

Galbraith

BOWANHILL FARM
TEVIOHEAD, HAWICK, SCOTTISH BORDERS



BOWANHILL FARM, TEVIOHEAD HAWICK, SCOTTISH BORDERS

Excellent small holding with spacious farmhouse

Hawick 9 miles ■ Carlisle/M6 (J44) 31 miles ■ Edinburgh by pass 53 miles

In all about 4.9 hectares (12.10 acres)

- Accessible location.
- Fine stone farmhouse.
- Sheltered courtyard.
- Range of traditional stone steading buildings.
- Small paddock and 7.33 acre field.
- River frontage onto the River Teviot with riparian fishing rights and frontage onto Limiecleuch Burn with riparian fishing rights and single bank salmon fishing rights.
- Opportunity for modernisation.

Galbraith

Scottish Borders

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SITUATION

Bowanhill is located at Teviothead, a rural village that straddles the A7 south west of Hawick. Teviothead was traditionally a farming community and is renowned for its scenic rural setting amongst the rolling countryside of the Borders. It is known as the location of the Celtic Goldsmith and boasts a village hall and parish church.

Teviothead is about 9 miles from Hawick, the textile capital of the Borders. Hawick has a long and colourful history and provides a wide range of amenities including several primary schools, a secondary school, leisure centre with swimming pool plus a good range of supermarkets as well as independent shops.

DESCRIPTION

Bowanhill was built in about 1792. The traditional, two storey house provides well appointed rooms and offers scope for modernisation. Although currently unused, the house is approached by a tree lined drive.

The ground floor currently includes a number of storage rooms, very useful for an outdoor based lifestyle. The reception rooms are fine south facing rooms and are adaptable in use. A pretty stair case leads to the first floor.

The first floor offers nicely proportioned bedrooms as well as a bathroom. UPVC double glazing has been installed in most windows on both floors.

ACCOMMODATION

Ground Floor:

2 reception rooms, kitchen/dining room.

First Floor:

4 bedrooms, bathroom. Maids room.

GROUNDS AND OUTBUILDINGS

There is a generous garden in front of the house. Part of the garden is south facing and slopes down towards a small burn. There was previously a productive area for growing fruit and vegetables as well as an area of orchard.

Mature trees and shrubs on the southern boundary provide excellent shelter and privacy.

The traditional steading buildings form a sheltered courtyard to the rear of the house. The buildings, formed in a quad, are adaptable and could be used for a number of purposes as well as providing excellent storage and garages. There is a power supply to the buildings.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Mains	Private	Oil	Band E	G15

On the east side of the steading is a useful small paddock extending to about 0.14 ha (0.36 acres).

A screen of mature mixed trees lines the steep bank of River Teviot on the north side of the steading.

On the west side of the steading is the area formerly used as a stack yard with silage pit. Beyond this is a larger field extending to about 2.97 ha (7.33 acres). The field is mostly relatively flat. The far side of the field slopes down where a gate gives access to the River Teviot.

NOTE: The river and river bank are part of a Site of Special Scientific Interest.

DIRECTIONS

Heading south on the A7, about 9 miles south of Hawick and just after the Celtic Goldsmith take the turn off to the right onto the minor road, signposted to Falnash and Hislop. The entrance to Bowanhill is on the left before crossing the bridge over the River Teviot.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/deeds.meanders.mirror

POST CODE

TD9 0LG

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

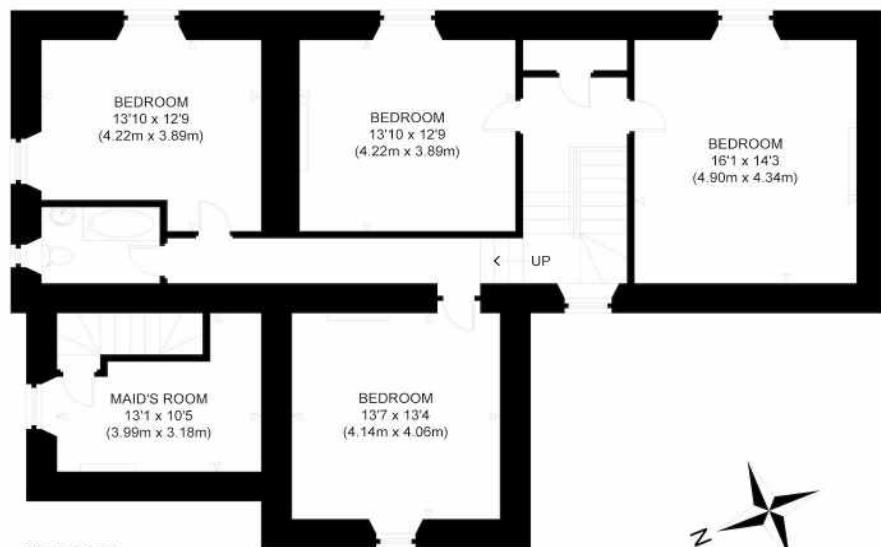
No items are included unless specifically mentioned in these particulars.

