



BANNERMANBURKE

PROPERTIES LIMITED



Briery Yards Hornshole, Hawick, TD9 8RT

Offers Over £550,000



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■ TWO PUBLIC ROOMS ■ DINING KITCHEN WITH UTILITY ROOM ■ THREE DOUBLE BEDROOMS ■ BATHROOM AND ENSUITE ■ ANNEX WITH BEDROOM, WET ROOM AND OPEN PLAN LIVING ■ 5 STABLES AND TACK ROOM ■ GRAZING PADDOCK ■ DRIVEWAY, GARAGE AND WALLED GARDENS ■ APPROX 3 ACRES ■ FISHING RIGHTS

This gem of an equestrian property nestled in the stunning Borders countryside must be viewed to fully appreciate. Set in beautiful walled gardens this detached family home has been extended in recent years with the addition of a self contained annex consisting of large double bedroom with ensuite wet room. living room cum kitchen and patio doors to a lovely decking area. Externally and within the walled gardens garden is a versatile range of 5 timber loose boxes and a large feed/tack room, linked to the driveway by a concrete apron. with access from the driveway to the grazing paddock which has a field shelter, store and area of woodland with jumps. The stunning views of Minto Hill can be enjoyed from anywhere in the property.

Hawick

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Travel

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Set within walled gardens at Briery Yards, this substantial detached family home with recently added annex provides versatile and well appointed family living space. On the ground floor is the vestibule, sitting room, dining room, dining kitchen, utility room with access to the garage and a separate door from the hall provides access to the Annex. On the upper level there are three double bedrooms (master ensuite) and family bathroom. There are stunning views of the nearby Minto Hill and surrounding Scottish Borders landscape. The annex is a delightful self contained section of the property with open plan kitchen and living room and large double bedroom with ensuite wet room. Patio doors to a private area of decking is also a lovely feature. Both the annex and the house are beautifully presented with both stylish and contemporary kitchen and bathroom facilities and fresh neutral decor throughout. The heating is oil fired and the windows double glazed (with the Annex having a separate zone for the heating).

Room Sizes

MAIN HOUSE

VESTIBULE 1.82 x 1.46
DINING ROOM AREA 3.81 x 5.42
SITTING ROOM 5.42 x 4.81
DINING KITCHEN 5.67 x 3.50
WC 1.37 x 2.05
UTILITY ROOM 3.10 x 1.68
MASTER BEDROOM 3.62 x 5.41
ENSUITE SHOWER ROOM 1.80 x 2.10
DOUBLE BEDROOM 2.90 x 2.06
DOUBLE BEDROOM 3.52 x 3.49
FAMILY BATHROOM 2.38 x 1.86

ANNEX

OPEN PLAN SITTING ROOM AND KITCHEN 5.29 x 5.57
DOUBLE BEDROOM 5.41 x 3.60
ENSUITE WET ROOM 1.79 x 2.57

External Grounds and Outbuildings

There is a grazing paddock located to the front of the property

with a timber field shelter, overlooking a well kept paddock and sand arena (25 x 45) which may be available by separate negotiation. Small cross country jumps have been erected in the woodland area and also has additional fruit trees (which could also be used for grazing). The 5 timber loose boxes and large feed/tack room, are 12 ft x 12 ft, save for the foal box which measures 16 ft x 12 ft.

The stables are accessed directly from the drive. The exquisite garden grounds have well stocked borders, grass and fruit trees, with beautiful climbing plants surrounding the walled garden (including roses and clematis to name a few). There is also a timber garden shed/ tool store.

Sporting Rights

The sporting rights are included in the sale also. It is therefore possible to fish trout in the River Teviot which runs along the south eastern boundary of the property. The salmon fishing rights are leased by the Crown to the Upper Teviotdale Fisheries Association, who in turn sub-let to the Hawick Angling Club. By joining the Association, riparian owners can fish for salmon along all the stretch under its control. There is no charge for membership. All standing and fallen timber included in the sale.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, field shelter, garden shed, stables and tack room included in the sale. Aga included also although no guarantees given with this.

Additional paddock and sand arena available to rent by separate negotiation.

Services

Septic tank drainage, mains water, oil and electricity.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

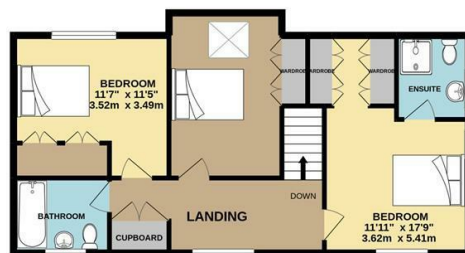
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GROUND FLOOR



1ST FLOOR



BRIERY YARDS, HAWICK

TOTAL FLOOR AREA : 2713sq.ft. (252.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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