



HARTWOODMYRES, SELKIRK, TD7 5HA



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A historic farmhouse in a magnificent elevated position with beautiful views over the Etrick Valley and surrounding countryside.

4 Reception Rooms • 6 Bedrooms • Mature Garden & Wooded Grounds • Paddock & Stabling • Traditional Steadings • Development Potential • about 5.6 acres in all

Selkirk 4 miles • Edinburgh 39 miles • Galashiels 10 miles

SITUATION

Hartwoodmyres lies in a magnificent position with breathtaking views across the Etrick Valley yet only 4 miles from the historic town of Selkirk.

Selkirk has arguably the most impressive setting of the border towns with the surrounding heather clad hills and its setting on the Etrick Water. The town offers a good range of services including two supermarkets, hotels, shops and professional services, as well as tennis, a golf club and rugby club.

The Etrick Valley provides exceptional sporting opportunities including fishing, shooting, golf, riding, walking and cycling. From the house there is direct off road access on horseback to miles of bridleways and trails through forestry and open countryside.

DESCRIPTION

Hartwoodmyres is a traditional farmhouse, part of which is thought to date back to the late 17th century. The house was extended more recently and now provides light and spacious family accommodation with the benefit of a guest/holiday wing. Most of the main rooms in the house look south over the garden.

The three main reception rooms are situated to the front of the house; the spacious breakfasting kitchen has a two oven Aga and fitted kitchen and opens into a family room. The sitting room is an attractive room with solid

fuel stove, recessed cupboard/shelving and views over the garden and surrounding countryside. It would be the ideal place to add a conservatory or sun room, subject to the necessary consent.

A dog-leg staircase from the hall leads to the first floor where there are two double bedrooms, a single bedroom and a walkthrough double bedroom and family bathroom. An en suite could easily be created (subject to the necessary consent) for the master bedroom by using the storage space, which has plumbing in place, currently accessed from the guest wing.

The Guest Wing provides flexible further living accommodation either on its own or as part of the main house, there is a spacious dual aspect sitting room, two bedrooms and bathroom.

GARDEN & GROUNDS

The drive leads in from the county road and curves round to the rear of the property, into a courtyard to the back of the farmhouse.

The garden to the front of the property is mainly laid to lawn bounded by mature trees and shrubs interspersed with spring bulbs.

The attractive paddock is situated to the west and extends to approximately 3 acres and is bound by a drystone dyke.

The steading buildings to the rear contain 3 stables and offer very flexible space for a variety of uses.



DEVELOPMENT POTENTIAL

Planning Permission has been granted for the development of the two outbuildings which lie to the rear (north) of the farmhouse. The permission granted provides for two, three bedroom houses. These buildings would make equally good office or workshop space.

To the west of the property permission has been granted for the erection of two detached four bedroom houses.

These areas are included in the sale, for further details on either the steadings or the two plots, please contact the selling agents.

DIRECTIONS

From Selkirk, take the B7009 heading south west towards Ettrickbridge. 2.2 miles after leaving Selkirk, turn left onto a minor road. Follow this for just over a mile and turn left. The entrance to Hartwoodmyres will be seen on the left, just before the road turns to the right.

From Hawick, take the A7 north. Turn left into Ashkirk and in the village, turn immediately right. Follow the road over the hill for about 3.3 miles and the entrance to Hartwoodmyres will be seen on the right.

GENERAL INFORMATION

SERVICES

Mains electricity, oil fired central heating, private drainage and water. These services have not been tested therefore there is no warranty from the agents.

COUNCIL TAX

Hartwoodmyres is Council Tax Band G.

FIXTURES & FITTINGS

All fixtures & fittings are excluded.

OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

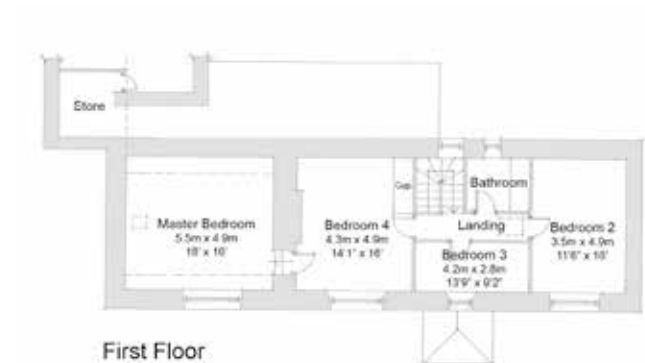
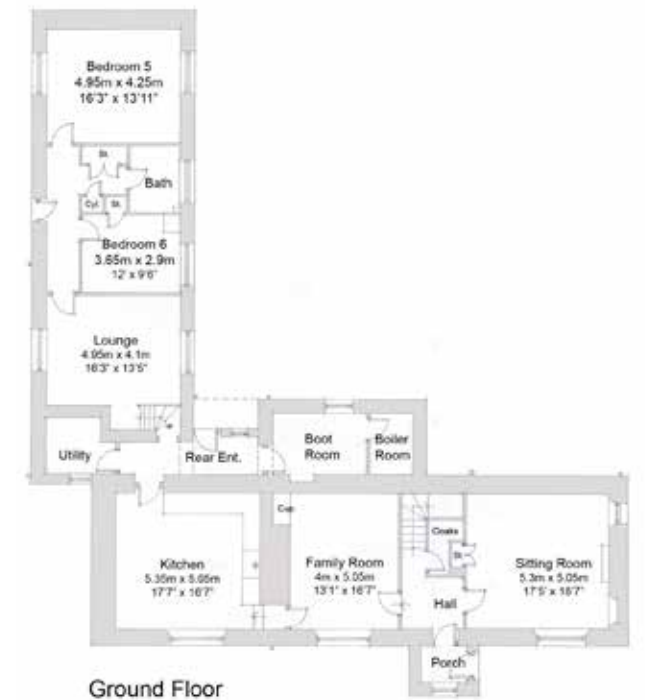
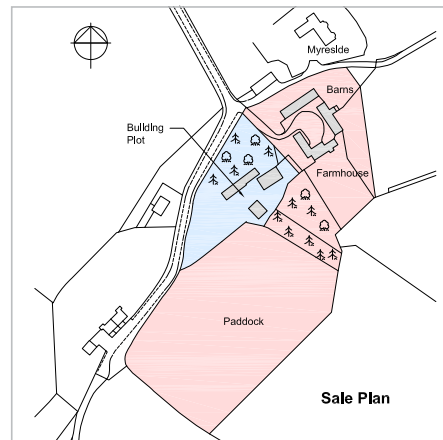
It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

VIEWING

Strictly by appointment with the selling agents;
Smiths Gore 01668 280801

IMPORTANT NOTICE

These particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.



IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise. Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller. The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us. A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her. We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.



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