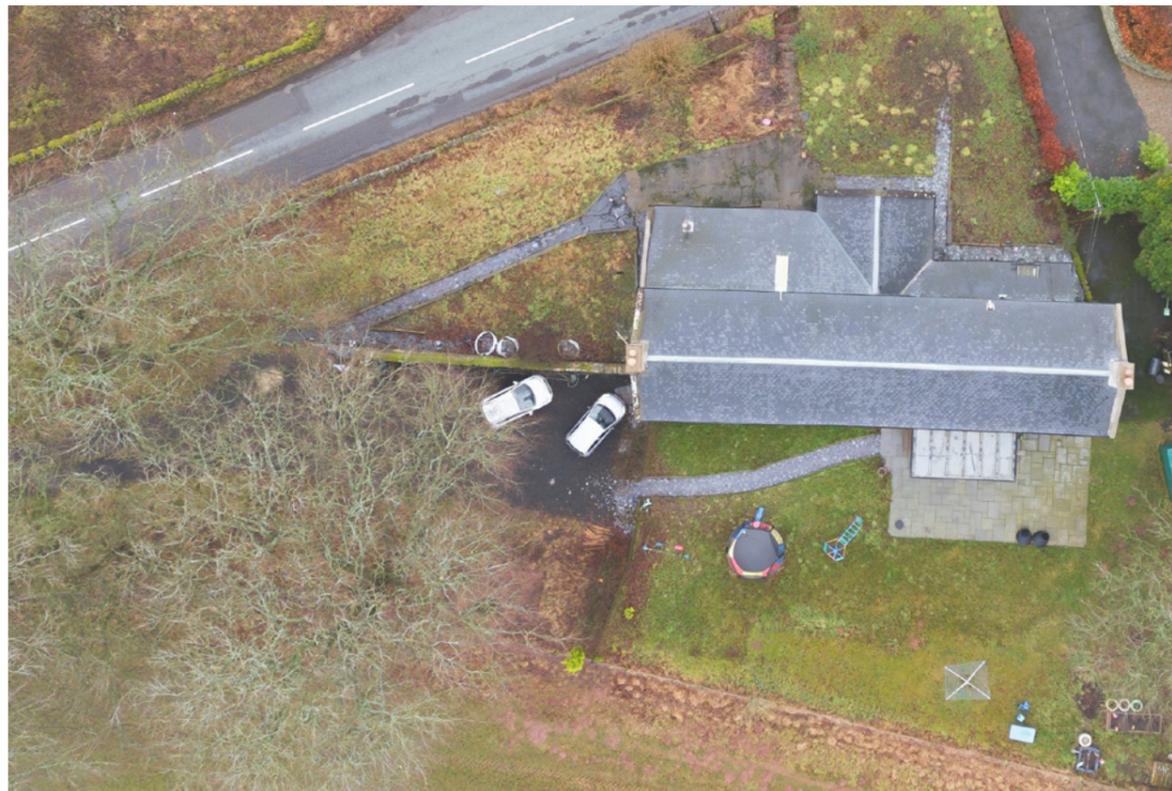


3rd Floor



1st Floor

Gross internal floor area (m<sup>2</sup>): 267m<sup>2</sup>  
EPC Rating: F



To the rear, a large garden backs directly onto open fields, creating an expansive outdoor space ideal for families, entertaining, or simply enjoying the tranquil rural setting.

The property has been thoughtfully upgraded with the installation of a modern biomass heating system (E-Compact 290), alongside double glazing throughout, ensuring improved energy efficiency while respecting the character of the home.

Thorneydykes Farmhouse is a rare opportunity to acquire a charming and substantial rural residence that combines traditional features, modern upgrades, and an outstanding natural setting, making it an ideal family home or countryside retreat.



THIRLESTANE CASTLE

Thornedykes Farmhouse is set within a beautiful and tranquil rural location, enjoying a high degree of privacy and seclusion amidst open countryside. Surrounded by rolling fields and unspoilt landscapes, the property benefits from spectacular panoramic views in all directions, offering a peaceful lifestyle immersed in nature. Despite its secluded setting, the farmhouse is well positioned for access to nearby towns and local amenities, and is a close commute to Edinburgh.

The surrounding area provides excellent opportunities for outdoor pursuits including walking, cycling and country sports, making it ideal for those seeking a rural lifestyle without complete isolation. The Borders region is renowned for its scenic beauty, historic villages and strong sense of community.

