

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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The Smiddy, Chesters, Hawick, TD9 8TH



The Smiddy, Chesters, Hawick is a wonderfully flexible and generously proportioned home set within a peaceful rural hamlet, surrounded by unspoilt Borders countryside. Once two traditional cottages, the property was thoughtfully combined many years ago to create a single, sizeable residence with an abundance of character and scope. Presented in good overall condition, it offers not only an attractive setting and impressive internal space, but also huge potential for further renovation or reconfiguration.

The layout is exceptionally versatile. The ground floor includes an entrance hallway, a bright lounge with multi aspect windows and direct garden access, a fitted kitchen, dining room, utility room and a second lounge, giving buyers a wealth of options for everyday living, entertaining or multi generational use. The property also features two separate stairwells, each leading to two of the five bedrooms and the family bathrooms - a rare and highly practical arrangement that enhances privacy and flexibility.

Given its original layout as two cottages, The Smiddy offers exciting potential for a new owner to create an annexe or divide the property to form a private home with an adjoining self contained section. This could be ideal for extended family, guest accommodation or an investment opportunity such as short term serviced lets, subject to the necessary consents.

Externally, the property truly excels. The garden grounds extend to approximately a quarter acre, offering sweeping lawns, patio areas and open views across the surrounding countryside. A collection of outbuildings provides exceptional storage and hobby space, including greenhouses, timber sheds, a polytunnel and a fully wired garage. Further parking is available both on and off street, adding to the practicality of the setting.

With its generous proportions, flexible layout and outstanding outdoor space, The Smiddy represents a rare opportunity to secure a characterful rural home with remarkable potential in a beautiful Borders location.

The Smiddy, Chesters, Hawick, TD9 8TH

Approximate Gross Internal Area = 191.5 sq m / 2061 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313072)

Situation

Chesters is a peaceful rural hamlet set between Hawick and Jedburgh, surrounded by rolling countryside and open views, offering a quiet and scenic setting with a welcoming community feel while still providing convenient access to both towns for amenities, schooling and transport links - an ideal choice for those seeking space, tranquillity and authentic Borders rural living.

Home Report Value | EPC

£335,000 | EPC: E

Services

Oil central heating, mains electricity, water and drainage.

Fixtures and Fittings

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

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Hawick

Call 01450 372336

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Hawick, TD9 9BU
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.