

HEATHFIELD

HAWICK, SCOTTISH BORDERS





HEATHFIELD

An exceptional country house with beautiful gardens and far-reaching views of the surrounding Borders countryside.

Hawick 7 miles | Jedburgh 8 miles | Edinburgh 56 miles | Newcastle 56 miles
Newcastle International Airport 50 miles (Distances approximate)

Reception hall | Drawing room | Kitchen/Breakfast room/Living room
Dining room | Garden room | Studio/Reception room | Utility room

Principal bedroom with en suite bathroom | 5/6 Further bedrooms
2 Bathrooms | Shower room

Timber studio/Office with shower room | Various timber outbuildings providing
garaging and extensive storage | Extensive gardens and grounds | 2 Large ponds
Woodland and paddocks | 3-bay open-sided hay barn

Approx. 36 acres

Freehold

Council Tax band - G

DESCRIPTION

Heathfield is a delightful country house set in a private position at the end of a long drive, surrounded by beautiful Borders countryside. Originally a shepherd's cottage, the property has been thoughtfully extended by the current owners to create a wonderful family home. Upon entry, the inviting reception hall sets the tone, leading to all the main accommodation. The garden room sits directly opposite the front door and gives an immediate impression of the beauty of the surrounding countryside. This recently added room is largely constructed of glass, providing incredible views of the garden and beyond. The drawing room and dining room both benefit from wonderful natural light and provide excellent entertaining space. There is a less formal open plan kitchen/breakfast/sitting room which is the heart of the house and provides amazing family living space. The kitchen features an Everhot range, ample storage and double Belfast sinks. From the kitchen, a door leads to the back hall, a shower room, utility room, and an additional bedroom/office. Stairs lead to a large double bedroom, ideal as guest accommodation.

At the western end of the house, there is a stunning double height room with an arched window which floods the space with light. Currently used as an artist studio, this room would work beautifully as additional entertaining space. Adjacent, is a room used as a canvas store, but it would make an ideal home office. Completing the ground floor is a cloakroom and WC off the main hall.

Upstairs, the principal bedroom suite features an en suite bathroom and excellent built in wardrobes. The next room is used as a dressing room but could equally work well as bedroom. Also in this part of the house is a double bedroom with an en suite bathroom and two further bedrooms, sharing a "Jack and Jill" en suite bathroom. All the bedrooms have stunning, far-reaching views with wonderful natural light.

Outside, additional accommodation is provided by a timber-built studio to the rear of the house. Currently set up as a home office, this space could be used as guest accommodation with an en suite shower room.





SITUATION

Heathfield is beautifully situated in the valley of Rule Water, nestled between the extinct volcano Ruberslaw and Bonchester Hill, two well-known local landmarks. This area of the Scottish Borders is renowned for its unspoiled beauty and strong rural traditions. Heathfield lies almost equidistant from Jedburgh and Hawick, both approximately 8 miles away by car, with each town offering a good range of local shops, commercial and leisure facilities, services, and schools. Private schooling is available in Melrose, around 21 miles to the north, where St. Mary's Preparatory School accepts children from the age of two and a half. The terminus for the Borders railway, connecting Edinburgh with the Borders, opened in September 2015 and is located just outside the town.

Edinburgh International Airport, approximately 63 miles to the north, provides excellent national and international connections. Carlisle and the M6 motorway are about 45 miles to the southwest, while Berwick-upon-Tweed is around 40 miles to the northeast. Newcastle upon Tyne, with access to the A1, an international airport, and the main East Coast railway line offering hourly trains to London, is approximately 56 miles to the southeast. Newcastle also has an international airport with links across Europe and the Middle East.

The Borders region is well-known for its high-quality field sports, including first-class grouse shooting in the Lammermuirs and several well-managed local pheasant shoots. The River Tweed and its tributaries are internationally renowned for salmon and sea trout fishing, while the Rule Water also offers good brown trout fishing. Heathfield is located within the Jed Forest Hunt country. National Hunt racing is available at Kelso and Musselburgh, and there are numerous local golf courses, including the first-class Roxburghe Championship Course near Kelso.







GARDENS & GROUNDS

The extensive gardens and grounds are a standout feature of this property, set within 36 acres that offer privacy, protection, and an exceptional natural environment. The current owners have lovingly cultivated the gardens, which provide stunning views from the house. From the garden room, steps lead down to a sweeping lawn that extends towards two picturesque ponds, one complete with a jetty for launching a boat.

A large terrace to the side of the house offers the perfect space for outdoor dining and entertaining. Beyond the formal gardens, the property features a large area of woodland and three grass paddocks, ideal for grazing horses and other livestock, as well as offering ample space for family walks and exploration. The grounds are also well suited for dog walking and other outdoor activities. Additionally, there is a small range of farm buildings, including an enclosed pen with a hen house.





VIEWINGS

Strictly by appointment with Knight Frank – 0131 222 9600

DIRECTIONS

What3Words: ///crumbles.prevented.inversely

SERVICES

Mains electricity. Private water supply from a spring. Oil fired hot water and central heating system.

LOCAL AUTHORITY & TAX BAND

Scottish Borders Council - Tax Band G.

SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

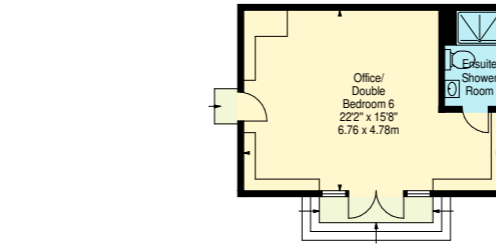
DEPOSIT

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

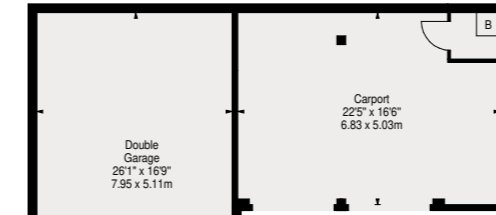
Approximate Gross Internal Floor Area

Main House = 434.40sq m / 4,676 sq ft

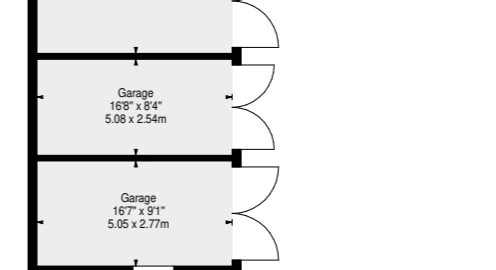
Outbuildings = 197.88 sq m / 2,130 sq ft



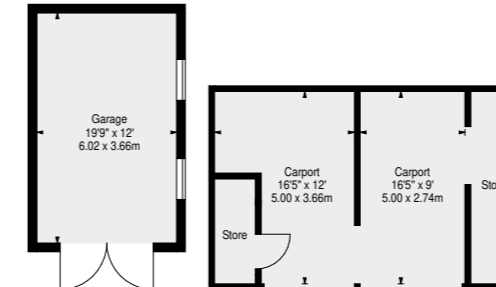
Ground Floor



Ground Floor



Ground Floor



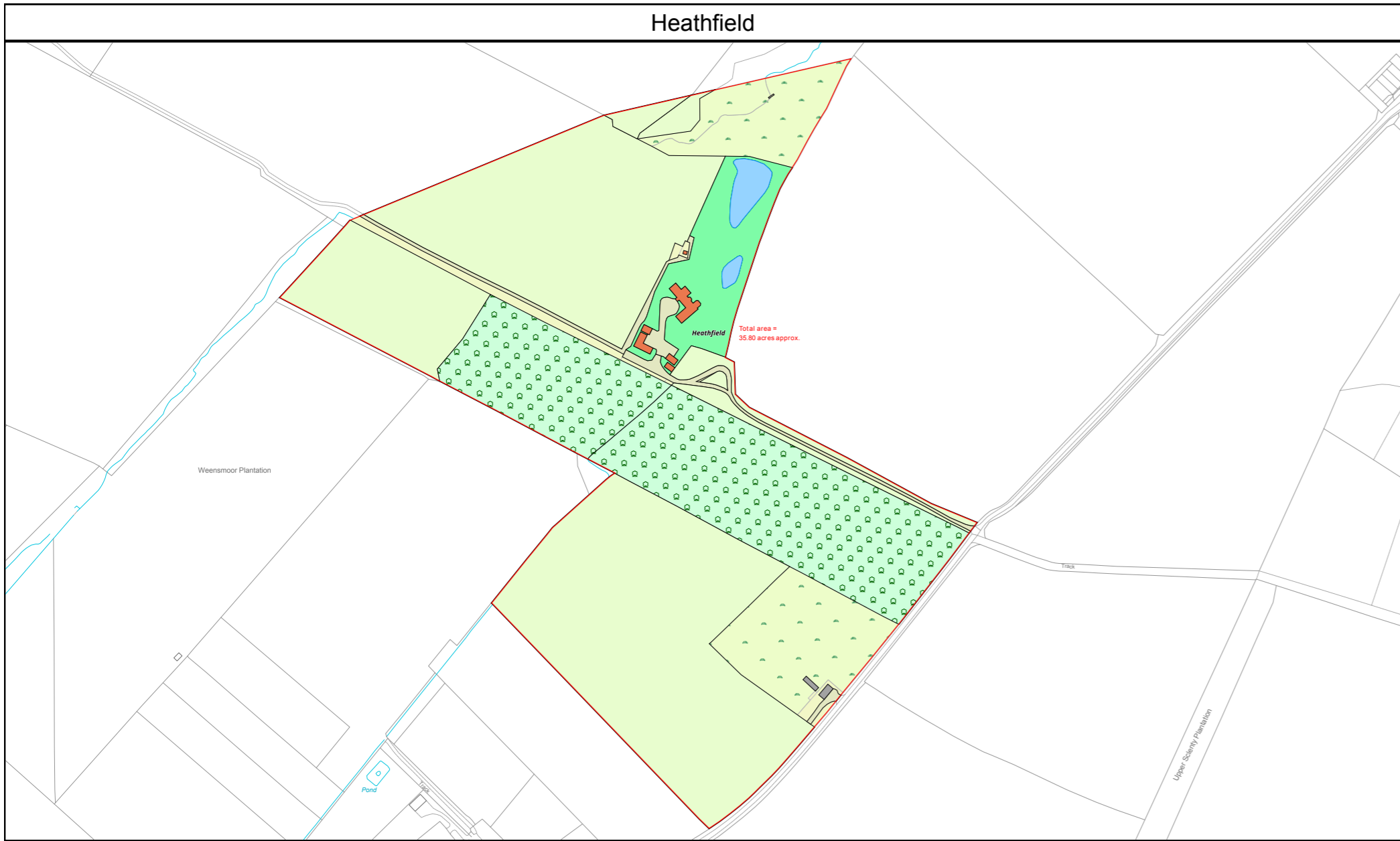
Ground Floor



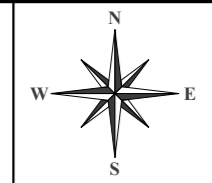
First Floor



Ground Floor



LDS Ltd
 Plan Preparation
 Unit 15, Glenmore Business Park
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 Salisbury SP2 7GL
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Date: 19:02:24
 Drawn By: CW
 Scale: 1:4000 @ A4
 Plan Ref:
 Title: **Heathfield**



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated August 2024.

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