



INVERTEVIOT, HAWICK, TD9 0JS  
**OFFERS OVER £425,000**



**Geo. & Jas. Oliver W.S.**  
Solicitors & Estate Agents

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# INVERTEVIOT, HAWICK, TD9 0JS

## FOUR BEDROOM DETACHED "ARTS AND CRAFTS" HOUSE WITH PADDOCK

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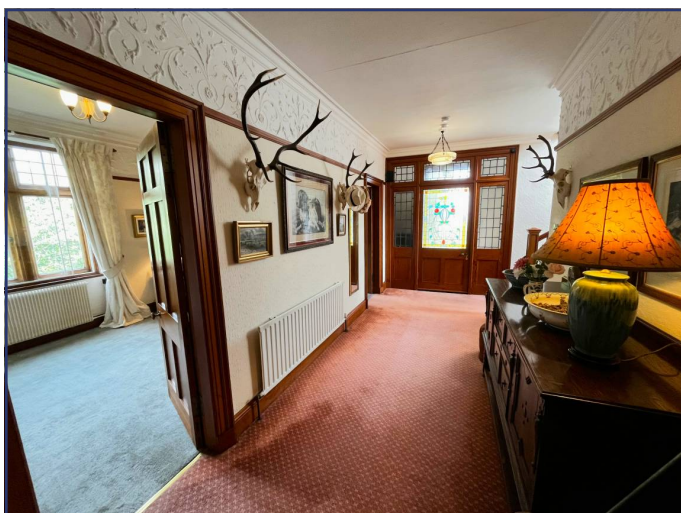
We are delighted to offer sale this striking four bedroom detached "Arts and Crafts" style property situated in a semi rural location around 2 miles from the Scottish Borders town of Hawick. Set in grounds extending to around 3 acres in total, the property boasts its own private woodland, generous garden grounds and a pony paddock which is around 1.2 acres. For equestrian enthusiasts there is a wooden stable block as well as a garage, workshops, hen house and a newly replaced green house for keen gardeners. Offering a wealth of period and traditional features, this gem of a property must be seen to be fully appreciated.

The front door leads through a vestibule to a stunning stained glass door which opens in to the grand entrance hallway. A carpeted stair leads up to the first floor and a door provides access to a cloakroom area and larder both situated to the side. The hallway has beautiful intricate mouldings at high level, as does the majority of the ground floor accommodation in addition to high ceilings and period features. There is a useful boot room which houses a shower cubicle, wash hand basin and WC as well as a variety of storage and coat hooks. There are four stunning traditional public rooms on the ground floor of the property in addition to the family sized country

kitchen and utility room. Situated to the side is the study/snug which is a cosy and versatile room. There is a fyffe stone fireplace here which is an attractive focal point. The main sitting room/lounge is extremely bright and spacious. The bay window overlooks the croquet lawn and there is a striking open fire with tiled back and ornate wooden mantle. The conservatory is accessed from here and is a light south facing room overlooking the beautifully landscaped gardens ideal for the summer months. The dining room, currently presented as a second lounge, is also bright and traditionally decorated with windows to the garden and side with access to a rear hallway where the utility and kitchen are situated. The country kitchen is the heart of this delightful family home. Sliding doors here lead out to the garden and there are a range of white timber floor and wall mounted units with ample workspace space. There is a one and half bowl sink and drainer, double electric oven and matching hob. There is also space for a freestanding fridge freezer. Additional white goods, such as washing machine and extra appliances, can be housed in the utility room which also benefits from a range of kitchen units, sink and is where the oil boiler is located.

The stairs from the hallway lead up the first floor landing where the bathroom and four bedrooms are situated. There is a linen cupboard on the landing. The four bedrooms are all double sized rooms decorated in a neutral colour palette with carpet flooring. Two of the bedrooms have useful built in storage. The family bathroom comprises a walk in shower enclosure with electric shower, bath and wash hand basin. The WC is housed in its own adjacent compartment.

Externally, Inverteviot is set in a plot of around 2 acres plus an additional acre of woodland across the road. The garden itself, which includes a beautifully landscaped croquet lawn, is approximately 1.5 acres and the enclosed pony paddock is around another 1.2 acres. There is a sweeping drive up to the property with parking for several vehicles in addition to a wooden garage and two stables. There is also a hen house with enclosed hen run and a workshop which both have power and light. The oil tank is situated in the rear garden as well as the greenhouse which has been recently upgraded to a high standard, ideal for keen gardeners.





Historically, this charming home was built around 1925 on ground purchased from the Duke of Buccleuch and was used a summer residence for many years by the Hunter family. Mr Hunter was a local mill owner. Coincidentally, it was then sold in 1952 to a Mr Charles (Chuck) Whillans, another local mill owner, who owned the property until recent years.

Inverteviot lies around 2 miles South of Hawick. Hawick is wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is 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.

#### ROOM SIZES:

##### GROUND FLOOR

Boot Room 3.67 x 3.17  
Snug/Office 3.27 x 4.00  
Sitting Room 4.55 x 5.21  
Conservatory 3.54 x 5.25  
Dining Room 4.89 x 5.03  
Utility 2.58 x 3.42  
Kitchen 5.49 x 4.97

##### FIRST FLOOR

Twin Room/Bedroom 4 3.04 x 3.91  
Bedroom 3 3.23 x 3.98  
Bedroom 2 4.73 x 3.97  
Master Bedroom 4.45 x 3.74

#### EPC:F COUNCIL TAX BAND:F

**FIXTURES AND FITTINGS:** The sale shall include all carpets, curtains, light and bathroom fittings. All white goods are also included and other items of furniture may be available by separate negotiation.

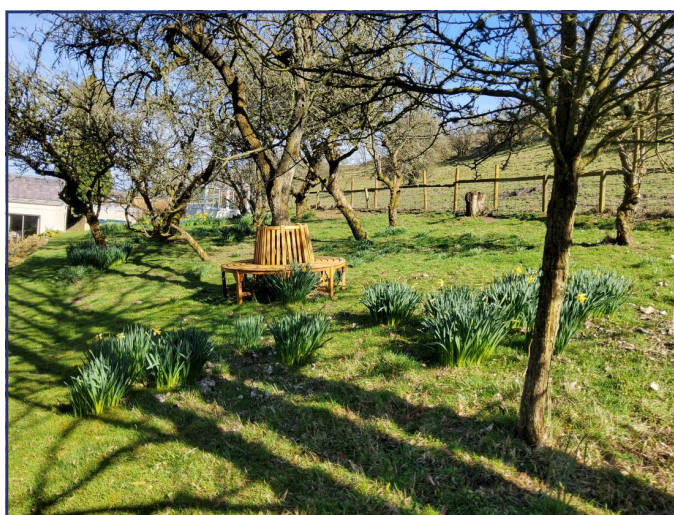
**SERVICES:** Mains water, septic tank drainage and electricity. Partial double glazing. Oil fired central heating.

**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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