

**Hawick**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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# Orchard House

Hawick, TD9 9ST – 6 Bedroom Equestrian Property

A most spectacular, Category B Listed, Georgian home brings an exciting opportunity to the market. Originally built in 1760, the beautiful mixed stone and brick construction of Orchard House enjoys a unique, imposing structure that exudes period excellence and charm. Offering a highly versatile layout, Orchard House sprawls over a generous four storeys, extending to an impressive 461 sqm. internally and enjoys a central position within the substantial 4 acre plot of which it sits. Ideally suited to the larger families, or those with a keen interest in equestrian pursuits, Orchard House demands to be viewed to be fully appreciated.



# Orchard House

Hawick, TD9 9ST  
6 Bedroom Equestrian Property

## Description:

The vast, versatile layout of Orchard House offers a great deal of accommodation and internally comprises a striking entrance hallway leading to the drawing room, dining room, study, kitchen and WC on the ground floor with access to the lower ground floor from the rear hallway. The lower floor offers a storm porch, hallway, sitting room, office, wine cellar, two further cellar rooms, a utility room, store room and a further WC.

Moving upward to the first floor, which is accessed via a curved, stone staircase, Orchard House provides a landing, principal bedroom with en-suite bathroom, guest bedroom with en-suite bathroom, two further double bedrooms and family bathroom. The second floor, accessed via a concealed staircase, comprises of a generously proportioned landing, two further double bedrooms and bathroom.

Externally, Orchard House is immersed in mature garden grounds that comprise of both soft and hard landscaping, while offering a high level of off-street parking facilities by way of the detached stone garage and multi-car driveway. The substantial garden grounds are also home to a walled formal garden to the east elevation, offering a private sanctuary with a pond and water feature as its focal point. Furthermore, there is a newly constructed garden room/conservatory with two adjoining store areas and a stunning, newly constructed barrel sauna – perfect for those looking to unwind and enjoy a spa like retreat in the comfort of their own home. In addition to the luxurious garden attributes, Orchard House also offers equestrian facilities by way of the three generous paddock areas, a large timber barn, double stable block and field shelter within its boundary.

Holding luxurious living at its forefront, Orchard House not only provides opportunity to those seeking an equestrian, period style home, but also to those looking to obtain their own piece of semi-rural paradise; with the convenience of a short commute to all local amenities.



**Location:**

Located on the outskirts of Hawick and enjoying an incredibly private and tranquil setting, the property is situated approximately 0.5 miles from the A6088 and approximately 3 miles from the town centre. 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.

**Fixtures and Fittings:**

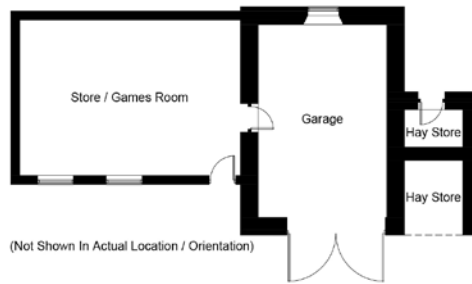
The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Please note, the lion statues at the entrance to Orchard House are not included within the sale and will be removed prior to settlement date. Also of note is that the curtains within the dining room are bespoke and are available only by separate negotiation.



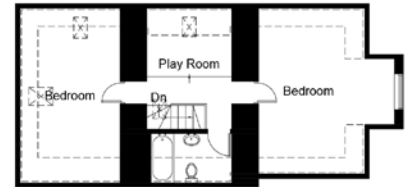




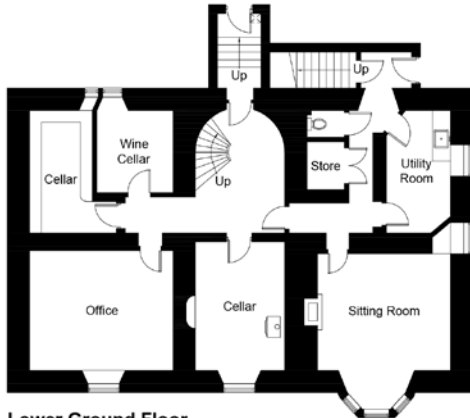
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



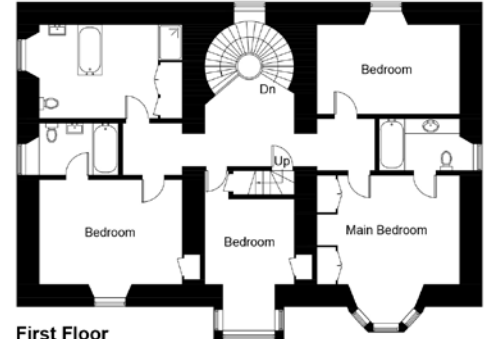
Second Floor



Lower Ground Floor



Ground Floor



First Floor

### Orchard House

Approximate Gross Internal Area = 473.5 sq m / 5097 sq ft  
Outbuildings = 79.3 sq m / 853 sq ft (Including Garage)  
Total = 552.8 sq m / 5950 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID989880)



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Interested in this property?  
**Hawick**  
Call 01450 372 336

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Email: [hawick@cullenkilshaw.com](mailto:hawick@cullenkilshaw.com)

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

#### Services:

Orchard House is supplied with mains electricity and water. Private drainage and oil-fired central heating. There is no mains gas at the property, however the kitchen is supplied by bottled LPG tanks.

#### EPC:

F

#### Council Tax:

G

#### Viewing Arrangements:

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

#### Home Report Value:

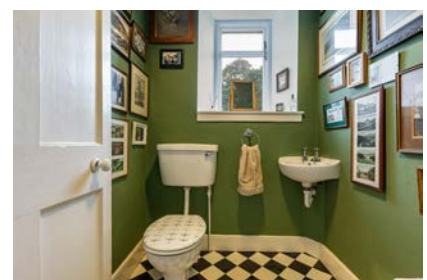
£875,000.00

#### 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.

#### What3Words Reference:

///padding.entire.pursue



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.