



# CAVERS AULD KIRK

Hawick, Scottish Borders



# AN EXCEPTIONAL CONVERTED CHURCH OFFERING GENEROUS AND VERSATILE FAMILY LIVING

## Summary

- Expansive open plan living and dining space with striking architectural volume
- A series of inviting seating and entertaining areas creating warmth and intimacy within impressive proportions
  - Well appointed kitchen/breakfast room with extensive storage and adjoining utility
- Distinctive period features including arched windows, vaulted ceilings and original stonework
  - Private garden with lawn, mature planting and attractive seating areas
    - Detached garage, useful outbuildings and greenhouse
  - Detached pool house with indoor swim spa with counter current system
  - Peaceful rural setting while remaining close to Hawick and local amenities
- Attractive Borders location with excellent access to countryside and outdoor pursuits

**Distances:** Hawick 3 miles, Edinburgh 55 miles, Newcastle 60 miles  
(All distances are approximate)

## SITUATION

Cavers Auld Kirk occupies a quiet and picturesque rural position just outside Hawick, surrounded by open countryside and woodland. The property enjoys a peaceful, private setting while remaining within easy reach of the town, approximately 3 miles away.

Hawick provides a good range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Schooling in the area includes Denholm Primary School, Wilton Primary School and Burnfoot Community School at primary level, with secondary education provided by Hawick High School and Jedburgh Grammar, which serve the wider rural catchment.

The surrounding Borders countryside offers excellent opportunities for outdoor recreation, with scenic walking routes along the River Teviot, the Hornshole Memorial Walkway and extensive hill and woodland trails nearby. The area is also well suited for riding, cycling and fishing, with rivers, bridle paths and open landscapes all close at hand, alongside a wealth of historic houses, abbeys and market towns to explore.

Despite its rural setting, the property is well connected. Hawick lies close to both the A7 and A68, providing straightforward access north to Edinburgh, approximately 50 miles away, as well as south towards England. The Borders Railway is available at Tweedbank, around 17 miles away, offering regular services to Edinburgh Waverley, while Edinburgh Airport is approximately 57 miles away.



# THE PROPERTY

Cavers Auld Kirk is a memorable and highly successful conversion of a former church, retaining the scale, character and architectural drama of the original building while providing a warm and practical home. The stone exterior and arched windows create an immediate sense of presence on arrival, setting the tone for the interiors beyond.

At the heart of the house lies an exceptional open plan living and dining space, defined by its generous proportions, vaulted ceiling and tall arched windows which flood the room with natural light. Within this impressive volume, the space has been arranged to accommodate a series of seating and dining areas, creating a setting that works equally well for everyday life and entertaining. A large log burner provides a striking focal point as well as a sense of comfort and warmth, complemented by timber flooring, layered furnishings and original features which bring intimacy to the scale of the room.

The kitchen/breakfast room sits comfortably adjacent to the principal living space and forms a sociable hub of the house. It offers ample storage, good work surfaces, and an AGA and space for informal dining, with a separate pantry and utility room providing additional practicality and keeping household functions neatly contained.

The accommodation is flexible and well balanced, with a number of double bedrooms arranged across the property. Each bedroom enjoys its own character, outlook and sense of privacy, while the principal bedroom is particularly appealing for its proportions and calm atmosphere.

Additional rooms provide excellent flexibility for home working, hobbies or secondary sitting rooms. One of the most distinctive spaces within the house is the bar, which offers a characterful and atmospheric entertaining area and underlines the individuality of the conversion.

Bathrooms and shower rooms are well distributed, supporting both family living and guest accommodation with ease. Throughout the house, the original architectural elements of the church are complemented by later additions, resulting in a home that feels coherent, comfortable and full of character.





## GARDENS AND GROUNDS

The gardens and grounds at Cavers Auld Kirk are a key feature of the property. A private driveway leads to ample parking and a detached garage, while mature trees and established planting provide privacy and shelter.

