

Aghmhor, Whitmuir, Selkirk





A dynamic rural retreat with excellent “green” credentials and a fabulous outlook.

Summary of accommodation

Thermally efficient house with entrance hall | Two reception rooms and mezzanine floor | Four bedrooms | Three bath/shower rooms
Kitchen/breakfast room | Conservatory | Two storey office “annexe” suitable for conversion | Kitchenette and laundry | Veranda, balcony and
decked terrace | Downstairs WC | Back porch/utility

Kota barbecue hut | Beautifully presented garden and grounds | EVP

Approximately 4,284 square feet

In all about 0.45 acres

For sale as a whole

Distances

Edinburgh 41 miles, Selkirk 3.5 miles, Melrose 8 miles, Berwick-upon-Tweed 39 miles, Waverley Line 7 miles

(All distances are approximate)



Knight Frank Melrose
St Dunstan's, High Street
Melrose
TD6 9PS
knightfrank.co.uk

James Denne
01896 807013
james.denne@knightfrank.com

Situation

Aghmhor is situated in the heart of the Scottish Borders, within the secluded and peaceful hamlet of Whitmuir. Everyday amenities and leisure facilities can be found in the Royal and Ancient Burgh of Selkirk, with a broader range of facilities available in Edinburgh and Galashiels (8 miles). Selkirk is a historic and accessible town in the centre of the Scottish Borders on the banks of the Ettrick Water. The town and surrounding countryside developed around the wool and textile trades and were made famous by Sir Walter Scott, who lived nearby at Abbotsford. There are good schools in Melrose, namely St Mary's Preparatory School for boys and girls and an excellent primary school. Lilliesleaf and Selkirk also have very good primary schools, whilst Selkirk's high school provides state secondary education.

Selkirk has a good selection of shops, a supermarket, hotels, and cafes. The town also has a thriving rugby club, tennis courts, golf course, and swimming pool/fitness centre. The Borders has a wealth of sporting and recreational opportunities and is renowned for its beautiful countryside and exceptional wildlife. Only a short walk from the house is Whitmuir Loch – a well-kept secret and an absolute haven for a huge variety of flora and fauna. Aghmhor is an ideal base for those who enjoy fishing on the Tweed and its tributaries, walking, cycling, golfing and riding. Every summer Selkirk plays host to its famous "Common Riding".

Aghmhor is accessible from the north or south, from either A68 or A7. Edinburgh, lying 41 miles to the north, has an international airport and an intercity rail service, while Berwick upon Tweed, 39 miles to the east, has a mainline station linking Edinburgh and London (approximately 3 hours 40 minutes). The Waverley line from central Edinburgh to the Borders terminates at Tweedbank (just outside Galashiels) – journey time one hour.

Directions

What3words – rises.select.starlight







What if the Hokey Cokey
really IS what it's all about?

The property

Approached along country lanes, Aghmhor occupies a secluded rural location, approximately 3.5 miles northwest of the centre of Selkirk. The current owners have been in residence for almost nineteen years. Over that time, they have undertaken a thorough programme of refurbishment, expansion, and upgrading and have created a wonderful, truly adaptable family home that incorporates state-of-the-art technology, a place to work, and the most fabulous garden. Of note (not forgetting the spiral staircases) is the flexibility of the accommodation with three “distinct” zones providing opportunities of formatting the accommodation in several different ways (the office “annexe”, added in 2012, is plumbed ready for conversion to domestic use). The high build specification and wood burning stoves in both sitting rooms, under floor heating throughout the house, as well as its “green2credentials” make Aghmhor an extremely warm and comfortable house.

Surrounding Aghmhor is a spectacular, sunny garden that has a tremendous show of both bird and plant life. It includes an expansive lawn, gravel seating area, paved paths, well-stocked herbaceous borders, terracing, and water features. Tucked away are the Kota Hut, the gazebo, the garden shed/snug and log store. (See the floor plans for room layout and dimensions).



