



BANNERMANBURKE

PROPERTIES LIMITED

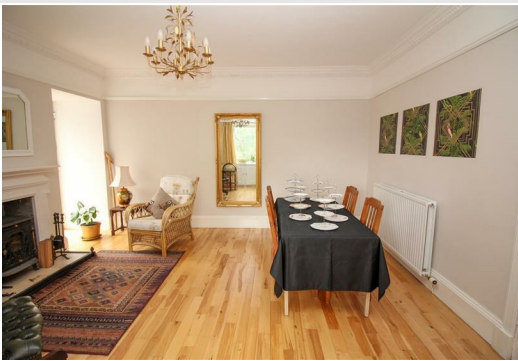


Langburnshiels Farm House Langburnshiels Farm House, Hawick, TD9 9TZ

Offers In The Region Of £550,000



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■ PORCH AND HALLWAY ■ DINING ROOM ■ LIVING ROOM WITH SNUG ■ DINING KITCHEN ■ CONSERVATORY ■ FOUR DOUBLE BEDROOMS (ONE ENSUITE) ■ BATHROOM, TWO SHOWER ROOMS AND TWO WC'S ■ DOUBLE GARAGE AND WORKSHOP ■ 8 ACRES INCLUDING A 4 ACRE Paddock ■ MANICURED GARDENS WITH POLYTUNNELS, BRIDGE AND POND

A wonderful opportunity has arisen to purchase this stunning four bedroom detached farmhouse set in approx 8 acres of beautifully maintained grounds including a 4 acre paddock with field shelter and water supply, double garage, outbuildings and polytunnels, bursting with vegetables and fruits. Panoramic views of beautiful Scottish Borders countryside surround the grounds encapsulating the peaceful nature this property has to offer. Having been lovingly restored and renovated with the addition of a double garage and workshop, this gorgeous family home is presented for sale in immaculate order benefitting from flexible living accommodation suitable for every purchasers needs. The views from the conservatory to the rear are simply breathtaking and must be seen to fully appreciate. Home Report Value for the property is £600,000.

The Town

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

Entered from the front into a bright porch overlooking the beautiful front garden. From here a double glazed door provides access to a welcoming hallway where a sweeping staircase leads to the upper level. Retaining a lot of original features such as high ceilings, solid timber doors and cornicing, the hallway is the throughway to the majority of accommodation with two bedrooms and bathroom on the upper level, and a further bedroom, shower room, utility room and WC on the upper and lower ground level via separate stairwell. The ground floor provides access to the dining room, living room with snug, back hallway with WC and large conservatory,

dining kitchen and a further double ensuite bedroom located above the dining kitchen via another stairwell. All rooms are tastefully decorated with both the dining room and living room boasting warming log burners, high ceilings and cornicing. A balcony from the dining room is a lovely feature, overlooking the side of the property. The snug, which is located within the living room, has a large picture window to allow the stunning views to be admired. A rear hallway gives way to a WC, door to the rear garden and patio and also to the spacious conservatory. The conservatory is well positioned with these stunning views in mind and offers a warm and comfortable reception room with doors to the rear garden.

The dining kitchen is accessed from the living room (or alternatively through the rear hallway) and is a very good size with ample floor and wall units providing excellent storage. An Aga range cooker and separate integrated electric oven with four burner ceramic hob provides cooking facilities and there is ample space for a table and chairs. An internal window to the conservatory provides a good deal of light and again beautiful views. A door from here leads to another stairwell which provides access to a large double ensuite bedroom and also houses the fridge freezer and provides additional storage. This large bedroom with double aspect windows, is an ideal guest room and benefits from an ensuite shower room.

Finally from the main hallway, a door provides entry to another hallway where stairs lead up to a double bedroom and down to a shower room, utility room and WC. Again this area is ideal guest accommodation or for an older child looking for their own space. The utility room is well equipped with washing machine, tumble dryer, sink and drainer and a bank of floor and wall units provide excellent storage. A WC is located just off the utility room and a door provides access to the rear garden area.

This unique farmhouse is traditional yet with a contemporary feel and must be seen to fully understand the quirkiness and love that has gone in to restoring it back to a much cherished family home.

Room Sizes

DINING ROOM 4.82 X 4.46
LIVING ROOM WITH SNUG 4.68 X 7.90
DINING KITCHEN 5.20 X 3.35
CONSERVATORY 5.93 X 4.87
WC NO.1 - 1.85 X 1.30
DOUBLE BEDROOM 4.47 X 5.18
DOUBLE BEDROOM 4.80 X 5.00
FAMILY BATHROOM 2.40 X 2.60
DOUBLE BEDROOM 3.56 X 4.20
SHOWER ROOM 1.60 X 1.80
UTILITY ROOM 1.85 X 4.22

WC NO.2 1.25 X 2.61
DOUBLE BEDROOM 5.75 X 3.35
ENSUITE SHOWER ROOM 2.60 X 1.27

Externally

Langburnshiels Farmhouse is set on a generous plot extending to approximately 8 acres, 4 of which is a grazing field with field shelter. The remainder is a wonderful mix of manicured garden grounds with various seating areas and patios, polytunnels that produce an abundance of fruits and berries and a small area of woodland. The large driveway to the front provides ample parking for many vehicles and the double garage and workshop are a great addition. Mature trees and shrubs encase the property, adding lots of beautiful colour in the spring and summer months. The rolling hills of the Borders can be appreciated from all angles and the privacy is second to none.

Directions

Leaving Hawick on the B6399 towards Newcastleton, pass the Shankend Viaduct and continue 1.4 miles. Take a left after the converted stone built steading, signposted for Langburnshiels Farmhouse and continue up the track and through the trees, following the road around to the left.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and AGA included in the sale.

Services

Septic tank drainage, private water supply, oil and electricity. Hot water is via a thermal dynamic panel fitted to an external wall elevation and this provides hot water to the hot water storage tank. Oil fired central heating with oil boiler located in the utility room. A 2.5kw array of solar panels is fitted to the front roof elevation and are connected to the national grid and should generate in the region of £900pa in feed in tariffs for a further 12 years.



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:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



LANGBURNSHIELS FARMHOUSE, HAWICK

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