

Hawick

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CULLEN KILSHAW
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Birchlea Farm

Welsh's Hill

Hawick

TD9 7NT



In an idyllic rural location a couple of miles outside the town, with outstanding views of the surrounding countryside, Birchlea Farm is a superb addition to the market. With approximately 100 acres of land and a stunning three bedroom detached bungalow surrounded by immaculate gardens and providing bright and spacious accommodation in a beautiful setting.



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Accommodation comprises:

- Entrance vestibule
- Hallway
- Lounge with wood-burning stove
- Sunroom
- Dining room
- Kitchen
- Large utility room
- Bathroom
- WC
- Master bedroom/sitting room with wood-burning stove
- Bedroom 2
- Bedroom 3
- Oil fired central heating double glazing
- Large attic (partially floored)
- Large garage
- Driveway
- Carport
- Mature gardens to front, side and rear
- Shed, hen coop, greenhouse, log store
- Stables and tack-room
- Paddock
- Dog run
- Solar tunnel, large steel portal framed tractor shed



DESCRIPTION

In an idyllic rural location a couple of miles outside the town, with outstanding views of the surrounding countryside, Birchlea Farm is a superb addition to the market. With approximately 100 acres of land and a stunning three bedroom detached bungalow surrounded by immaculate gardens and providing bright and spacious accommodation in a beautiful setting. Whilst retaining its traditional charm the bathrooms are modern with quality fixtures and fittings, and the kitchen is fitted out with integrated modern appliances. There are mature, well-maintained gardens to front, side and rear consisting of areas of lawn, trees, shrubs and plants, with an impressive sweeping driveway leading up to the house and garage. The garage is of a particularly large size and would make a great games room or home gym whilst still providing ample space for vehicles. This is an exceptionally fine family home within easy reach of local schools, shops and other amenities, whilst the surrounding area has huge appeal for outdoor enthusiasts with beautiful country walks, and equestrian pursuits all on the doorstep. Viewing essential to fully appreciate.

GARDEN, OUTBUILDINGS AND LAND

The house is surrounded by large, well-maintained gardens, with an abundance of fruit trees and bushes providing apples, plums, blackcurrants and gooseberries. Large shed, greenhouse, log store, enclosed dog run and hen coop are also available. There's a paddock situated next to the house for horses, with stables and tack shed adjacent. A large agricultural shed and solar tunnel are located at the bottom of the driveway.

The sale also includes approximately 100 acres of land which has the benefit of some amazing views of the beautiful Borders countryside. Most of the land has previously been used for grazing and includes a large pond. In addition, there's a lovely, secluded area of woodland which is home to a variety of wildlife.

LOCATION

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

DIRECTIONS

Travelling towards Hawick on the A7 from the Selkirk direction:- when you reach the roundabout just outside Hawick at Homebase take the first exit heading towards Hawick then take the first road on the right into Guthrie Drive, follow this road till you arrive at the junction at Stirches Road. Turn right here and follow this road, take the left turn opposite the gates to St Andrews Care Home. Follow this road for approx. 1 mile then turn left going over the cattle grid which leads to the driveway up to Birchlea Farm.
For sat nav users the postcode is TD9 7NT.

FIXTURES AND FITTINGS

The sale shall include all carpets, floorcoverings, light fittings and bathroom fittings.

VIEWING

Contact selling agents.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE RATING: D

COUNCIL TAX BAND: F

SERVICES

Oil fired central heating, mains electricity, private water supply and drainage.







Interested in this property?

Hawick

Call 01450 372336

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 372336
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Birchlea Farm, Welsh's Hill, Hawick

Approximate Gross Internal Area
(Including Garage)
220 sq m / 2368 sq ft

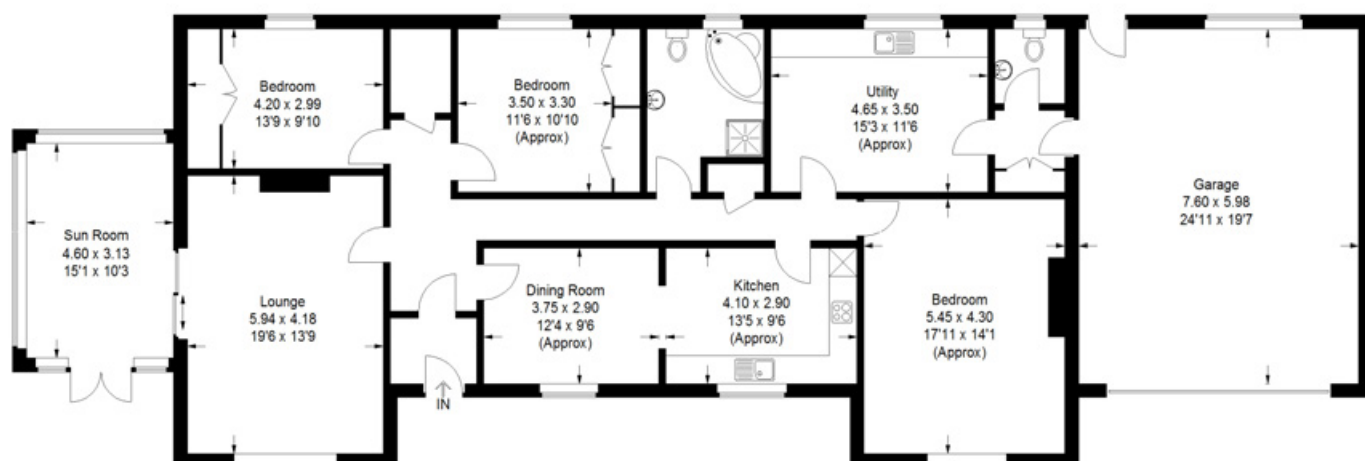


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.