Impressive Georgian country house with land, outbuildings and walled garden

Hawick 2 miles, Galashiels train station 20 miles, Edinburgh 45 miles, Newcastle-upon-Tyne 58 miles (all distances are approximate)

Entrance hall, dining room, kitchen, drawing room, study

Four bedrooms (two en suite), bathroom

Two further bedrooms, shower room

Family room, utility room, office, wine cellar, boiler room, cellar

Garage, store room, machine store

Stables with two loose boxes, paddocks

Walled garden, pond, garden, gravel driveway

About 4.18 acres in all

EPC = F
Located south of the historic Borders town of Hawick, Orchard House is set in peaceful rolling countryside in an elevated position providing views across open fields.

Hawick is centrally located for all the Scottish Borders market towns, as well as being only 45 miles from Edinburgh. The town is well situated with good transport links: the terminus of the Scottish Borders Railway is 20 miles north, while both mainline train services and Newcastle Airport are 52 miles to the southeast.

The town, famous for its textile industry which dates back centuries, with its connection to cashmere production still very much alive today, offers a wide range of services including supermarkets, hotels, restaurants, professional services and a primary and secondary school. The town is an integral part of the Cashmere Trail and is the major remaining centre for that industry in the Borders. In addition the town hosts a number of spectacular events throughout the year, including the world famous Common Riding.

The Borders area is well known for its high quality field sports, including first class grouse shooting in the Lammermuir Hills and a number of extremely well run pheasant shoots. The River Tweed and its tributaries are internationally known for the quality of their salmon and sea trout fishing. Numerous local golf courses, including the recently renovated Roxburghe Championship Course near Kelso, cater for golf enthusiasts.
DESCRIPTION
A fine example of a traditional Georgian country house, with Victorian additions such as bay windows. B Listed Orchard House has retained its period character and many original features.

Spacious accommodation is split over four floors, with the main entrance leading up stone stairs to the ground floor. The entrance hall frames the spectacular curved staircase through a pillared arch, and provides access to the formal dining room and kitchen to the left, and drawing room and study on the right. The dual aspect dining room with open fireplace can be opened up to the country style kitchen, or can be partitioned off by a pair of large doors. The kitchen features base and wall units with a cream electric AGA and LPG range cooker, and there is also space for a breakfast table. The light drawing room features one of the Victorian bay windows as well as an open fireplace and press cupboard. To the rear of the hall is a flexible room currently used as a snug but which would also make a useful study or family room.

Stairs lead down to the lower ground floor, where a utility room, cloakroom, larder, wine cellar and stores can be accessed. The main accommodation on the lower ground floor comprises of a spacious playroom/family room, office and boiler room which provides further storage space. A rear door provides access outside to the outbuildings.

From the main hall, the curved stone staircase leads up to the first floor where the master suite is located; this includes a generously sized double bedroom and en suite bathroom. There are three further bedrooms and a large family bathroom on this level. One of the guest bedrooms also features an en suite bathroom.

A further staircase, concealed by a door, leads up to the attic floor where an additional two spacious bedrooms are located, along with a shower room and play area on the landing. Skylights provide plenty of natural light, and one of the bedrooms, facing east, features a dormer window with fantastic views over the walled garden and paddock.

OUTSIDE
The property is approached by a long driveway, with lawn and mature trees and hedges providing a boundary wall. A flat lawn lies directly in front of the house, while the driveway wraps around the property leading to the multiple outbuildings to the rear. These properties include a stable block with three loose boxes, a garage with adjacent store/games room and bin store, as well as a large shed with space for multiple parked cars and garden equipment.

On the east side of the property there is a stunning formal garden; this offers a peaceful sanctuary in its symmetrical design and pond with fountain. A number of fruit trees can be found within this garden including apple and plum. A paddock of around 3 acres extends around the formal garden.

DIRECTIONS
From Edinburgh, take the A7 headed south to Hawick. Upon entering the town, head straight over the first roundabout, then taking the second exit on the second roundabout, head out of the town on the A698. Turn right off this road for the A6088, signposted for Bonchester Bridge. Take the fourth right turn, opposite a war memorial. Take the next right hand turn, headed up the hill. Once round a tight left bend, opposite the farmhouse on the right hand side is the entrance to the driveway leading to Orchard House.
Approximate Gross Internal Floor Area:
5,128 sq ft / 476.4 sq m (Including Areas of Restricted Height)
External Outbuilding Floor Area: 877 sq ft / 81.5 sq m
Total Combined Floor Area: 6,005 sq ft / 557.9 sq m
For Identification Only. Not To Scale.
GENERAL REMARKS

Viewings
Strictly by appointment with Savills - 0131 247 3738.

Services
Mains water and electricity, private drainage, oil fired boiler. There is an electric AGA as well as an LPG-fed cooker.

Local Authority & tax band
Scottish Border Council tax band G.

Miscellaneous
Neighbouring property, Charleston House, has a right of access over the entrance of the shared drive.

Orchard House has a right of access over the track down the drive towards the farm.

Listed Building
Orchard House is a B Listed property.

Fixtures & Fittings
Standard fixtures and fittings are included in the sale. Items to be excluded from the sale include: entrance hall wall light, radiators in the attic rooms, garden bench, garden urns and curtains.

Servitude rights, burdens and wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

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.

Deposit
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE
Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities.


19/09/25 FG