

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Proper Lea House, Old Cavers, Hawick, TD9 8LJ



Nestled within the peaceful countryside of Old Cavers, one of the Scottish Borders' most historic and picturesque corners, Proper Lea House is a charming two-storey detached property offering space, tranquillity and endless potential. With panoramic outlooks stretching across rolling fields towards Ruberslaw, this is a home that immediately feels special.

Set within generous grounds extending to around 0.66 acres, the property enjoys expansive gardens to the front, side and rear - a dream for anyone seeking rural living, space for planting, or simply a private outdoor retreat. The views are truly exceptional, changing beautifully with the seasons and creating an ever-present sense of calm.

Inside, the accommodation extends to approximately 171m², offering a versatile layout ideal for modern family life. The ground floor includes a welcoming entrance hallway, living room, garden room, dining area, kitchen, utility room, shower room and multiple porch entrances. Upstairs, the first floor provides a main bedroom with dressing area, two further bedrooms and a family bathroom - all enjoying the peaceful rural outlook.

Built around 1960 and thoughtfully modernised over time, the home blends comfort with opportunity, giving buyers the chance to tailor the space to their own tastes. An integral double garage adds excellent practicality, with internal and external access. This also provides a unique development opportunity providing the correct consents are sought and granted.

Located just four miles from Hawick, Proper Lea House offers the perfect balance: rural serenity with convenient access to shops, schools and amenities. With its rich local history, stunning scenery and generous garden grounds, this is a rare opportunity to secure a truly idyllic countryside home.

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Approximate Gross Internal Area = 199.1 sq m / 2143 sq ft
(Including Garage)

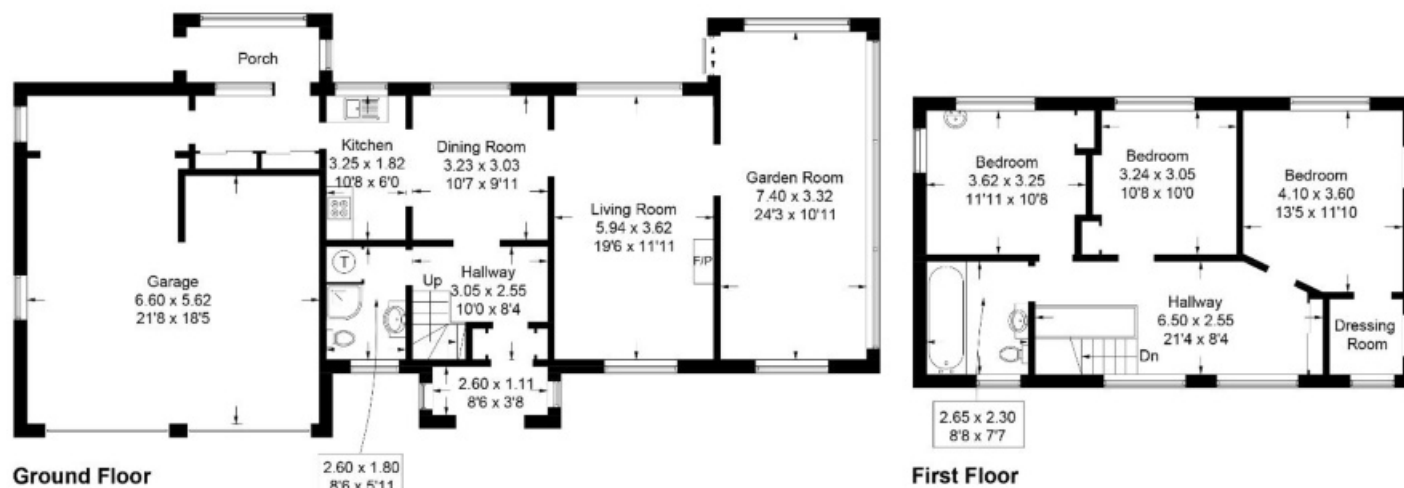


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1318177)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£380,000 | EPC: G

Services

Mains electricity and water. Private drainage to on-site septic tank.

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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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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.