Road links allow for convenient travel to neighbouring towns and further afield, while the wider Scottish Borders offer a balance of countryside living with access to schools, shops and services. Thornedykes Farmhouse therefore offers the perfect combination of privacy, space and natural beauty, set within a highly desirable rural location.

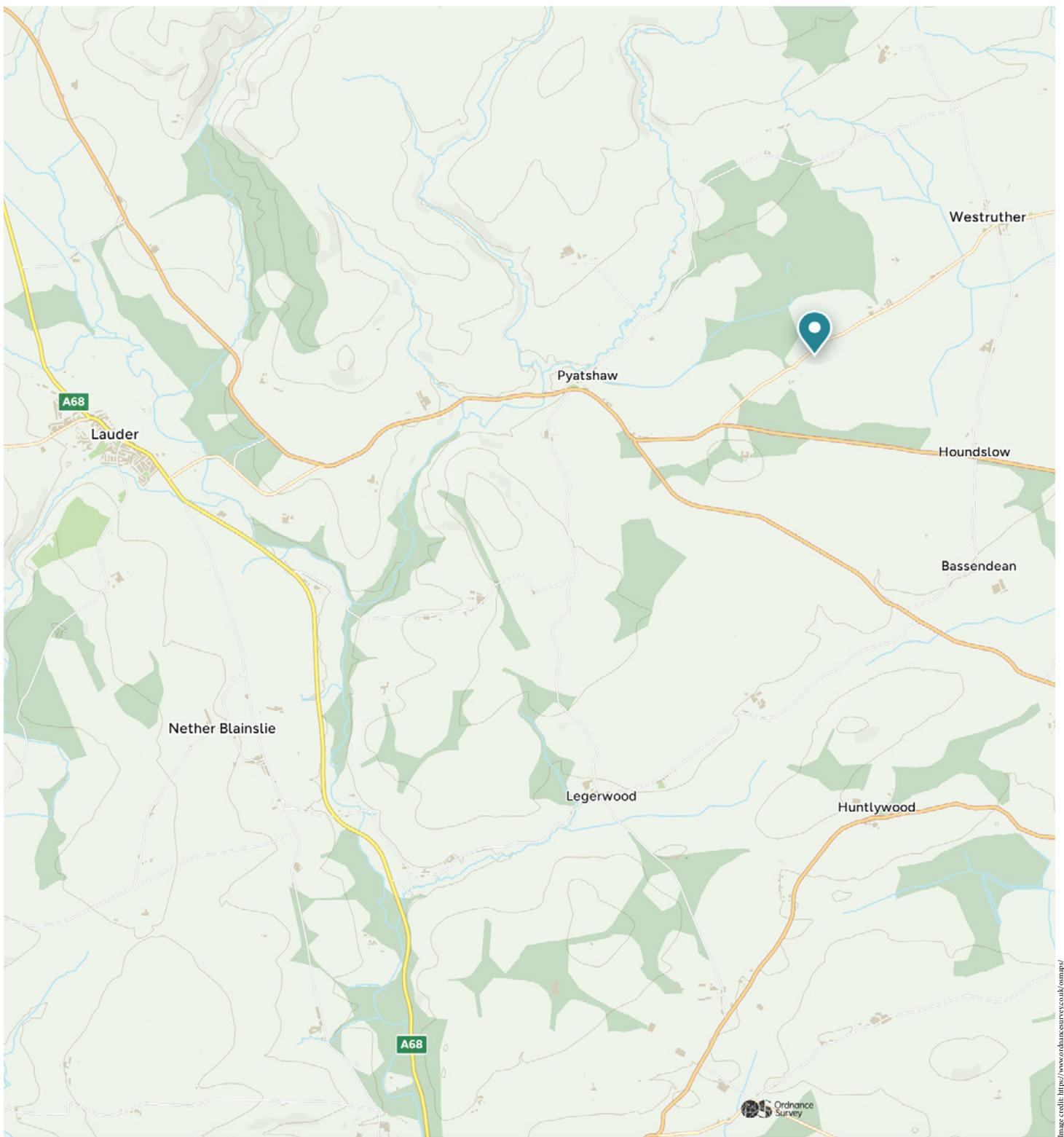


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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**ZARA GROSPELLIER**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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