



**HIGHCHESTERS FARMHOUSE, NR HAWICK, TD9 7LN**  
**FOUR BEDROOM FARMHOUSE WITH PADDOCK**



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# HIGHCHESTERS FARMHOUSE, HAWICK, TD9 7LN

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Highchesters Farmhouse is a delightful detached dwelling house located in the heart of the stunning Borders countryside with lovely surrounding views and a perfectly kept rear garden with separate paddock adjacent. It is located a short four mile drive to the town of Hawick on to road to Robertson and the scenic Borthwick water, leading eventually to Craik Village and Forest. The Farmhouse offers spacious and versatile living accommodation and has been lovingly looked after by the current owners who have resided there for over 50 years.

Located to the front of the property is the stunning double glazed conservatory, well positioned to take full advantage of the beautiful surrounds. From here, the hallway provides access to the majority of the ground floor accommodation. The main lounge is a spacious and welcoming room situated to the front with neutral décor and a cosy open fire making a pleasing main focal point. From here, a door leads through to smaller room which could be used for a variety of purposes such as snug/dining area or bedroom and it has a range of built in storage cupboards. The dining room/family room is a very sociable area located in the heart of the ground floor with ample space for a dining table and chairs and there is a wood burner with

back up boiler behind giving a cosy feature. A door leads through to the well appointed kitchen with a range of floor and wall units with timber effect worktops, one and a half bowl sink, built in fridge freezer, integrated dishwasher and space for an electric range style cooker with cooker hood above. Also situated on the ground floor is the office, utility room with sink and plumbing for a washing machine and there are two two-piece cloakrooms also located on the ground floor.

A carpeted staircase leads up the first floor landing where there is a large storage cupboard, the family bathroom and four bedrooms. The family bathroom is a generously proportioned room with a three piece white suite of bath with chrome shower located over, wash hand basin and WC. There is practical tiled flooring and neutral décor. There are three double bedrooms, two with built in wardrobes and a forth bedroom which is a generous single room with built in storage.

Externally, the property is accessed via a drive with parking for several vehicles. The front garden is laid mainly to lawn and has stunning open views over the rolling Borders countryside. The rear

garden is beautifully tended and has a range of mature shrubs and fruit trees and a delightful summer house and various seating areas around the lawn. There are two timber garden sheds and two outbuildings (one housing the wood pellet boiler) Adjacent to the property is an enclosed paddock ideal for a livestock and there are also various vegetable patches.

Highchesters Farmhouse is located around a ten minute drive South of Hawick on the B711 off the A7 at Martins Bridge surrounded by the stunning Borders Countryside leading to the scenic Borthwick Water and Craik Forest which is popular for its walking and trails. Hawick boasts a variety of shops, supermarkets and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. There is an a good variety of shops within the area as well as excellent links from Hawick for public transport. Primary and secondary schooling is both available in the town and there also the beautiful Wilton Lodge Park, with its varied amenities are within easy walking distance, as is the town centre. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle.

**EPC:E COUNCIL TAX BAND:E**





**ROOM SIZES:**

Lounge 4.46 x 4.15	Master Bedroom 4.04 x 3.76
Conservatory 4.08 x 4.36	Bedroom 2 2.89 x 4.34
Snug 3.62 x 2.19	Bedroom 3 3.09 x 3.17
Family/Dining 4.39 x 2.30	Bedroom 4 3.62 x 2.00
Kitchen 2.31 x 3.86	Bathroom 2.64 x 2.90
Office 3.46 x 3.76	
Utility 2.33 x 2.26	
WC 1.91 x 1.82	
WC 1.79 x 1.18	

**FIXTURES AND FITTINGS:** The sale shall include all carpets, light and bathroom fittings and integrated appliances.

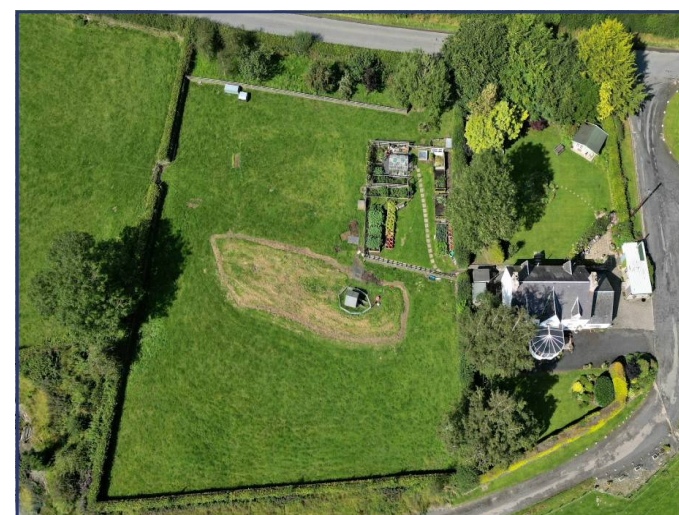
**SERVICES:** Mains water, private septic tank drainage, electricity and wood pellet boiler central heating. Double glazing.

**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**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 plans contained herein are not guaranteed nor to scale. 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.gandjolicover.co.uk](http://www.gandjolicover.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://www.propertywindow.com).



GROUND FLOOR



1ST FLOOR



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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