



PRIESTHAUGHBURN COTTAGE, NR HAWICK, TD9 0PQ  
**OFFERS OVER £465,000**



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# PRIESTHAUGHBURN COTTAGE, NR HAWICK, TD9 0PQ

## DETACHED RURAL COUNTRY COTTAGE WITH 1.25 ACRES

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Situated in a remote yet accessible location, we are delighted to bring to the market this immaculately presented detached cottage set in beautiful grounds of around 1.25 acres with Priesthaugh Burn flowing to the east of the cottage. Commanding superb countryside views to all aspects, the property is presented for sale in excellent order and has the benefit of many country pursuits on the doorstep.

The accommodation is arranged over two floors with the ground floor providing access to the welcoming hallway and the majority of the accommodation. The main lounge is a bright and spacious room with a generous dining area to the rear for family gatherings and French doors lead directly out to the garden's patio with outdoor seating. The décor is light and neutral with exposed stone and there is timber flooring. A feature fireplace offers a cosy focal point. The stunning bespoke kitchen boasts a large central island with a seating area and a walk-in pantry with generous storage space. There are ample floor and wall mounted units in grey and a Belfast sink. There is space for a range style cooker (LPG) and a good array of work surface areas. Situated next door is the utility room which is a useful additional room with plumbing for a washing machine. A rear hallway provides access to a double bedroom with lovely French

doors leading out to the garden and there is a handy ground floor shower room next door. Completing the ground floor accommodation is the conservatory/sunroom with which is a beautifully presented space with French doors leading out to the patio and garden.

Located on the first floor are three further bedrooms. The master bedroom is extremely light and spacious with dressing room and has the benefit of an en-suite bathroom with free-standing bath, twin sinks, WC and a separate shower cubical. The other double bedroom boasts a delightful Juliet balcony with stylish shower room adjacent. Completing the accommodation is a smaller single sized room which would also make an ideal home office.

One of the most appealing features of Priesthaughburn Cottage, is undoubtedly its location. Situated around 6 miles from Hawick, the property sits in a beautiful part of the countryside with no immediate neighbours. Views in every direction are of the unspoilt countryside and rolling hills and this property really does suit the purchaser who wishes to be that bit more rural. The house is accessed via a bridge over the burn and offers parking for several

vehicles. The garden ground is laid mainly to lawn and is ideal for nature and wildlife enthusiasts. Adjacent to the property are various outbuildings including a green house, log store, shed and large workshop/utility area with power and light.

The closest town to Priesthaughburn is Hawick (6 miles), known as the 'Home of Cashmere.' Hawick is a wonderful town steeped in a sense of history and tradition, offering a multitude of varied attractions including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre and Vertish Hill Golf Course. 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:

Lounge: 3.93 x 4.85

Kitchen : 6.60 x 4.74

Utility : 1.59 x 2.50

Double Bedroom: 3.50 x 4.25

Shower Room: 2.17 x 1.02

Conservatory: 4.19 x 3.65

Master Bedroom: 4.65 x 2.90

En Suite: 2.70 x 2.70

Double Bedroom: 2.95 x 4.20

Shower Room: 1.90 x 1.95

Single Bedroom/Study: 2.95 x 1.81

**EPC:** D **Council Tax Band:** D

**FIXTURES AND FITTINGS:** All carpets and floor coverings included in the sale and all bathroom and light fittings.

**SERVICES:** Septic tank drainage and private water. Mains electricity and LPG cooking. There is an air source heat pump fitted serving underfloor heating and solar panels.

**LOCATION:** Priestthaughburn Cottage is most easily accessed from the South end of Hawick via the A7. Pass Newmill and over the bridge at Commonsides. Immediately after the bridge take the left hand turning for Northhouse and Priestthaugh. Just after Priestthaugh Farm the road forks sharply to the right, follow this along passing a cottage on the right and then the road goes down the hill to the right. Priestthaughburn Cottage lies at the bottom of the hill over the bridge that provides access over the burn.

**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.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).

**FREE PRE-SALE VALUATION:** If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.





GROUND FLOOR  
1518 sq.ft. (141.0 sq.m.) approx.



1ST FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 2527 sq.ft. (234.8 sq.m.) approx.

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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