



THE OLD MANSE

Teviothead, Hawick, Scottish Borders



THE OLD MANSE

TEVIOHEAD, HAWICK, SCOTTISH BORDERS, TD9 0LQ

Hawick 10 miles Carlisle 34 miles Edinburgh 66 miles (Distances approximate)

IMMACULATE FAMILY HOUSE, SET AMIDST SPECTACULAR COUNTRYSIDE, IN THE HEART OF REIVER COUNTRY, WITH OUTBUILDINGS, LAND AND SCOPE FOR SECONDARY ACCOMMODATION

- Entrance vestibule, hall, 3 reception rooms, 5 bedrooms, study/bedroom 6, 3 bath/shower rooms (1 ensuite), kitchen (with Aga), 2 downstairs WC's, boiler/utility room, pantry
 - Approximately 4,187 sq ft (excluding outbuildings)
 - Attractive stone outbuildings with garaging and storage, with scope for development
 - Modern barn
 - Renewable energy source
 - Additional development potential
- Beautiful garden and grounds with terrace, walled garden and pasture
 - Trout fishing

In all about 5.12 acres
FOR SALE AS A WHOLE



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Historical Note

John Armstrong, otherwise known as Johnnie (Laird) of Gilnockie, was a famous Scottish Border Reiver of the powerful Armstrong family. He gained notoriety as a plunderer and raider, operating along the lawless Anglo Scottish Border in the early 16th century and, like many of his fellow reivers, thought nothing of changing his allegiance as power shifted. Armstrong's romantic image was promoted by the writings of Sir Walter Scott. He operated with impunity until King James V took personal control of the situation. In 1530, Armstrong was captured having attended the King in response to a letter which he thought assured his safety. He was hanged with thirty-six of his men at nearby Caerlanrig Chapel where a memorial to Armstrong and his men stands in the graveyard to this day. Armstrong's grave lies just to the north of The Old Manse.

Situation

The Old Manse is in a lovely, secluded setting, surrounded by fantastic Borders countryside, on the banks of the Frostlie Burn, a tributary of the Teviot which it joins nearby. Carlisle is situated approximately 34 miles to the south, with access to the M6 and a full range of services, whilst Edinburgh, approximately 66 miles to the north, also provides wide-ranging services, including its international airport. Carlisle is on the West Coast main line intercity rail link (Carlisle to London 3 hours 25 minutes). Hawick (10 miles) provides a good range of local services including supermarkets, sports centre, schooling, other retail outlets and recreational facilities. The Old Manse is an ideal base for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty, dramatic scenery, diverse wildlife, dramatic, sometimes violent, history, strong agricultural and equestrian traditions (including Common Riding) and a rich variety of sport (world-class salmon and sea trout fishing is available on River Tweed and its tributaries), as well as wonderful opportunities for golfers, walkers and cyclists.





Description

The Old Manse, and its surrounding land, forms a charming small country estate set in approximately 5.12 acres. The house dates from circa 1844 and is built of stone (partially rendered) under a slate roof, with contrasting stone quoins and margins. The house, by virtue of this open aspect, benefits from a wonderfully light and bright atmosphere. It provides adaptable family accommodation together with well-proportioned reception rooms and retains a wealth of period features, not least the magnificent staircase leading from the reception hall to the first-floor landing. More recently, the inclusion of the adjoining outbuilding as part of the house has added significantly to the available accommodation (full planning permission has lapsed to convert these outbuildings into a self-contained annexe). The Old Manse is in excellent condition and has been maintained to an exceptionally high standard both inside and out; all the rooms throughout the house are beautifully presented.

(See boundary plan, and floor plans for room layout and dimensions.)

Outbuildings

The back hall links the main house to the outbuildings. In addition to the existing domestic accommodation contained within the outbuildings (office/bedroom and WC) are the old stables, and groom's bothy, both of which were included in the planning permission to convert the outbuildings into additional accommodation. Adjoining the stable block are garden stores and a triple car port, in front of which there is a gravel yard and dog kennels; a passageway leads from this yard into the garden. A sliding door at the back of the car port opens onto another gravel courtyard and the garden beyond.

Set apart from the house is a modern 5-bay steel portal frame/clad general purpose building measuring 22.56m x 10.26m with a concrete floor and apron. It has double sliding doors, power, water and light, and could be adapted to several different uses, adding stable partitions would be a straightforward process.

