

Billerwell Farm House

Hawick, Scottish Borders





A beautifully situated country house with
14.5 acres, extensive outbuildings and
breathtaking Borders scenery.



Situation

Set amidst the rolling countryside of the Scottish Borders, Billerwell Farm House is a handsome and well-proportioned family home, occupying an elevated position with beautiful views across its own land, The Rule Water and neighbouring farmland. The property offers the rare combination of a characterful principal house, an excellent range of traditional outbuildings, and around 14.5 acres of pasture and grounds, including ponds and a section of river.

Billerwell Farm House

The house is approached via a quiet lane and sits within a sheltered setting, surrounded by mature trees and open countryside. The current owners have created a warm and welcoming home with well-balanced accommodation arranged over two floors, full of natural light and period character.

The heart of the house is the large, open-plan kitchen and garden room, designed very much with family living in mind. The kitchen features granite worktops and excellent storage. The adjoining garden room, added by the current owners, is filled with light from a wall of east-facing windows, offering wonderful views across the valley and plenty of space for informal dining and relaxing.



Accommodation

More formal entertaining space is provided by the drawing room and dining room, both of which enjoy lovely proportions, decorative cornicing and elegant sash windows. The drawing room centres around a wood-burning stove and has an inviting, comfortable atmosphere. The dining room is similarly elegant, with panelling, timber flooring and room for a large table. There is also a large office on the ground floor, together with a separate utility room and WC.

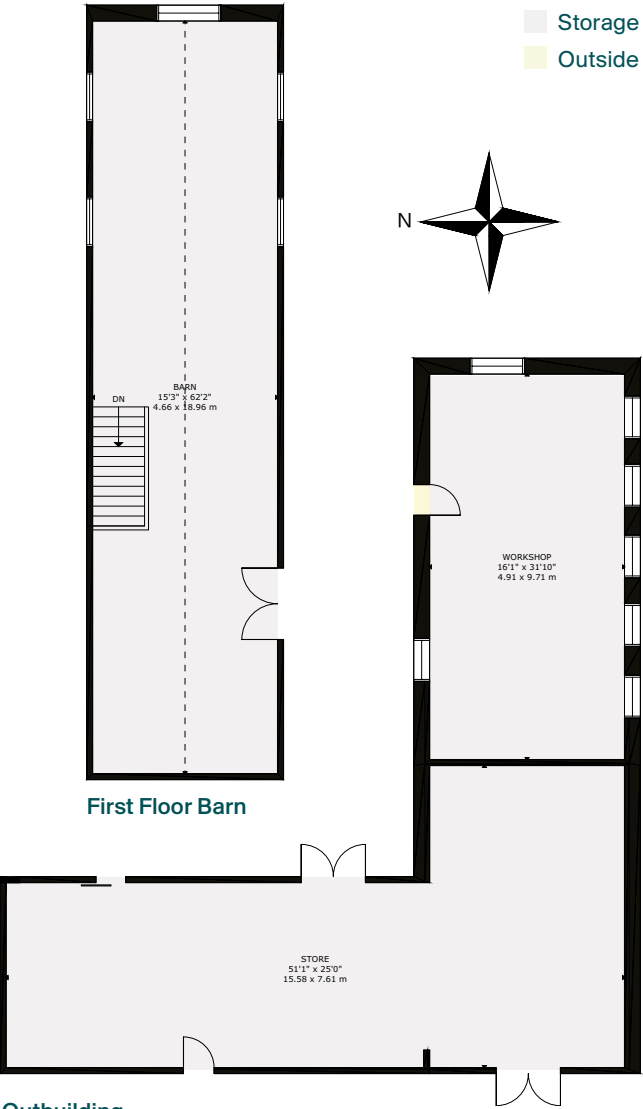
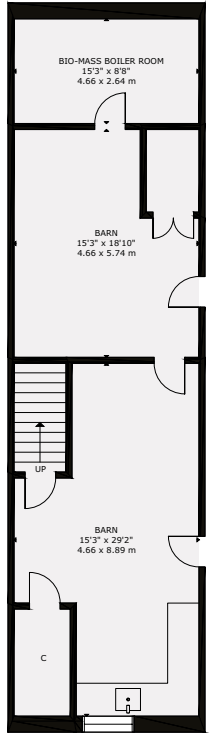
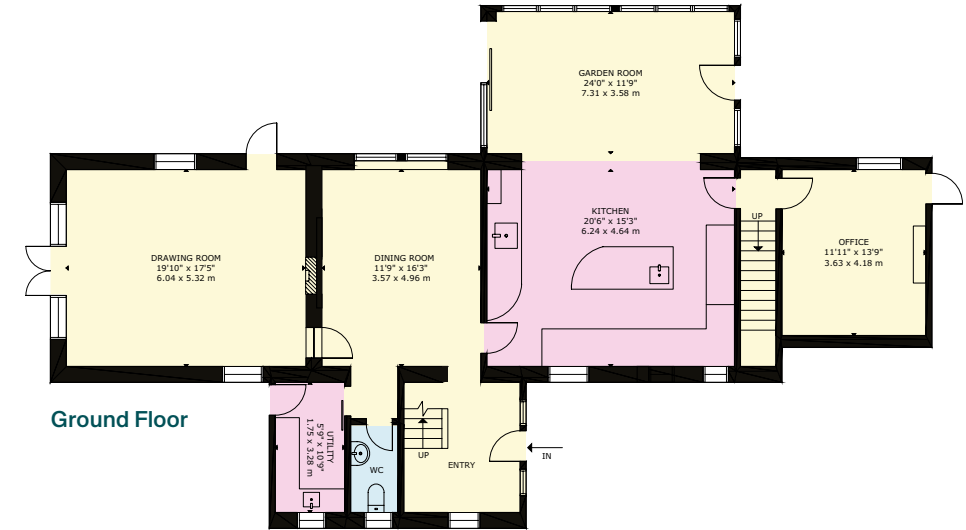
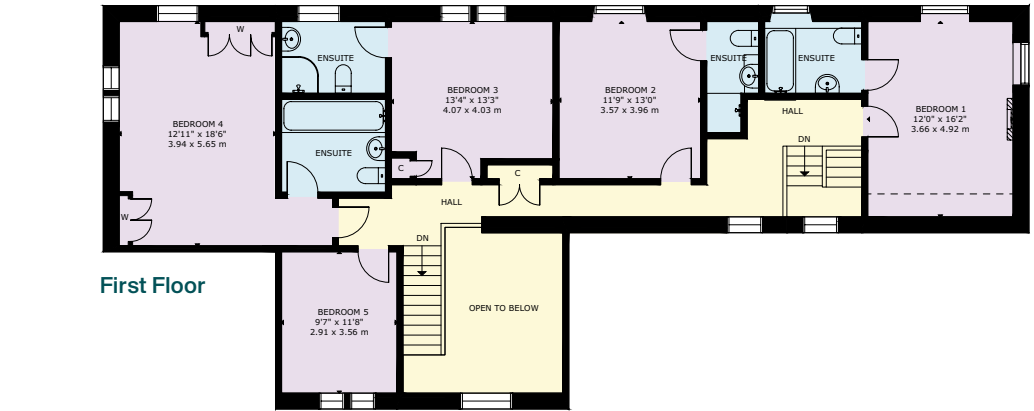
On the first floor, the accommodation consists of five bedrooms in total, four of which have en suite bath or shower rooms. The principal bedroom benefits from generous proportions and an en suite bathroom, while the other bedrooms enjoy fine views and character features. There are beautiful views in all directions enhancing the property's sense of seclusion. To the rear is a sheltered courtyard, with extensive garaging and outbuildings.