2017 ANTI MONEY LAUNDERING REGULATIONS

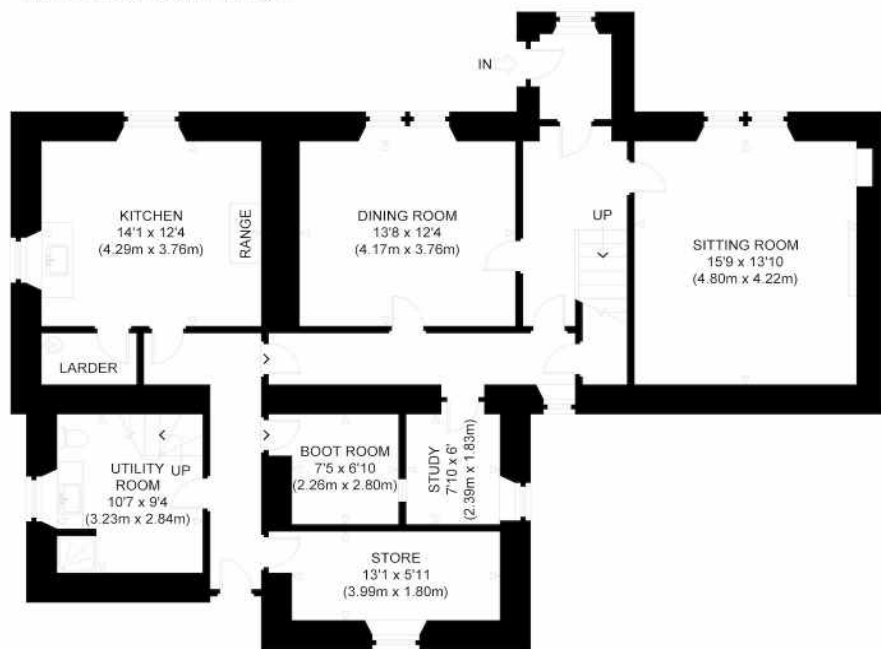
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



