

# ORMISTON HOUSE

HAWICK • ROXBURGHSHIRE



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*Secluded country house in  
beautiful countryside*

Hall • 4 reception rooms • 8 bedrooms  
5 bathrooms (2 ensuite) • Kitchen/breakfast room  
Conservatory

New double garage with log store and first floor

2 bedroom cottage

In all about 2.95 acres

For sale as a whole

Edinburgh 45 miles • Hawick 1 mile

Newcastle upon Tyne 57 miles • (Distances approximate)



**These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.**





## Situation

Ormiston House is situated approximately 1 mile from the centre of the famous Scottish Borders town of Hawick, which nestles in the Teviot Valley. Local shopping, commercial facilities, services and schools are all to be found in the town. The area is renowned for its sporting opportunities and facilities with golf courses, rugby grounds, horse racing, shooting, fishing and also beautiful countryside in which to walk. Carlisle, about 45 miles to the south west, provides access to the M6 motorway and the main line railway, whilst Edinburgh and Newcastle both have international airports and main line railway services to London. The rail terminus for the new Border railway at Tweedbank is approximately 18 miles to the north.

## Directions

Approaching Hawick on the A698, turn left onto the A6088 Bonchester Bridge road. Take the first road turning to the right and proceed for about ½ a mile, going around a left hand bend and a right hand bend. The entrance to Ormiston House is on the left hand side, beside the former lodge house.

## Description

Ormiston House dates from 1748 with later additions. It has a rendered finish under a slate roof. The house retains much of its charm and character, together with period features such as sash and case windows, window shutters and detailed cornicing. The entrance hall has a parquet floor and a curved stone staircase leading to the first floor. The reception rooms have generous proportions, whilst all the bathrooms have been renewed, with all bathrooms and wc's benefiting from under-floor heating. The kitchen also has under-floor heating and multi fuel stove.

(See floor plans for room layout and dimensions)



## Stables Cottage

Accessed from the back drive to Ormiston House is Stables Cottage which has the following accommodation:

Hall, dining kitchen, living room with log burning stove, 2 double bedrooms, a bathroom and a large attic. Subject to obtaining the necessary consents, the adjoining outbuildings could be used to extend the cottage, create additional accommodation and/or office and storage space.

## Gardens and Grounds

Surrounding Ormiston House is an attractive garden with a gravel drive leading to the front door. Much of the garden is down to grass, interspersed with mature trees and shrubs which help to preserve the privacy of the house. Within the grounds is the former tennis court and also the site of Cocklaw Castle which is a scheduled ancient monument.

## Services

Ormiston House – Mains electricity (single and three phase) and water. Zoned oil fired central heating. Mains drainage. These services have not been tested and therefore there is no warranty from the agents.

Stables Cottage – Mains electricity and water. Private drainage to a septic tank. Electric night storage heaters. These services have not been tested and therefore there is no warranty from the agents.

