

# CAVERSWOOD COTTAGE

DENHOLM • ROXBURGHSHIRE







# CAVERSWOOD COTTAGE

CAVERS • DENHOLM  
ROXBURGHSHIRE • TD9 8LL

*Secluded, extensively extended,  
period cottage family home, with stabling  
and good, versatile grazing land*

#### **Accommodation and amenities**

2 reception rooms • 3/4 bedrooms • 2 bath/shower rooms  
open plan kitchen/breakfast/family room • conservatory  
utility room

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Peaceful position surrounded by private woodland,  
lawns, two lochans and abundant wildlife

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Stabling/outbuildings • paddocks • field shelters • woodland

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Private riding routes on the property • access to Hawick Circular  
Riding Route (27 miles) from the private driveway

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In all about 80 acres

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For sale as a whole

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Denholm 3 miles • Hawick 3.5 miles • Melrose 16 miles  
Edinburgh 52 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

Caverswood Cottage is situated in the heart of the Scottish Borders, amidst magnificent scenery. Local services are available in Denholm, with a wider range of facilities available in Hawick. Berwick-upon-Tweed and Carlisle have intercity rail connections to the north and south. September 2015 saw the opening of the new Borders Railway between Edinburgh and the Borders. The railway terminus is at Tweedbank, just outside Melrose (16 miles). The area has a good selection of schools with nursery, primary and secondary in the locality.

The Scottish Borders are noted for their sporting opportunities and facilities with golf courses, rugby grounds, cycling, shooting and fishing. The surrounding countryside is famous for its beauty and rich variety of scenery and wildlife. Most particularly, this part of the Borders is well-known for its strong equestrian tradition with annual common ridings, local hunts, horse trials and National Hunt racing at Kelso, as well as point to point meetings. For those who enjoy walking, the opportunities are almost endless.

## Directions

Approaching Hawick from the north on the A698, turn left onto the A6088 (Bonchester Bridge road). Proceed for approximately 1 mile and take the first turning on the left to Cavers, passing the kirk on the left hand side. Where the road takes a sharp turn to the left, proceed straight on along the metaled driveway bearing right, for about 500 yards, to Caverswood Cottage.

Leaving Denholm village, heading west on the A698, towards Hawick, proceed for approximately 0.5 miles, turning left at Honeyburn Farm. Follow this road for approximately 2.7 miles, with sharp bends to the left and then right, signposted for Cavers. When you arrive at the top of the hill (signposted Midgard on your left), before a sharp right turn heading to Hawick, turn left, passing the driveway of Midgard Lodge to your right. Proceed straight on along the metaled driveway bearing right, for about 500 yards, to Caverswood Cottage.





## Description

Set in its own grounds of approximately 80 acres, Caverswood Cottage is a comfortable period cottage that has been extended over the years. It is currently configured to provide 3 bedrooms, although the living room or office could be used as a fourth bedroom. Of particular note is the open plan kitchen/dining/family room with its atrium that provides additional light.

What makes Caverswood Cottage stand out is its remarkable secluded and private position at the end of a private drive. The property has excellent equestrian facilities and, until recently, has been used as a "spelling" yard for resting racehorses and foaling yard/equine nursery.

(See the floor plans for room layout and dimensions.)



## Outbuildings

Surrounding the house are a versatile range of timber (mostly steel framed) outbuildings and loose boxes with electricity and a water supply (19 in total), along with hay/lorry shed, tractor shed, tack room, feed room etc. Set apart from the main yard, and contained within the Deer Park, is a large timber field shelter containing loose boxes and hay storage. This building also has power and water.

## Gardens and Grounds

Caverswood Cottage is a registered agricultural holding (no. 92/770/0094), although no entitlement to the basic payment scheme is included in the sale. The fields and paddocks provide very good summer and winter grazing and are served by water troughs.

Caverswood Cottage is beautifully sheltered by the surrounding trees with French windows leading from the house onto the patio overlooking the lochan.

## Sporting Rights

The sporting rights are included in the sale.

## Timber

All standing and fallen timber is included in the sale.

## Access

A right of access is reserved to the occupiers of Caverswood Cottage along the private road leading from the public road to the boundary of the property.

## Services

Private water supply; mains electricity. Oil fired central heating; private drainage. Mains water connected some distance up the driveway. This is ready for completion and connection, whenever desired. These services have not been tested and therefore there is no warranty from the agents.

## Outgoings

Caverswood Cottage - Council Tax Band G

## Conditions of Sale

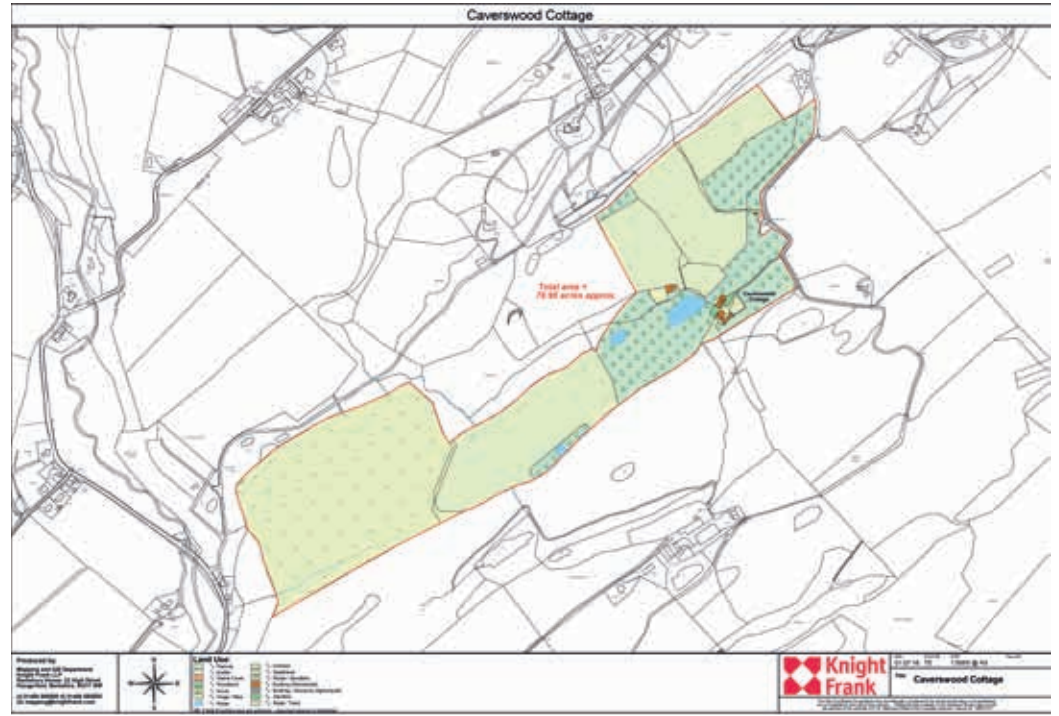
### 1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation. Carpets, curtains/blinds and light fittings are included in the sale.

### 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.

### Tenure

Freehold with vacant possession.

### Entry

By arrangement.

### Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP 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 may 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.

### Caverswood Cottage, Cavers, Denholm, TD9 8LL

Total area: approx. 216.0 sq. metres (2325 sq. feet)

Not to scale. For identification only



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Energy Efficiency Rating	
Current	Potential
	85