

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Dykeraw Farmhouse, Southdean, Hawick, TD9 8TW

Offers In The Region Of: £390,000



£10,000 Below Home Report Valuation

Surrounded by stunning scenery and open countryside, Dykeraw Farmhouse is brought to the market in a most exclusive, sought-after rural area of Southdean, Hawick. Offering a particularly private, spacious home with the benefit of 0.5 acres of private garden grounds, viewings are considered essential to fully appreciate this unique, characterful family home.



Dykeraw Farmhouse, Southdean, Hawick,

TD9 8TW

**Offers In The Region Of:
£390,000**

Ground Floor

Entrance Vestibule, Hallway, Lounge, Sitting Room, Kitchen / Family Room, Inner Hallway, Rear Hallway, Utility Room, Cloakroom with WC and wash hand basin

First Floor

Landing, Four Bedrooms, Bathroom with WC and wash hand basin, Shower Room with WC and wash hand basin

External Accommodation

Extending to an approximate 0.5 acres, the garden grounds fully encircle the property and are mostly laid to lawn with the benefit of a sprawling driveway as well as a detached timber framed garage. Other outbuildings include two generously proportioned stone and timber barns.



Situation:

Accessed via a farm track, the property is situated in a rural area, approximately one mile from the village of Chesters and twelve miles from Hawick, where all local amenities are available. 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.

Description:

Surrounded by stunning scenery and open countryside, Dykeraw Farmhouse is brought to the market in a most exclusive, sought-after rural area of Southdean, Hawick. Providing a fantastic opportunity to the family, the property offers generously proportioned accommodation with four double bedrooms, three WC's and multiple reception rooms as well as enjoying an approximate 0.5 acres of private garden ground that encircle the dwelling. The internal accommodation is highly versatile and would suit a variety of buyers, inclusive of the larger families, those with a love for the outdoors and those that are in need of office accommodation at home. Built 150 years ago, Dykeraw has retained a large quantity of its original character while having been altered and extended over the years to provide the current layout of accommodation. Externally, the garden grounds are mostly laid to lawn with the additional benefit of a sprawling driveway and detached timber framed garage. Other outbuildings include two generously proportioned stone and timber barns, which are currently utilised as a workshop / garage and storage space. Overall, Dykeraw Farmhouse presents a rare opportunity to purchase a particularly private dwelling that the entire family can enjoy. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. The sale will include all curtains and blinds, the AGA, dishwasher, fridge freezer and washing machine in the kitchen. There is a large chest freezer in the stone-built barn which will be included. Further items such as some of the furniture, AGA cookware and a petrol lawn mower may be available by separate negotiation.

Services:

Private water and drainage, mains electricity. Electric heating system. An oil tank serves the AGA.

EPC:

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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.

Viewings:

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

Home Report Value:

£400,000.00

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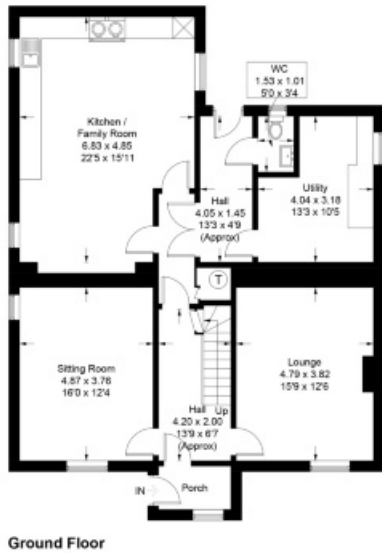
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Dykeraw Farmhouse, Southdean, Hawick

Approximate Gross Internal Area = 182.9 sq m / 1969 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID916132)

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Saturday: 9.00am to 12.00 noon

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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.