

LEGAL
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Carlenrig Farmhouse

Teviothead, Hawick, TD9 0LH



At the head of the Teviot Valley nestled amongst rolling Border countryside, this striking Scottish farmhouse enjoys a truly enviable and tranquil location; complete with steading, farm buildings and land extending in total to some 14 acres – providing perfect peace!

ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hall, Living Room, Lounge, Rear Hall, Farmhouse Kitchen, Utility, Pantry and Office. Five Double Bedrooms, Dressing Room, Cloakroom with W/C and Family Bathroom.



Impeccably finished in fresh hues with elegant style and classic furnishings, the farmhouse itself makes for a desirable country home; with the generous Georgian room sizes complemented by retained features and blending beautifully with classic a décor. The ground floor affords plenty of family and entertaining space, with two large reception rooms sitting to the front with an open fire in the lounge, multi fuel stove in the living room, and comfortable furnishings in both. A rear hall extends to the country kitchen, the heart of any farmhouse, fitted with a traditional AGA and supplemented by a walk in pantry and separate utility room, with an office also opening off the back hall. Upstairs, the timeless décor continues, with five well-appointed and classically presented bedrooms – with lovely outlooks across the grounds and countryside beyond. The family bathroom is fully fitted with bath and walk-in shower, with a further washroom facility across the hall.

The garden grounds, outbuildings and steading must be viewed to be fully appreciate, however provide a perfect setting for a return to the good life, equestrian enthusiasts or those looking for a development opportunity. With woodland to both sides, paddocks and the Teviot to the rear and sheltering garden and hedge line to the front, it gently encloses this perfect patch of countryside.

LOCATION

Located in the midst of beautiful rolling countryside, set just off the A7 and some 10 miles south of Hawick, the property enjoys the best of town and country. Hawick is a traditional Borders town, with strong

links to the farming and textiles industries and a proud rugby tradition. The regenerated town centre includes attractions such as the Textiles Museum and the refurbished Tower Mill with its theatre and cinema complex, a number of quality independent shops and long established businesses. A selection of high street brands and supermarkets are also available, as well as medical facilities and schooling from nursery to secondary and a college. Local distances are 50 miles to Edinburgh, 40 miles to Carlisle and 70 miles to Newcastle.

FAVOURITE FEATURES

The décor is country inspired elegance- a host of charming retained features from open fireplaces, working shutters, AGA and even the clothes pulley, these traditional retained touches punctuate and personalise the neutral backdrop perfectly.

The area – tucked away, quiet and surrounded by greenery there is no shortage of beautiful walks and trails. Easily connected, it is a 5 minute walk to the A7 providing swift access to Hawick and further Border towns.

The scope – whether you're searching for a business development opportunity, need outdoor space for work or hobbies, or dream of a small holding in the country, Carlenrig has enough to suit a variety of needs; a charming spot including woodland, paddocks, outbuildings and steading.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Band E.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

All integrated appliances, floor coverings, curtain poles and blinds, are included in the sale price.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.



5 bed

3 public

2 bath











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