



**DOD FARMHOUSE, NR HAWICK, TD9 0PG**  
**SMALL HOLDING WITH THREE BEDROOM FARMHOUSE**



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## DOD FARMHOUSE, NR HAWICK, TD9 OPG OFFERS OVER £380,000

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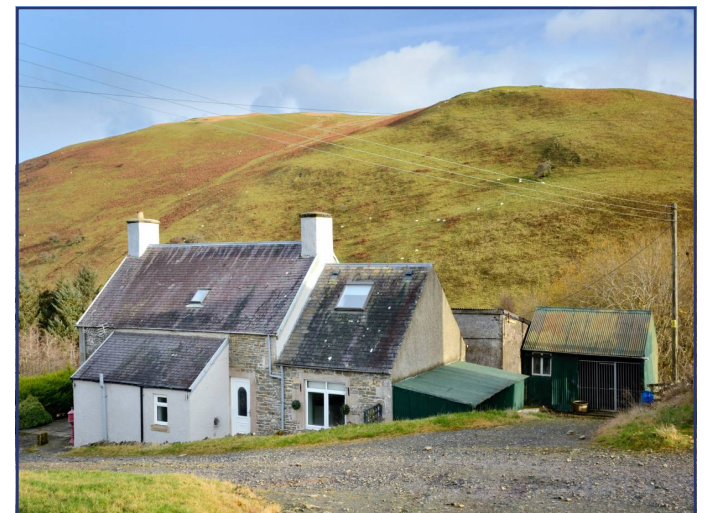
We are pleased to offer for sale this unique small holding extending to approximately 9 acres, situated in a scenic valley just south of Hawick. The three-bedroom Farmhouse takes up a central position in the holding and is accompanied by a range of farm buildings, which would lend themselves to a variety of uses, and land comprising a paddock, grazing ground and woodlands. Situated in the heart of the stunning Scottish Borders, Dod Farmhouse presents a rare opportunity to acquire a versatile holding and rural lifestyle. Viewing is recommended to fully appreciate.

The farmhouse accommodation is arranged over two floors with the majority of the living space being on the ground floor and two bedrooms located on the first floor. Entering from the front, a welcoming hallway provides access to the ground floor. The cosy sitting room is a double aspect room with windows to the side and rear offering lovely country views over the garden. A wood burning stove makes a pleasing feature and there is timber effect flooring and neutral décor. The family kitchen is located to the rear with white shaker style floor and wall units and timber worktops. There is an

integrated fridge, freezer, dishwasher and oven with hob and extractor located above and ample space for a dining table and chairs. Also located on the ground floor is the three piece shower room benefitting from a walk in shower enclosure, WC and wash hand basin. There is also a cupboard housing the oil boiler and is plumbed for a washing machine. Bedroom three is also situated off the rear hallway on the ground floor and has carpet flooring and is a double room with window out; would also make a useful snug/office if so desired.

The upper level is accessed via a carpeted staircase to the rear of the house and on the first floor are two spacious double bedrooms (master with dressing room and separate sleeping area) both with carpet flooring and built in wardrobes. Externally, there is a steading with two large general sheds (one which has previously been used for housing livestock), dog kennel and workshop together with an enclosed paddock, grazing ground and woodland.

One of the most appealing features of Dod Farmhouse, is undoubtedly its location. Situated around 6.5 miles south of Hawick, the property sits in an elevated position surrounding by rolling hills and the Dod Burn runs along the rear of the property making it a very tranquil spot. The closest town to Dod Farmhouse is Hawick, known as the 'Home of Cashmere.' Hawick is a wonderful town steeped in a sense of history and tradition, offering a multitude of varied attractions including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre and Vertish Hill Golf Course. Famous for its proud rugby tradition, the town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.



**ACCESS:** The property benefits from a right of access over a private access track, leading from the main road.

**IMPORTANT NOTE:** Ownership of the roads/tracks through the property will be retained by the Sellers and servitude rights reserved to facilitate forestry planting and extraction of timber on Dod Farm. Dod Farm will be the subject of a tree planting application and further information can be provided on request.

**RIGHTS OF WAY:** The property will be sold subject to all existing public rights of way, Heritage Paths and Scottish Hill Tracks.

**ROOM SIZES:**

Sitting Room 5.18 x 3.79

Kitchen 4.90 x 3.53

Bathroom 3.98 x 1.60

Bedroom 13.88 x 3.32 and dressing area 3.11 x .98

Bedroom 2 3.73 x 5.06

Bedroom 3 3.35 x 3.10

**EPC:**E Council Tax Band:D

**FIXTURES AND FITTINGS:** All carpets and floor coverings included in the sale and all integrated appliances.

**SERVICES:** Private drainage via septic tank. Private water supply. Mains electricity supply. Oil fired central heating.

**HOME REPORT:**There is no Home Report available.

**VIEWING:**By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 aerial plans contained herein are not guaranteed nor to scale and are illustrative only. Measurements have been taken by sonic device at the widest

point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjolicer.co.uk](http://www.gandjolicer.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).

**FREE PRE-SALE VALUATION:** If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.







## Geo. & Jas. Oliver W.S.

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