With the benefit of later improvements, mains services, modern heating, and broadband connectivity, the house functions superbly as a family home, and has done so in recent decades. It is rare to find a house of such historical richness that remains so evidently liveable.





Approximate Gross Internal Floor Area
3,200 Sq Ft / 297 Sq M
Barn: 1902 Sq Ft / 176 Sq M
Outbuilding: 1,459 Sq Ft / 135 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.

Outbuildings and Land

To the rear of the house lies a substantial range of traditional stone barns and outbuildings, arranged around a sheltered courtyard. These buildings offer enormous potential for a variety of uses, from equestrian purposes to workshops, garaging or conversion (subject to consents). The barns are of traditional stone under roofs, with attractive proportions and good access.

The land surrounding Billerwell Farm House extends to approximately 14.48 acres, including grazing paddocks, mixed woodland, and picturesque ponds which are a haven for wildlife. A fenced track leads through the land, ideal for walking or riding. The property also includes a section of The Rule Water, adding to the appeal for nature lovers and those wanting to try their luck at fishing.

Location

Billerwell Farm House enjoys a tranquil rural setting in the heart of the Scottish Borders, just a short drive from the historic town of Hawick, which offers an excellent range of local services including supermarkets, independent shops, cafés, restaurants, a leisure centre, health services and a variety of professional amenities. For more extensive retail and cultural offerings, the nearby towns of Jedburgh and Kelso are easily accessible, and the city of Edinburgh lies around 60 miles to the north.

The area is well served by both primary and secondary schooling. Local options include Hawick High School, with several well-regarded primary schools nearby. For those seeking independent education, St Mary's School in Melrose and Longridge Towers near Berwick-upon-Tweed are both within reach and offer highly regarded preparatory and senior schooling.



Billerwell is well connected by road, with the A7 and A68 providing access north to Edinburgh and south towards Newcastle and the north of England. Tweedbank Station, around 30 minutes away by car, offers regular services to Edinburgh Waverley, with journey times from approximately one hour. For national and international travel, Edinburgh Airport (c. 65 miles) and Newcastle International Airport (c. 70 miles) both offer a wide range of domestic and international flights.



The Borders landscape surrounding Billerwell is celebrated for its beauty and variety, offering superb opportunities for walking, cycling, fishing and riding. The nearby Rule Water and River Teviot are popular with anglers, and the wider region is known for its outdoor lifestyle, vibrant local communities, and cultural heritage.



