



The Old Manse, Teviothead, Hawick - TD9 0LQ
Offers Over £895,000

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ESTATE AGENTS



The Old Manse

Teviothead, Hawick

The Old Manse is an elegant former manse set within six acres, featuring five bedrooms, spacious reception rooms and versatile outbuildings.

- Attractive Former Manse
- 6 Acres of Garden & Grounds
- Development Opportunities
- Solar Panels
- Trout Fishing Rights on the Teviot



Property Description

Set within approximately six acres in the picturesque Scottish Borders, The Old Manse is a substantial and characterful country residence offering elegant reception space, generous bedroom accommodation and highly versatile ancillary buildings.

Entered via a traditional vestibule, the welcoming reception hall immediately reflects the home's period charm and sense of space. To the front, the beautifully proportioned drawing room provides an elegant setting for formal entertaining, filled with natural light and enjoying a delightful outlook. The adjacent sitting room offers a more relaxed family living space, while the dining room connects seamlessly to the principal reception areas, ideal for both everyday living and larger gatherings.

At the heart of the home lies a well-proportioned kitchen featuring an oil-fired Aga and original flagstones. A rear hall leads to a pantry, boiler room and cloakroom, while a study, alternatively a sixth bedroom, provides valuable flexibility for home working or guest accommodation.

Upstairs, a generous landing gives access to five well-proportioned bedrooms. The principal bedroom enjoys excellent dimensions and a dual aspect outlook, creating a peaceful retreat. Four further double bedrooms offer versatile accommodation, including the former maid's room, which retains its original independence with a private staircase rising from the rear hall beside the pantry. A family bathroom and separate shower room serve the first floor.

Accessed from the rear courtyard is a range of former stable rooms, a store, a groom's bothy and a substantial triple car port, offering excellent storage and potential for further development as they previously benefited from planning permission for conversion into a self-contained yet interconnecting annexe (now lapsed), offering future development potential. The courtyard also benefits from three large dog kennels one of which enjoys heating and electricity.





The house sits centrally within its established grounds, approached through stone gate piers and along a sweeping gravel driveway. Lawned gardens extend to both the front and rear, while a sunny terrace accessed from the sitting room and kitchen provides an ideal setting for outdoor dining and entertaining. Beyond lies a sheltered walled garden features herbaceous borders, vegetable beds, a fruit cage and a greenhouse.

Further grassed areas, interspersed with young trees, offer additional amenity space and the potential to create grazing paddocks, with convenient access to the modern general purpose outbuilding building. Equipped with power, water and lighting, the building is well suited to a variety of uses, including equestrian. A discreet bank of solar panels, carefully screened by mature foliage, generates an income of approximately £1,600 per annum.

Included in the sale are trout fishing rights on the Frostlie Burn, a tributary of the River Teviot, which runs alongside the property and further enhances its rural appeal.

Accommodation Comprises

Ground Floor – Entrance Vestibule, Central Hall, Dining Room, Drawing Room, Sitting Room, Cloakroom, Family Kitchen, Boiler Room, Pantry, Cloakroom, Study/Bedroom 6, Rear Hall.

First Floor – Landing, Principal Bedroom, Four Further Double Bedrooms, Shower Room, Family Bathroom, Linen Cupboard.

Outbuildings – Two Stables, Feed Store, Original Grooms Bothy, Three Car Port, Large Modern Agricultural Outbuilding, Three Kennels.

Garden & Grounds – Walled Kitchen Garden, Greenhouse, Fruit Cage, Large Lawns, Front Paddock, Driveway with Ample Parking, Courtyard, Rear Grazing, Mature Trees & Shrubs.









Area Insights

Teviothead is a small rural village in the Scottish Borders, situated around nine miles south-west of Hawick in the scenic valley of the River Teviot. Historically part of Roxburghshire, the area has strong connections to the turbulent Border Reiver period. In 1530, the well-known reiver Johnnie Armstrong was captured and executed nearby under the orders of King James V, an event that remains part of local tradition.

Over time, Teviothead developed as a scattered agricultural parish, supporting farming families and travellers using the main route between Scotland and England. Today, Teviothead retains its peaceful, rural character. The parish church and village hall act as important focal points for community life, hosting local events and gatherings such as the annual Teviothead Show. While amenities within the village itself are limited, the close-knit nature of the community is a defining feature, with residents often involved in agricultural, sporting and social activities typical of the Borders.

For a wider range of services, including supermarkets, schools, healthcare facilities and leisure amenities residents rely on nearby Hawick, a historic market and textile town known for its knitwear and cashmere production. Teviothead's location on the A7 trunk road ensures good road access north to Edinburgh and south to Carlisle. Although there is no railway station in the village, regular bus services and onward rail connections from nearby towns make commuting and travel to both cities practical, combining rural living with accessible transport links.

DISTANCES

Hawick 9 miles, Langholm 13 miles, Selkirk 20 miles, Kielder Forest 28 miles, Galashiels 26 miles, Carlisle 33 miles, Edinburgh 59 miles, Newcastle 70 miles. (All distances are approximate.)



General Remarks

Services – Oil central heating, private water via a spring which is managed by The Buccleuch Estate, drainage via a private septic tank, mains electricity supplemented by 16 PV panels generating approximately, 1600 per annum through the Renewable Heat Incentive. Fibre broadband connection available but current vendors use Starlink.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale. Additional items available via separate negotiation.

Listing and Conservation

The Old Manse is not listed nor does it lie within a conservation area.

What3words

<https://w3w.co/masterful.mysteries.tensions>

Council Tax

Band G

Tenure

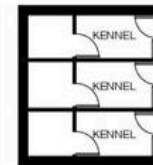
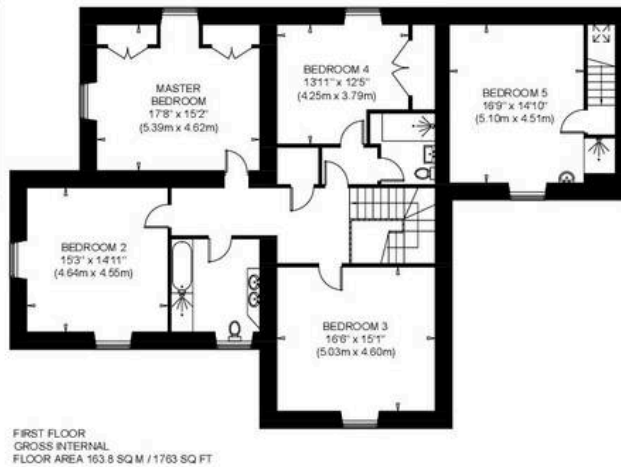
Freehold

EPC Energy Efficiency Rating

Band E







THE OLD MANSE TEVIOHEAD - KENNELS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 471.9 SQ M / 5079 SQ FT
 OUTBUILDINGS = 266.0 SQ M / 2863 SQ FT
 TOTAL = 737.9 SQ M / 7942 SQ FT

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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Paton & Co

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