## Outgoings

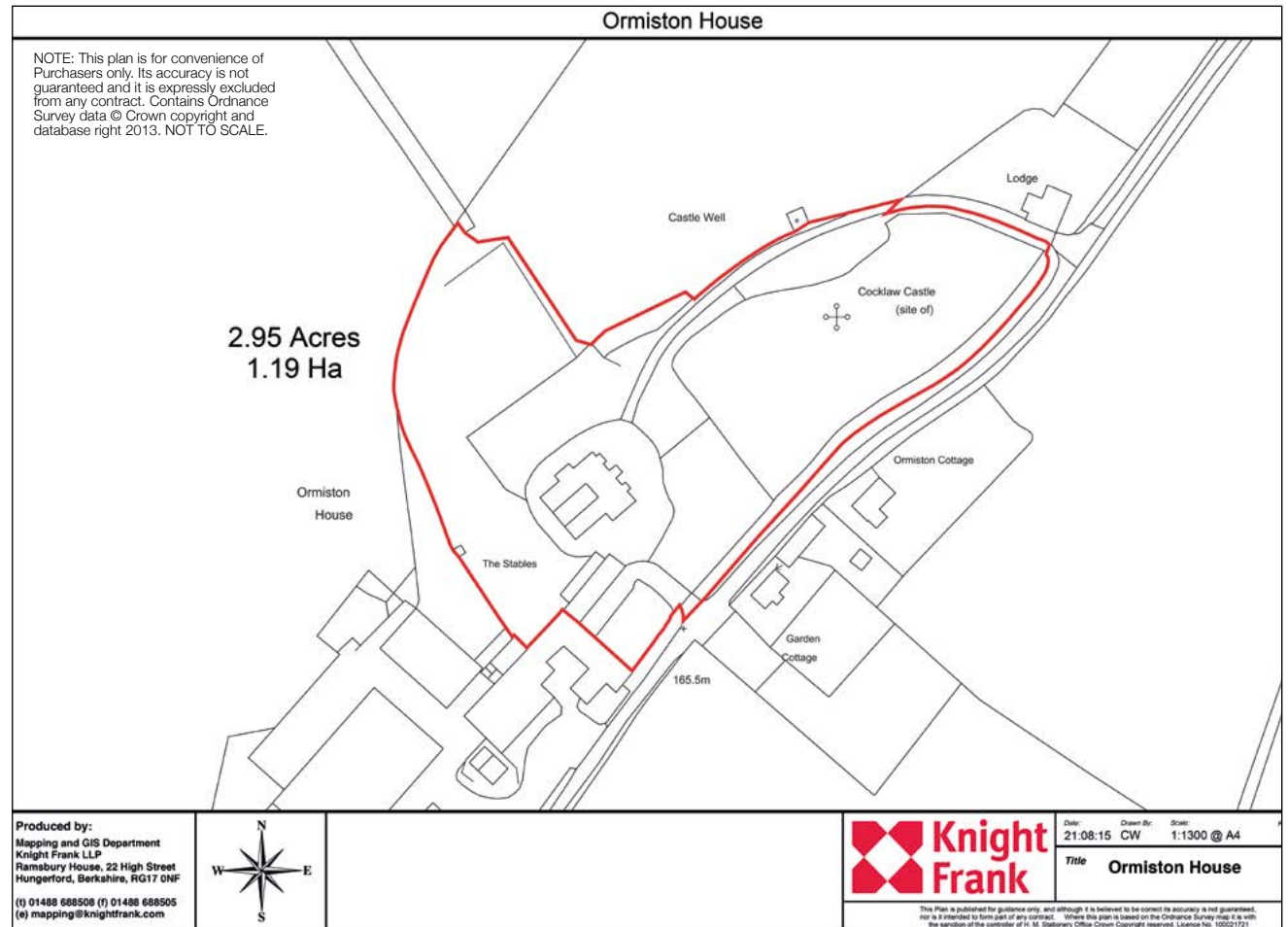
Ormiston House – Council Tax band G  
Stables Cottage – Council Tax band C

## Tenure

Vacant.