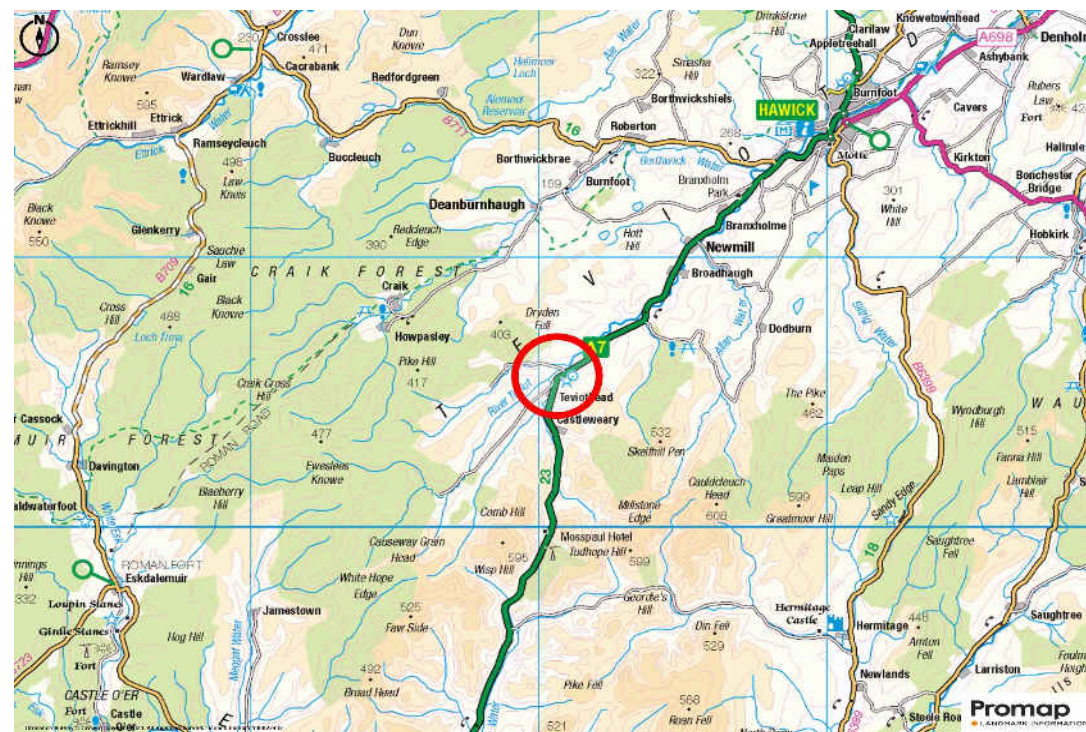


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1272 SQ FT / 118.2 SQ M



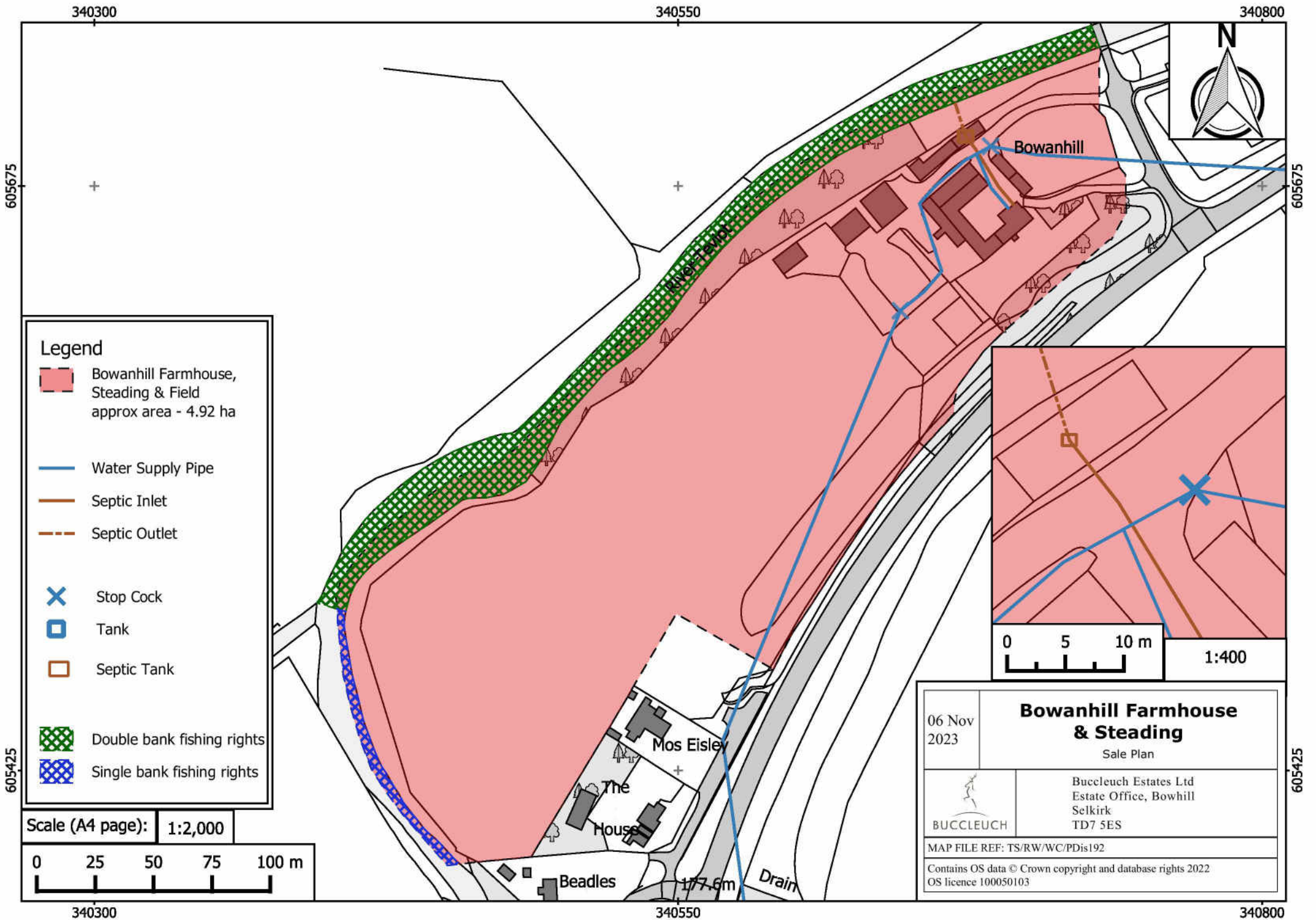
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1304 SQ FT / 121.1 SQ M

BOWANHILL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2576 SQ FT / 239.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7.** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **7.** The property is for sale sight as seen and no guarantees are given. **8.** Photographs taken in November 2023.



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