



**The Old Manse, Teviothead, Hawick**  
**Offers Over £925,000**

5 Bed Detached House



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## Description

The Old Manse and its surrounding land forms a charming small, country estate set in approximately 6 acres. The house dates from circa 1844 and is built of stone (partially rendered) under a slate roof, with contrasting stone quoins and margins. The house, by virtue of this open aspect, benefits from a wonderfully light and bright atmosphere. It provides adaptable family accommodation together with well-proportioned reception rooms and retains a wealth of period features, not least the magnificent staircase leading from the reception hall to the first floor landing. More recently, the inclusion of the adjoining outbuilding as part of the house has added significantly to the available accommodation. Full planning permission is in place to convert these outbuildings into a self-contained annexe. The Old Manse is in excellent condition and has been maintained to an exceptionally high standard both inside and out; all the rooms throughout the house are beautifully presented. (See floor plans for room layout and dimensions).

## Outbuildings

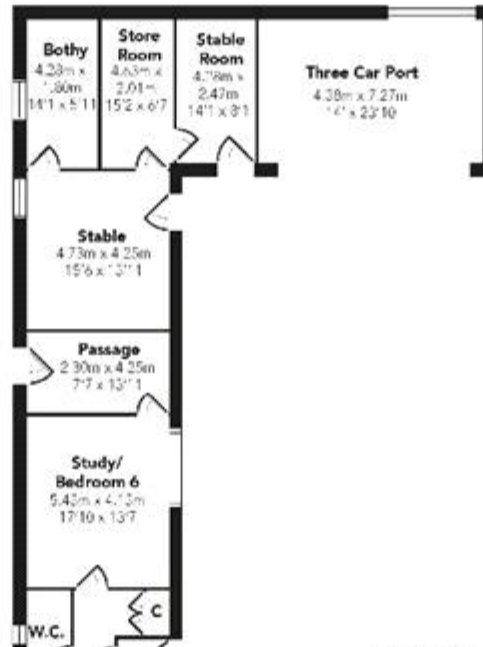
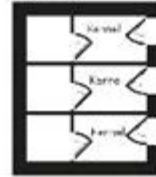
The back hall links the main house to the outbuildings. In addition to the existing domestic accommodation contained within the outbuildings (office/bedroom and WC) are the old stables, and groom's bothy, both of which are included in the planning permission to convert the outbuildings into additional accommodation. Adjoining the stable block are garden stores and a triple car port, in front of which there is a gravel yard and dog kennels; a passage way leads from this yard into the garden. A sliding door at the back of the car port opens onto another gravel courtyard and the garden beyond. Set apart from the house is a modern 5-bay steel portal frame/clad general purpose building measuring 22.56m x 10.26m with a concrete floor and apron. It has double sliding doors, power, water and light, and could be adapted to a

- 5 - 6 Bedrooms
- Land
- Outbuildings
- Period
- 6 Acres
- Stabling
- Mature Gardens
- Four Reception Rooms
- 3 Bathrooms
- Privacy

BARN



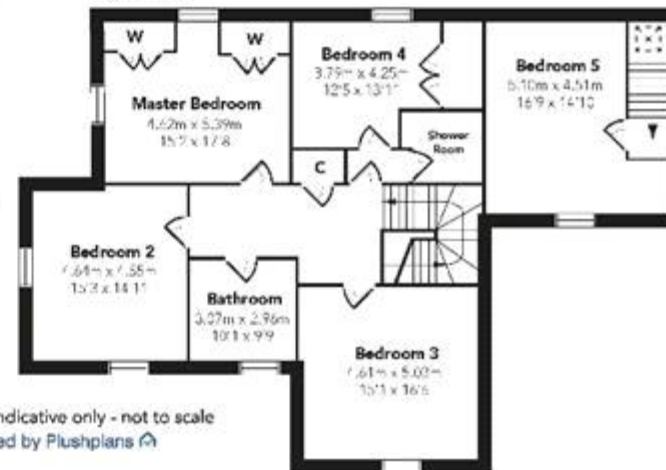
KENNELS



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale  
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