The surrounding garden ground is laid mainly to lawn, interspersed with seating areas ideal for outdoor dining and quiet relaxation. As expected with a property of this nature, parts of the grounds reflect the site's historic origins, contributing to a sense of maturity, permanence and calm. The outlook is peaceful and rural, with the grounds feeling both private and well contained.



There are a number of useful outbuildings, including stores and a greenhouse, and a dedicated 13ft swim spa pool which adds an unexpected and appealing amenity.

The scale of the grounds complements the house well, providing space and seclusion without feeling excessive or difficult to maintain.

## PROPERTY INFORMATION

**Approximate Gross Internal Area:** 2,728 sq ft (253.43 sq m).

**Outbuildings and greenhouse:** 1,313 sq ft (121.98 sq m).

**Tenure:** Freehold.

**Local Authority:** Scottish Borders Council.

**Council Tax Band:** E



EPC: TBC.

**Directions**

Postcode: TD9 8LJ

What3words: ///bends.jetted.fracture

Viewings: Strictly by appointment with Knight Frank

**Fixtures and Fittings:** Fitted floor coverings, integrated appliances and light fittings are included in the sale. Certain items of furniture and curtains may be available by separate negotiation.

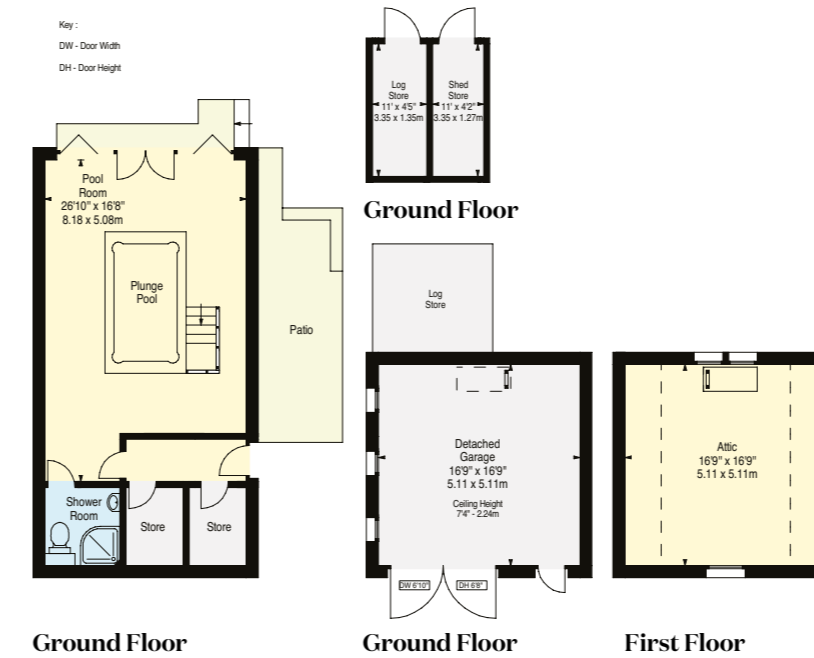
**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. These include rights of access and rights of way, whether public or private, and rights relating to light, support, drainage, water and the passage of services including cables, pipes and other utilities. These may exist in the Title Deeds or may be informally constituted. Purchasers will be deemed to have satisfied themselves regarding the nature of all such rights.

**Offers:** Offers in Scottish legal form should be submitted by a solicitor to the selling agents. A closing date may be set, although the seller reserves the right to negotiate with any party. Interested parties are advised to ensure their solicitor notes interest with the selling agents following inspection.