Approximate Gross Internal Floor Area

3,767 sq ft / 350 sq m

First Floor Office above Ground Floor Office

517 sq ft / 48 sq m

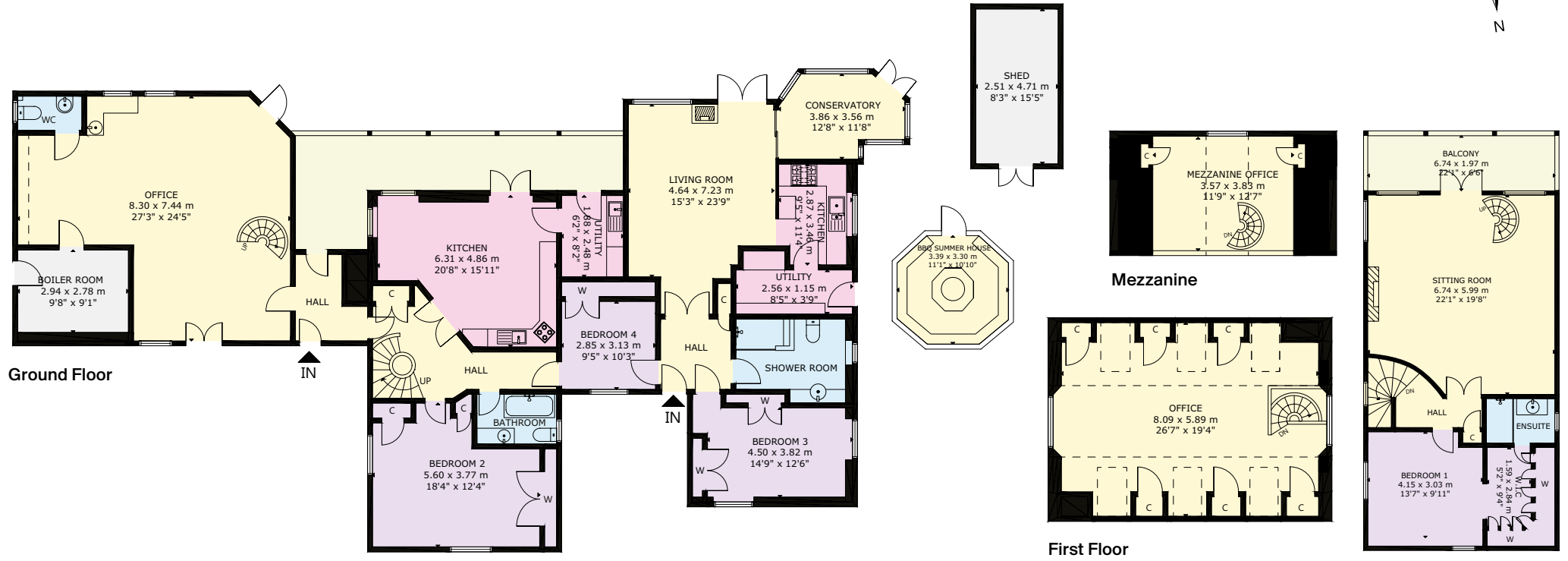
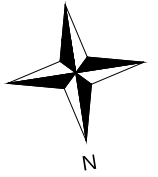
BBQ Summer House 105 sq ft / 10 sq m

Shed/snug 127 sq ft / 12 sq m

Balcony 143 sq ft / 13 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Services

Mains electricity and mains water supply; shared drainage to septic tank. Double glazing. Bio-mass ETA boiler (c/w automated 5-tonne wood pellet hopper). 6kw solar panels, EVP with Tesla "Power Wall" and solar panel. Commercial (ownership of the company can be transferred) RHI until 2035 of £6,700 per annum. These services have not been tested, and therefore, there is no warranty from the agents.

Conditions of sale

1. Aghmhor

Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.

2. Title Deeds

The subjects are sold under the conditions in the Title Deeds, Rights of Way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the seller, and no other warranty is given.

3. Deposit

On conclusion of missives, a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents. Interest will be payable on the balance from the date fixed as date of entry (whether actual physical entry is taken or not) until paid at a rate of 5 percent per annum above the Bank of Scotland base rate. Consignation shall not stop the running of interest. In the event of the purchaser failing to pay the purchase price within one month from the date fixed as date of entry, the Seller will be entitled to resile from the bargain and to re-sell the property without prejudice to his rights to recover from the purchaser any loss occasioned to him by the purchaser's failure to implement the bargain under deduction of any deposit paid by the purchaser. Where overseas buyers are offering, they should note that the offer must be accompanied by a guarantee from a Scottish Bank.





Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommends that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.

Property information

Tenure: Freehold with vacant possession.

Local Authority: Scottish Borders Council

Council Tax: Salters Ford - Band G

EPC Rating: C

Guide Price: £000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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