Gardens and Grounds

Stone gate piers lead to a gravel driveway which sweeps round to the front of the house and continues to the general-purpose shed. Surrounding The Old Manse are beautiful gardens/grounds. The house is centrally positioned with approximately half the land lying to the front and half at the back. Iron gates open into the backyard, which gives direct access through the car port to the garden at the back of the house.

Most of the garden at the front of the house is lawn. It surrounds Johnnie Armstrong's grave which is fenced off from the property and accessed separately. At the back of the house is a lovely, sunny, terrace (also accessed from the sitting room) and a wonderful, sheltered walled garden with herbaceous borders, vegetable beds, fruit cage and greenhouse – all connected by gravel paths. Concealed behind a stone dyke (wall) are the PV panels; young trees separate an extensive grass area, which, along with part of the grass area at the front of the house, could be fenced with post and rail to create grazing paddocks with good access to the barn. Included in the sale are trout fishing rights on the Frostlie Burn.



Services

Private water supply and mains electricity. Private drainage. Oil fired central heating and Aga. PV panels generating approximately £1,600 per annum through the Renewable Heat Incentive. These services have not been tested and therefore there is no warranty from the agents.

Planning Permission

Full planning permission was granted to convert the outbuildings to a self-contained, but interconnecting, annexe/dwelling house; Scottish Borders Planning Department reference number 13/012540FUL. Outline planning permission was also granted for two new dwellings beyond the carport: planning reference number 13/01234/PPP. Although both consents have lapsed there is potential to generate income at The Old Manse (eg from holiday lets, pods, shepherds huts etc).

Council Tax

The Old Manse – Band G

EPC

The Old Manse - Rating of E (50)

Directions

what3words: ///submerge.gathering.ballroom

Tenure

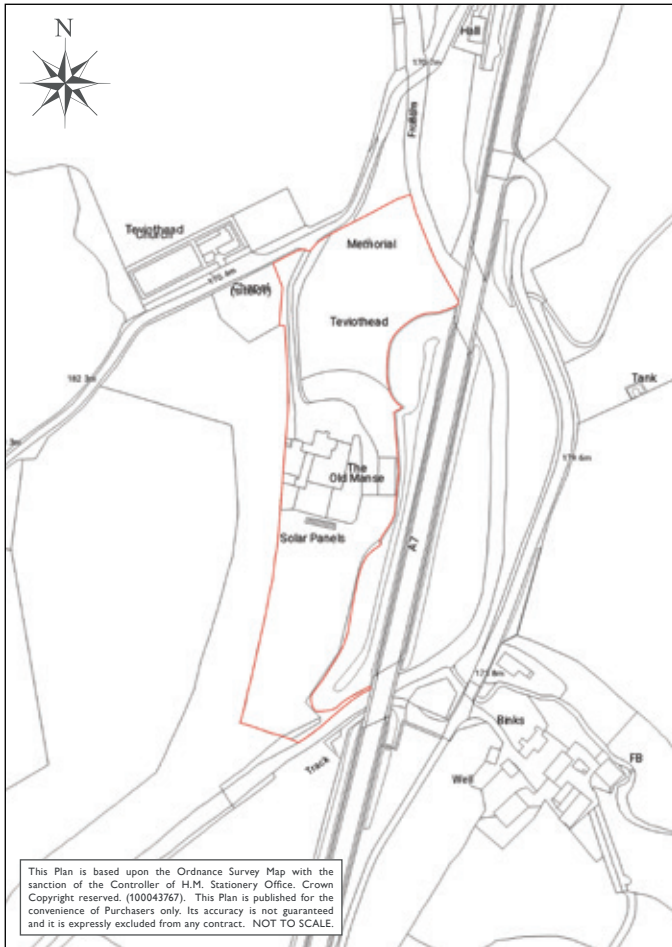
Freehold with vacant possession on completion.

Viewing arrangements

Strictly by appointment through GSC Grays 01665 252 070.

Offers/Closing date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.



Conditions of sale

1. Fixtures and Fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

Entry

By arrangement.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can

be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Solicitors

Messrs Geo & Jas Oliver
13 High Street, Hawick, TD9 9DH

T: 01450 372791

E: solicitors@gandjoliver.co.uk

Local authority

Scottish Borders Council
Newtown St Boswells, Melrose, TD6 OSA

T: 01835 824000

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