General Remarks

Viewings

Strictly by appointment with Knight Frank –
0131 222 9600

Directions

What3Words: ///flotation.truckload.
shepherds
Postcode: TD9 8JF

Services

Private water supply. Mains electricity.
Central heating and hot water both supplied
by a bio-mass boiler. Private drainage to a
septic tank.

Local Authority & tax band

Scottish Borders Council - Tax Band G.

Fixtures & Fittings

Fitted floor coverings, integrated appliances
and light fittings are to be included within the
sale. Curtains may be available by separate
negotiation.

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

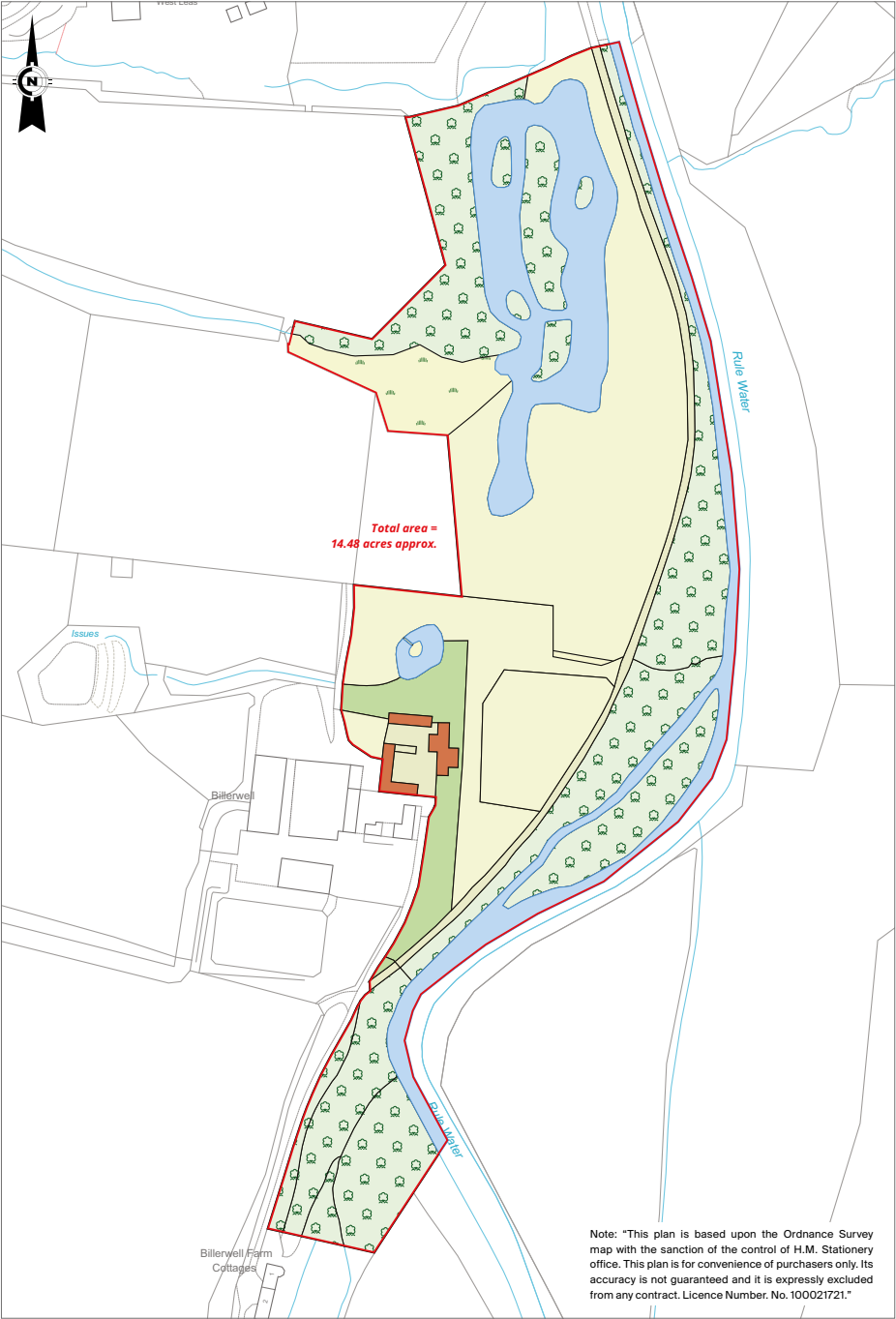
and wayleaves for masts, pylons, stays,
cable, drains and water, gas and other pipes,
whether contained in the Title Deeds or
informally constituted and whether referred
to in the General Remarks and Stipulations
or not. The Purchaser(s) will be held to have
satisfied himself as to the nature of all 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.





Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

Edward Douglas-Home

0131 222 9600

edward.douglas-home@knightfrank.com

knightfrank.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, 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 KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 June 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Brochure by wordperfectprint.com