

**THE COACH HOUSE & STABLES**  
BOTHWICKBRAE, HAWICK, SCOTTISH BORDERS







# THE COACH HOUSE & STABLES, BOTHWICKBRAE, HAWICK, SCOTTISH BORDERS

Impressive, converted Coach House and Stables  
bursting with character and history.

Hawick 8 miles ■ St. Boswells 20 miles ■ Peebles 31 miles  
Edinburgh 60 miles

- Converted Coach House and Stables.
- Fantastic and diverse property in rarely available location.
- Bursting with charm, character & history.
- Peaceful & tranquil location.
- Situated on an acre of well-kept and private garden grounds.
- Surrounded by rolling countryside.



**Galbraith**

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 **OnTheMarket**

## SITUATION

The Coach House & Stables is nestled in the stunning woodland of Bothwickbrae. The peaceful and private property can be accessed via a long treelined driveway and is surrounded by rolling farmland and beautiful views. Despite the rural setting the property sits 8 miles from the historic town of Hawick.

Hawick is an important Border's town lying on the River Teviot providing a useful shopping centre along with primary and secondary schooling. The town also offers a great variety of recreational and sporting facilities. Hawick has good road links with other principal towns in the Borders and the A7 links Edinburgh with Carlisle.

## DESCRIPTION

The Coach House & Stables is a charming and unique property. Bursting with character and history, the fantastic 6-bedroom house originated as 2 separate buildings. The property sits at the top of Bothwickbrae nestled in the woodland. The Coach House and Stables underwent renovations in 2009, fortunately keeping the unique high ceilings and features along the way. Quirky fixtures and fittings remain such as the original hooks on the walls, wooden stalls framing the kitchen space and old saddle racks are showcased in the bedroom.

The Coach House comprises of a generous sitting room, showcasing a mutli-fuel stove and dual aspect glass doors, allowing for floods of natural light to flow throughout the room. Downstairs also features a kitchen, WC and stairway leading up to an open landing, which has been utilised as an office space. Stemming from the corridor are 3 double bedrooms and family bathroom. At the end of the passageway is an internal door which allows access to the Stables. The first floor of the Stables hosts the Master (en-suite) and second staircase leading down to a spacious livingroom with focal fireplace, kitchen/dining room zoned with wooden stalls, two bedrooms and two bathrooms.

The rustic property oozes potential to be a lovely family home, a bed and breakfast or a successful home with a holiday let.

## ACCOMMODATION

The Coach House Ground Floor:

Entrance hallway, Kitchen, bathroom, double bedroom, lounge/dining room, single bedroom and utility room.

The Stables Ground Floor:

Kitchen, lounge/dining room and WC.

First Floor:

The first floor can be accessed by two staircases leading to 4 Double bedrooms (master en-suite), family bathroom and snug/study area.







### GARDEN (AND GROUNDS)

The Coach House & Stables benefits from a generous driveway. With ample parking available. Stone sheds and log store provide plenty external storage. The garden grounds to the rear elevation are well-kept and overlook rolling countryside and woodland.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Electric	G	F	Available	Available

### DIRECTIONS

Turn of the A7 onto the B711 and continue along the road until you reach a left turn off. Continue on this road and the property is sign posted.

### POST CODE

TD9 7NA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///auctioned.quintet.forkful

