



Wester Howlaws Farm, Wester Howlaws, Greenlaw

Guide Price £425,000

PATON & CO
ESTATE AGENTS





Wester Howlaws Farm, Wester Howlaws

Duns

A rare approximately 13-acre smallholding in the Borders, featuring a bungalow needing renovation, a steading with planning permission, and an additional building plot. Ideal for farming, equestrian use, or rural living.

- Approximately 13 acres of versatile Borders countryside land
- Traditional stone steading with full planning permission (ref: 23/00271/FUL)
- Charming 3-bedroom bungalow with garden and double garage/workshop
- Additional building plot offering further development potential (ref: 23/00274/PPP)
- Ideal smallholding for farming, equestrian use, or rural lifestyle
- Peaceful setting with far-reaching views and excellent connectivity

Distances

Kelso 5 Miles, Coldstream 11 Miles, Melrose 16 miles, St Boswells 11 miles, Tweedbank Train Station 17 miles, Berwick upon Tweed Train Station 22 Miles, Edinburgh By-Pass 42 Miles, Newcastle 72 Miles. (All distances are approximate).



Wester Howlaws Farm is a rarely available countryside holding, offering a compelling combination of residential, development, and agricultural opportunity. Set within approximately 13 acres of picturesque Borders landscape, this unique property comprises a charming three-bedroom bungalow, a traditional stone-built steading with planning permission for conversion, and extensive land including paddocks, 2-acre conifer woodland, full of wildlife which could be suitable for camping.

Enjoying a peaceful rural setting with open views and excellent connectivity, the property presents the ideal setting for multigenerational living, self-build or holiday-let potential, or a smallholding lifestyle.

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The Bungalow

The three-bedroom bungalow, positioned to the left of the steading when viewed from the road, offers well-proportioned, single-level accommodation with a practical layout suited to a variety of buyers. The living space includes a bright sitting room overlooking open fields, a fitted dining kitchen, and three bedrooms served by a family bathroom. With its own private garden and driveway, the bungalow offers strong potential to become a comfortable and welcoming family home once renovated. Its road-facing location and generous layout complement the steading development and provide valuable living options. The bungalow further benefits from a double garage/workshop.





The Steading

The adjacent traditional stone steading benefits from full planning permission (Ref: 23/00271/FUL) for conversion into a striking two-storey home with multiple self-contained living spaces.

Thoughtfully designed to preserve the building's original character, the proposed layout includes a generous four-bedroom main house, a one-bedroom annex, and a separate two-bedroom unit — offering exceptional flexibility for extended family, guests, or holiday letting.

The main home features a spacious open-plan kitchen/living area, principal bedroom suite with dressing room and en suite, utility/laundry room, pantry, boot room, and a dedicated study. The entire development is arranged around a sheltered, south-facing courtyard garden with ample parking, a double garage, and a workshop, all with direct access to the land beyond.

Additional Building Plot

In addition to the steading conversion and bungalow, Wester Howlaws Farm includes a further building plot within the overall holding. This plot benefits from planning permission (ref:23/00274/PPP) granted by Scottish Borders Council.



The planning approval supports a flexible design that respects the character of the original structures while incorporating modern living requirements. Potential purchasers should verify the details of the consent and consider any further permissions required for additional development on the building plot.





Grounds & Land

Extending to approximately 13 acres in total, the land offers excellent potential for livestock, equestrian use, or horticulture. The holding comprises a mixture of pasture and grazing fields, with the steading and bungalow positioned centrally within the title. Surrounding the dwellings are sheltered gardens, generous parking areas, and open paddocks, creating a strong sense of privacy and space.

The driveway entrance leads from a quiet rural road, with both properties discreetly set back and enjoying far-reaching views across surrounding farmland. The land is gently sloping and predominantly south-facing, making it suitable for a wide range of uses. The positioning of the steading and bungalow provides clear delineation between the two homes, offering flexibility and independence if used separately.

Planning

Planning consent for the steading conversion was granted under Scottish Borders Council ref 23/00271/FUL, with architectural designs focused on sustainability and sympathetic restoration. Building Plot planning ref: 23/00274/PPP

Whether seeking a home with land, a development-ready steading project, or a flexible countryside base for a multigenerational family or lifestyle change, Wester Howlaws Farm presents a highly adaptable opportunity in a beautiful rural setting. With the hard work of planning already completed, and the added advantage of a live-in home on site, this is a ready-made Borders package with immediate and long-term potential.





Accommodation Comprises

The Bungalow:

Rear Vestibule, Dining Kitchen, Sitting Room, 3 Bedrooms, Family Bathroom, Private Garden, Garage/Workshop.

