

LEGAL  
HASTIN & S



Townhead Of Cavers

Cavers, TD9 8LJ

Offers Around £695,000







Set in a beautiful countryside position in the heart of the Scottish Borders, Townhead of Cavers is an ideal location for those in search of a balance between a rural lifestyle and access to nearby amenities.





## TOWNHEAD OF CAVERS

The idyllic hamlet of Cavers is nestled between the vibrant town of Hawick and popular village of Denholm, and is surrounded by glorious rolling farmland and landscape particularly appealing to those equestrian and outdoor enthusiasts. The property includes a generous appointment of private garden grounds and a paddock, with the semi-detached property a striking traditional period dwelling, hosting spacious family accommodation with a choice of public rooms and four bedrooms.

Accessed off the A6088 opening from the Hawick to Denholm road, the peaceful hamlet extends to a country lane, with the property sitting to the far end - far from any passing traffic and with a charming woodland backdrop.

A private drive opens to a cottage garden frontage; with the main entrance opening to five interlinking public rooms, with a welcoming family kitchen, a separate dining room, informal sitting room and a large lounge incorporating a music room. Also positioned on the ground floor is a convenient wet room and a separate utility area - a must have for any country buyer! Upstairs, a master bedroom with adjoining bathroom sits at the top of the stairs, with three further bedrooms and a family bathroom.

The grounds are beautifully kept and provide plenty of outdoor space to enjoy and cultivate; with large stretches of lawn, mature planting giving year round colour, vegetable allotment, greenhouse and a small paddock in total extending to over an acre.

## LOCATION

The property lies in Cavers – a charming and sought after rural hamlet, situated between Denholm & Hawick

The nearby town of Hawick is a traditional Borders town, steeped in character with a strong community spirit. The old town still hosts a variety of well supported independent retailers and a great selection of small restaurants and eateries with larger supermarkets positioned

to the edge of town. Schooling is available from nursery to secondary and the town is renowned for its strong rugby and horse riding background; with the annual common riding festivities and Rugby sevens held annually and extremely well supported. The bustling town has an enviable backdrop of rolling countryside while remaining well connected to the A7 & A68 for further towns, railway and motorway.

## ACCOMMODATION

Ground Floor: Entrance Hallway, Wet Room, Open Plan Kitchen & Family Room, Rear Vestibule, Dining Room, Inner Hallway, Utility Room, Sitting Room, Open Plan Lounge / Music Room. First Floor: Landing, Four Bedrooms, Two Bathrooms.

## HIGHLIGHTS

- Charming Hamlet Setting
- Surrounded by Countryside
- Ease of Access under 5 miles to Major Town
- Substantial Garden & Paddock .

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY

Band E.

## ADDITIONAL INFORMATION

All fitted carpeting, blinds, curtain poles, integrated appliances and garden shed included in the sale price.

## SERVICES

Mains electric, oil fired central heating. Private drainage.

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be

downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £695,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