### SOLICITORS

G & J Oliver, 13 High Street, Hawick, TD9 9DH

### LOCAL AUTHORITY

Scottish Borders Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

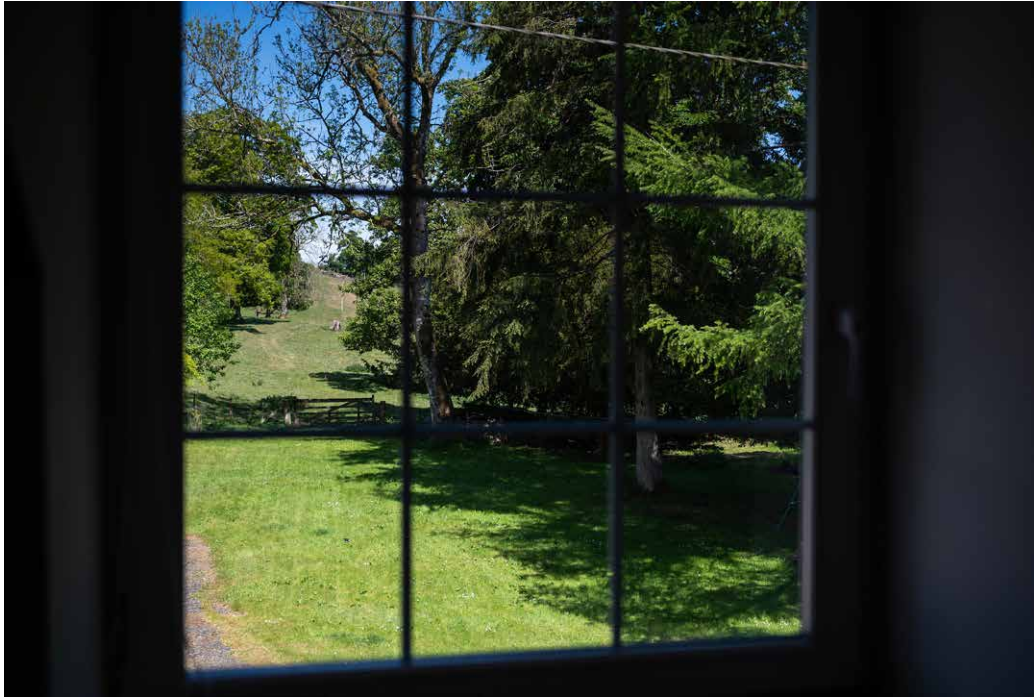
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.









# The Coach House Stable House, Borthwickbrae, Hawick, TD9 7NA

Approximate Gross Internal Area = 370.2 sq m / 3985 sq ft

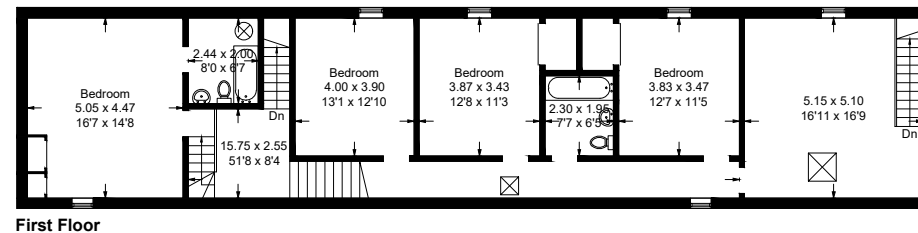
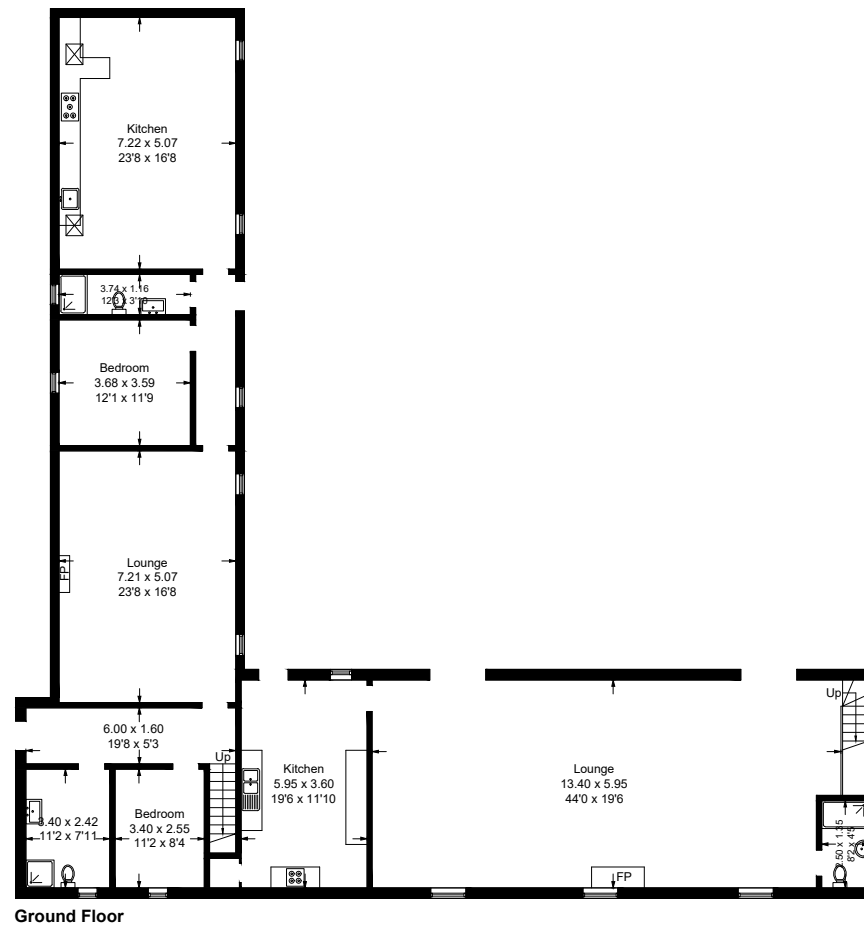