## Entry

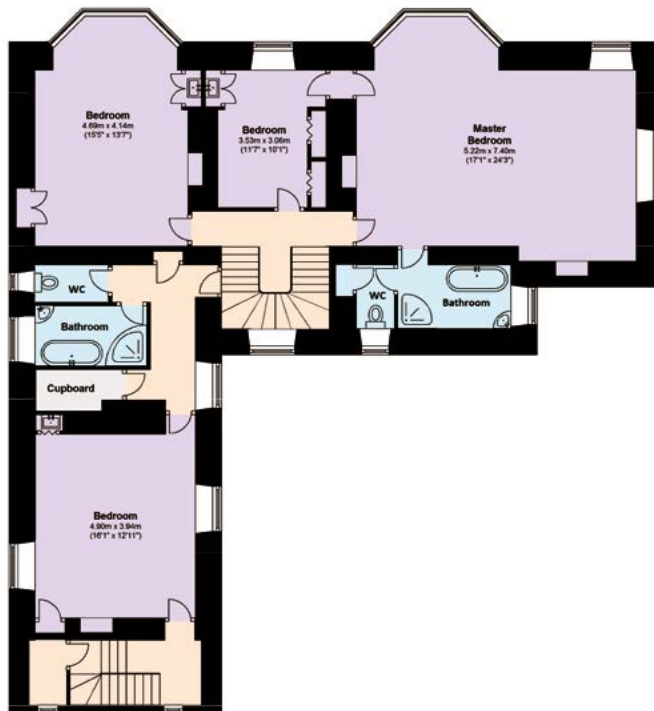
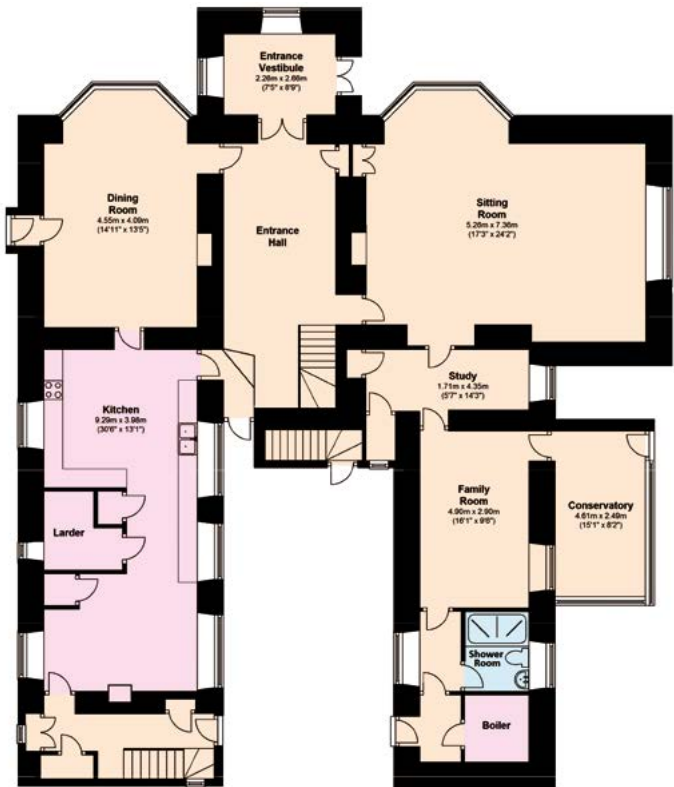
By arrangement.





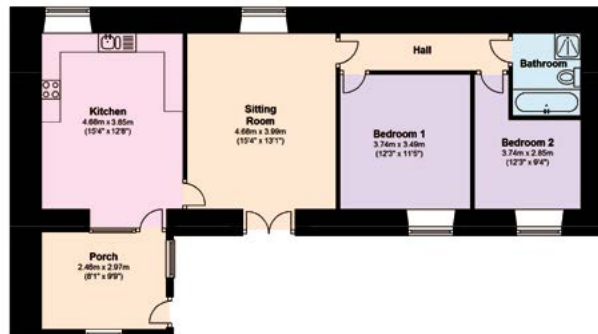
**Ormiston House, Hawick, Scottish Borders, TD9 9SR**

Total house area approx: 419.35 sq. metres (4513.8 sq. feet)  
Not to scale. For identification only



**Stables Cottage, Ormiston, Scottish Borders, TD9 9SR**

Total cottage area approx: 74.24 sq. metres (799.1 sq. feet)  
Not to scale. For identification only



## Viewing

Viewing is strictly by prior appointment with the Sole Selling Agents. Prior to making an appointment to view, the selling agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## Closing Date

A closing date by which offers must be submitted will be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to 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 non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



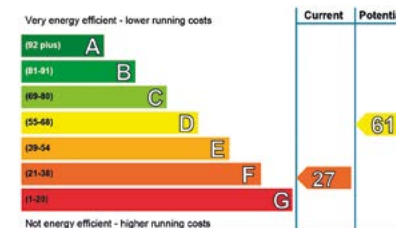
**01578 722814**

**11 Market Place,  
Lauder, Berwickshire, TD2 6SR**

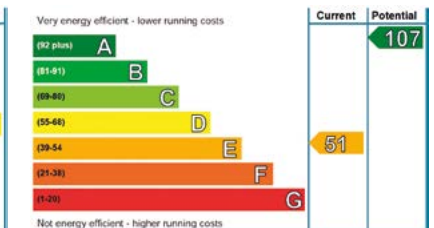
lauder@knightfrank.com

**KnightFrank.com**

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EPC - Ormiston House



EPC - Stables Cottage