



**OLD ORCHARD COTTAGE, OLD ORCHARD, NR HAWICK**  
**THREE BEDROOM BUNGALOW WITH STABLES AND 4 ACRES**



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# OLD ORCHARD COTTAGE, OLD ORCHARD, NR HAWICK, TD9 9ST

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We are delighted to bring to the market this beautifully presented three bedroom bungalow situated in the sought after hamlet of the Old Orchard around 1.5 miles from Hawick. Offered for sale in excellent order, this equestrian property benefits for extensive grounds extending to around 4.2 acres with seven stables, riding arena, turn out area, double garage, paddocks and field. Internally the accommodation is tastefully decorated with a beautiful kitchen and a conservatory taking advantage of the stunning surrounding views down the Teviot Valley.

Internally, the property is entered via a porch into the hallway where there is a large storage cupboard and a two piece cloakroom. The main formal sitting room is a large and bright room located to the front taking advantage of the stunning surroundings via double glazed patio doors out to the garden. There is a delightful exposed stone chimney breast and a recently fitted multi fuel stove offering a cosy focal point. The heart of this property is undoubtedly the open plan living room with kitchen and dining area. This very sociable space houses the well appointed shaker style kitchen which is beautifully presented in white floor and wall units with built in electric oven and microwave, dishwasher and full size integrated

fridge and freezer. There is a Belfast sink, freestanding island and a cream oil fired Aga which is a desirable addition. There is also ample space in here for a dining table and chairs and sofas making it a very usable space for day to day living. Located off this room is the conservatory which is situated to the side and offers a beautiful outlook down the valley towards the Minto Hills. This is double glazed and has under floor heating and doors out from both sides to the immaculately tended gardens. From the kitchen, another door leads through to a handy utility room where the oil boiler is located and also the electric meter and switchgear. There is single bowl sink and space and plumbing for a washing machine in addition to an excellent range of storage facilities.

There are three double bedrooms all generously proportioned with built in wardrobes and light fresh decor. The family bathroom is a four piece room with bath, corner shower enclosure, wash hand basin and WC.

Externally the property is set in a plot of around 4.2 acres within the stunning Borders countryside with breathtaking views down the valley and beyond towards Minto and Denholm. In addition to the

well tended garden grounds/patios, there is a separate field with mains water troughs currently housing some cattle and two separate pony paddocks. These are all bounded by recently erected electric fencing. Also within the grounds are seven timber stables (three with rubber matting), tack room, hay store and rug room. For equestrian enthusiasts, there is also a 30m x 50m riding arena with silicone sand and rubber crumb surface and a woodchip turn out area. A drive to the rear offers parking for several vehicles in addition to the double garage with electric door which houses the oil tank.

### ROOM SIZES

Lounge: 7.04 x 5.11

Open Plan Kitchen/Dining/Living Room: 10.26 x 5.11

Conservatory: 4.20 x 4.80

Utility: 4.52 x 2.34

Bedroom One: 4.57 x 3.33

Bedroom Two: 4.67 x 2.87

Bedroom Three: 3.63 x 2.95

Bathroom: 2.50 x 3.35

WC: 1.32 x 2.06



Old Orchard Cottage is situated around 1.5 miles from Hawick located in a cluster of neighbouring properties in a tranquil and desirable peaceful location with stunning surrounding countryside views towards the Minto hills and down the Teviot Valley. The pretty village of Denholm is also a short drive away where day to day shopping facilities can be found. Hawick itself is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses 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 town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

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

**FIXTURES AND FITTINGS:**The sale shall include all blinds, curtains, carpets and floor coverings and integrated appliances.

**SERVICES:**Mains water and septic tank drainage. Electricity and oil fired central heating and Aga. 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

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.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) 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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