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1076220)

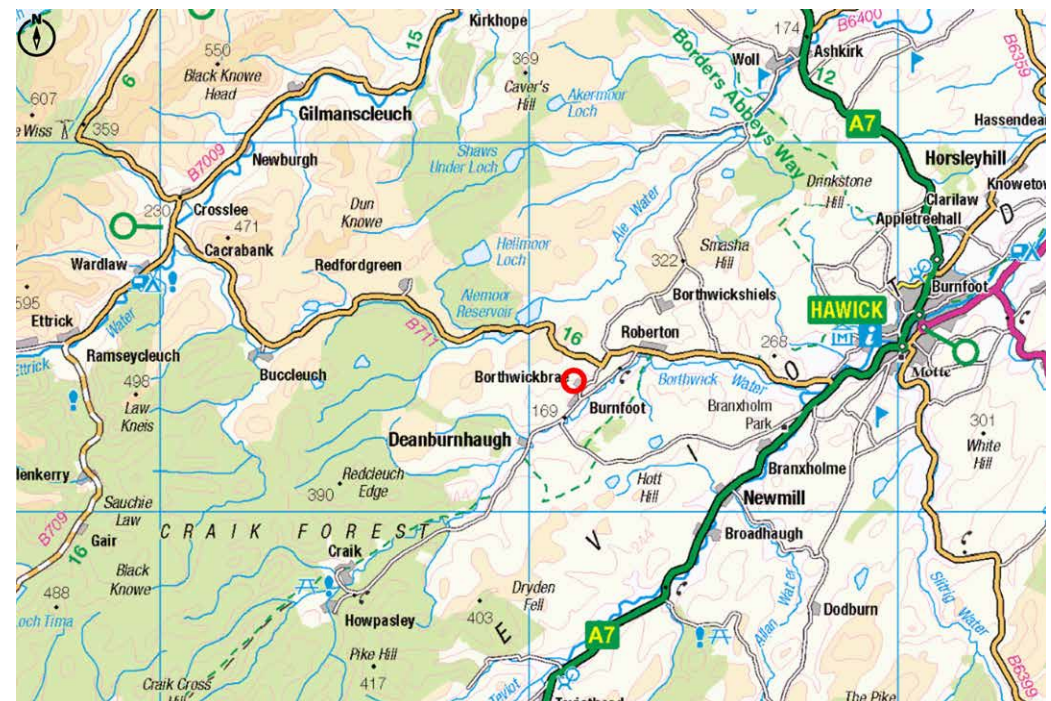


## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## 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. 8. Photographs taken in October 2024







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