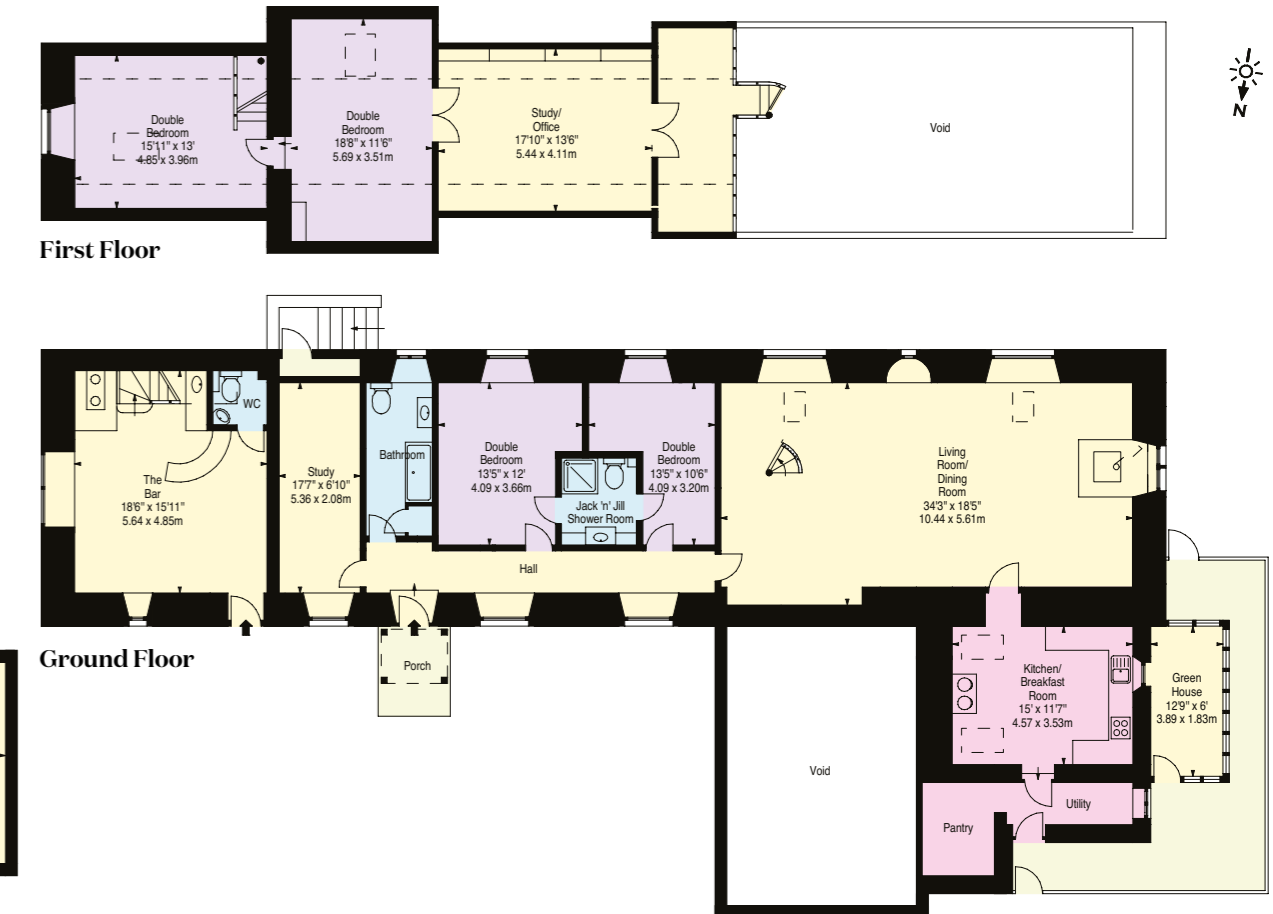
**Deposit:** A deposit of ten percent of the purchase price may be required within seven days of the conclusion of missives. The deposit will be non returnable should the purchaser fail to complete the sale for reasons not attributable to the seller or the selling agents.



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



Approximate Gross Internal Area  
2728 Sq Ft - 253.43 Sq M  
Outbuildings & Green House: 1313 Sq Ft - 121.98 Sq M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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