Gardens & Grounds:

Plot size of 13 acres, Traditional stone steading with full planning permission for conversion, Additional building plot with development potential, Ample parking and driveway access, Mix of pasture, paddocks, and amenity grounds, Agricultural Outbuildings/Sheds.

General Remarks

Services

Mains electricity and water are available at both the bungalow and steading.

Private Drainage- individual septic tanks for the bungalow and the steading.

Solid Fuel Heating in Bungalow

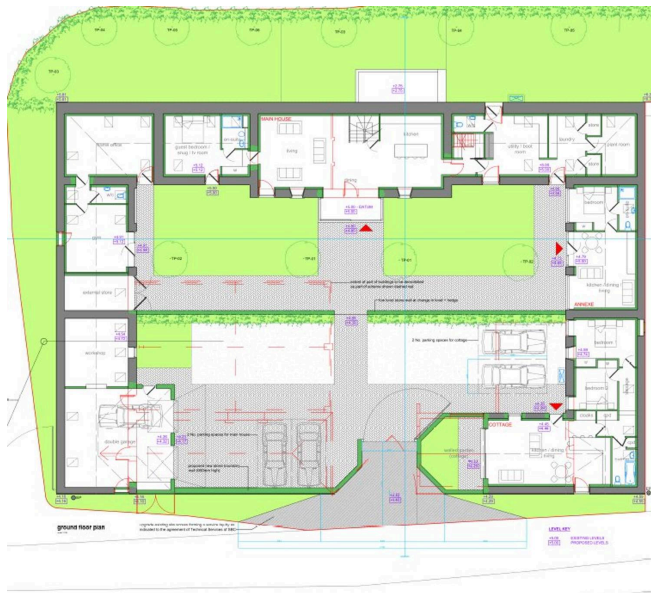
Fibre Broadband services available.

Fixtures and Fittings

All fixtures and fittings form part of the sale.

Listing and Conservation

Wester Howlaws Farm is not listed, or in a conservation area.





Wester Howlaws Farm lies just a few miles from the village of Greenlaw and within easy reach of Kelso, Duns, and the wider Borders region. Surrounded by rolling farmland, distant hill views, and rich wildlife, the property sits in an area well-known for walking, horse riding, and outdoor pursuits. Kelso is considered one of the most picturesque market towns in Scotland with cobbled streets and historical attractions such as Kelso Abbey and Floors Castle on the doorstep. Further afield the beautiful country homes of Bowhill, Paxton, Manderston, Mellerstain, and Abbotsford are also easily accessible. There is an excellent choice of local shopping with many independent retailers, a vibrant café culture, popular bars and restaurants.

Kelso is home to family friendly Kelso racecourse and leisure facilities which include a swimming pool, fitness centre, a lively curling club and two fantastic golf courses including Kelso Golf Club and the championship course at the Schloss Roxburghe Hotel. Kelso has a bustling events scene including the renowned Border Union Agricultural Show, The Borders Art Fair, and numerous concerts/theatre productions at Floors Castle. There are excellent options for schooling nearby including the reputable Kelso High School, and private schooling is available at St Mary's School in Melrose or Longridge Towers in Berwick-Upon-Tweed.

The picturesque town of Coldstream is also close. Coldstream is full of Scottish charm and is home to the Coldstream Guards, one of the oldest regiments in the British Army. Coldstream also offers a thriving art scene, local attractions such as the Hirsell Estate with its farm shop and café, and the Coldstream Museum. The countryside surrounding Wester Howlaws offers access to a beautiful coastline. The Northumberland National Park, St Cuthberts Way, and the Cheviot Hills are close by. The popular historic towns of Melrose and Jedburgh are also easily accessible.

Wester Howlaws offers excellent links to Edinburgh, Newcastle and London. The A697 provides easy, commutable access to Scotland's capital city, Newcastle and Berwick upon Tweed. Tweedbank train station provides a direct link to Edinburgh Waverly, whilst Berwick-upon-Tweed offers a mainline train service to London Kings Cross in 3 ½ hours.





Compliance

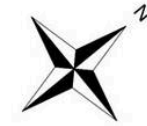
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out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

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1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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FIRST FLOOR



WESTER HOWLAWS FARMHOUSE, GREENLAW, DUNS, SCOTTISH BORDERS, TD10 6UW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,394 SQ FT / 129 SQ M
 GUEST HOUSE 4,560 SQ FT / 423 SQ M, GARAGE 1,438 SQ FT / 133 SQ M
 WORKSHOP 756 SQ FT / 70 SQ M, STORAGE 226 SQ FT / 21 SQ M, SHED 498 SQ FT / 46 SQ M
 All measurements and fixtures including doors and windows are approximate and should be
 independently verified.
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