

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Yarrow Manse, Yarrow, Selkirk, TD7 5LA



Property

Traditional Victorian country manse in a lovely rural location, approximately ten miles from the Borders town of Selkirk.

This unique property, which is well maintained, is set over three levels with outbuildings, and gardens. The upper rooms have views over the sweeping Borders countryside.

With many original features, such as period cornicework, the property has potential to make a spectacular family home in a wonderful setting.

Accommodation

Ground Floor: entrance vestibule, hallway, drawing room, sitting room, dining room, kitchen, boiler room, utility room, WC, rear extension with WC, laundry and storage area.

First Floor: landing, master bedroom with en-suite bathroom, three further double bedrooms, study, WC and family bathroom.

Attic Floor: landing and three further bedrooms.

Gross Internal Floor Area- 420m²

Services

The property features double glazing, while heating is provided by an oil fired central heating system. Water is via a private supply from Buccleuch Estate, and drainage is to a septic tank which serves 2 other properties.

Local Area

The hamlet of Yarrow nestles in the charming Yarrow Valley around 10 miles southwest of Selkirk in the uplands of the Scottish Borders.

The property is close to the A708 Selkirk to Moffat road, which is one of Scotland's most scenic routes passing St Mary's Loch and the Grey Mare's Tail waterfall.

For walking and cycling enthusiasts there is a wide network of local footpaths including the Southern Upland Way, which passes a few miles to the north. The local well regarded Primary School is situated in Yarrow Feus, one mile to the west.

Selkirk is a busy market town providing a good range of retail and recreational services. It also has a reputable secondary school. A few miles further north is the larger town of Galashiels which offers more extensive shopping including superstores, M&S and Next. It also has the new Borders rail link to the City of Edinburgh.

Grounds and Outbuildings

The property benefits from large and potentially productive garden grounds. South and west facing, laid mainly to lawn, there are flower beds and fruit trees while mature trees provide privacy.

There is a range of useful outbuildings to the rear of the property with a single garage, and a greenhouse in the garden. A sweeping gravel entrance driveway provides ample further parking.

Council Tax Band- G

EPC Rating- F



THE CHURCH OF SCOTLAND

EA GLAIS NA h-ALBA



Conditions of Sale

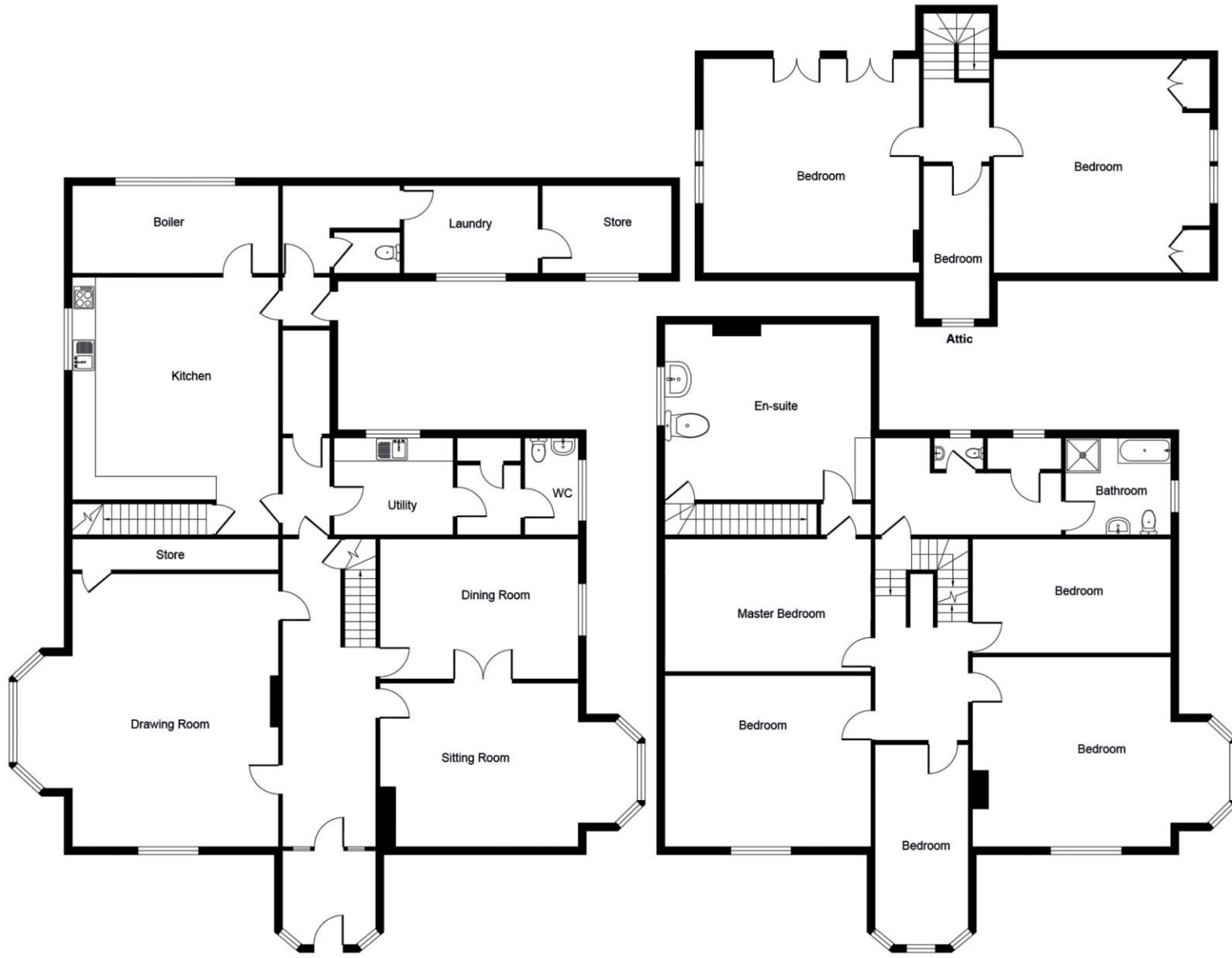
The purchaser will be granted a right to use the private water supply serving Yarrow Kirk and will be expected to contribute to maintenance of the water supply apparatus to the extent of a one quarter share. Apparatus serving the manse alone will be the sole responsibility of the purchaser and the supply is to be used for drinking and domestic purposes only. The sellers do not warrant the quantity or the quality of the supply although they are not aware of any deficiencies

The purchaser will contribute to maintenance of the shared septic tank located in the grounds of the adjoining property to the extent of a one quarter share.

The owners of the adjoining property have a right of vehicular and pedestrian access over the driveway coloured yellow on the plan. Visitors to Yarrow Kirk have rights to park on the driveway on Sunday mornings.

The sellers reserve rights of wayleave for all pipes, drains and cables located within the property and serving Yarrow Kirk with rights of access for maintenance and repair.

The sellers reserve a right to lay pipes to connect into the septic tank, should it be decided to provide W.C. facilities in Yarrow Kirk.



Ground Floor

First Floor



Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 240 2263 Fax 0131 240 2246
Email: properties@churchofscotland.org.uk



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland-General Trustees Scottish Charity No SC014574