

Galbraith



MIDGARD LODGE, CAVERS
HAWICK, SCOTTISH BORDERS



MIDGARD LODGE, CAVERS HAWICK, SCOTTISH BORDERS

A hidden gem, with grazing land in picturesque location.

Denholm 2.5 miles ■ Hawick 3.5 miles ■ Borders Railway 19 miles

About 5.40 hectares (13.36 acres) of grazing land.

- Sitting room, dining kitchen, 3 double bedrooms.
- Private rural location between Hawick and Denholm.
- Open north easterly outlooks. Views of Peniel Heugh and Ruberslaw Hill.
- 2 loose boxes and grazing land of about 13.36 acres.
- Potential to extend existing accommodation.
- Attractive enclosed garden.
- Attached garage and good off road car parking.

Galbraith

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A member of
OnTheMarket



SITUATION

Cavers has a delightful rural location between Denholm and Hawick. Midgard Lodge enjoys open north easterly outlooks with views to Peniel Heugh and Ruberslaw Hill.

Nearby Denholm is a pretty conservation village with a large village green and a good range of amenities including inns, shops, cafes, bistro, church and primary school. There is also a 18 hole parkland golf course at Minto.

Hawick is the largest town in the Scottish Borders and has a wide range of amenities including supermarkets, shops, high school, sporting and recreational facilities. The town straddles the A7, which links Edinburgh with Carlisle, and has good road links with the other principal towns in the Scottish Borders.

The Borders Rail Link with Edinburgh terminates at Tweedbank which is within comfortable driving distance of Midgard Lodge.

The countryside at Cavers is noted for its natural beauty and is ideal for sporting and outdoor pursuits.

DESCRIPTION

Midgard Lodge is a picturesque detached lodge which has been extended since construction and provides versatile, nicely proportioned and well appointed family accommodation both inside and out.

The existing accommodation could be extended, if desired, and planning permission to create additional first floor accommodation was obtained in February 2011 (Ref: 10/01593/FULL). Whilst this permission has now lapsed we see no reason why it could not be reinstated - although potential purchasers should satisfy themselves on this point. The proposed alterations would create an additional two bedrooms and bathroom at first floor level.

Midgard Lodge benefits from oil fired central heating and double glazing.

ACCOMMODATION

Ground Floor:

Sitting room, dining kitchen, 3 double bedrooms and bathroom. A rear hall with full length glazed window and door leading to the driveway and secondary door to the rear garden. This hall gives access to a utility room and an internal door to the garage.

Attic:

Attic room and store.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Private	Oil	Band E	E43

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

GARDEN AND LAND

Midgard Lodge has an attractive back garden which includes lawn, borders and decked seating area, a perfect spot for morning coffee. There is a single car garage attached to the property with internal door to the rear hall. Good off road car parking to the front of the property.

There is about 13.36 acres of grazing land with Midgard Lodge and timber stables with two loose boxes to the rear of the property.

DIRECTIONS

From Hawick take the A698 Jedburgh road turning right on to the A6088 Bonchester Bridge road shortly after leaving the town. Take the first left turn, signed "Cavers" on to a minor road and follow this road for approximately 1.5 miles, passing the attractive Cavers Church on your left, before veering round to the right and reaching Midgard Lodge where the road turns sharply left.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co//apples.broker.niece

POST CODE

TD9 8LL

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

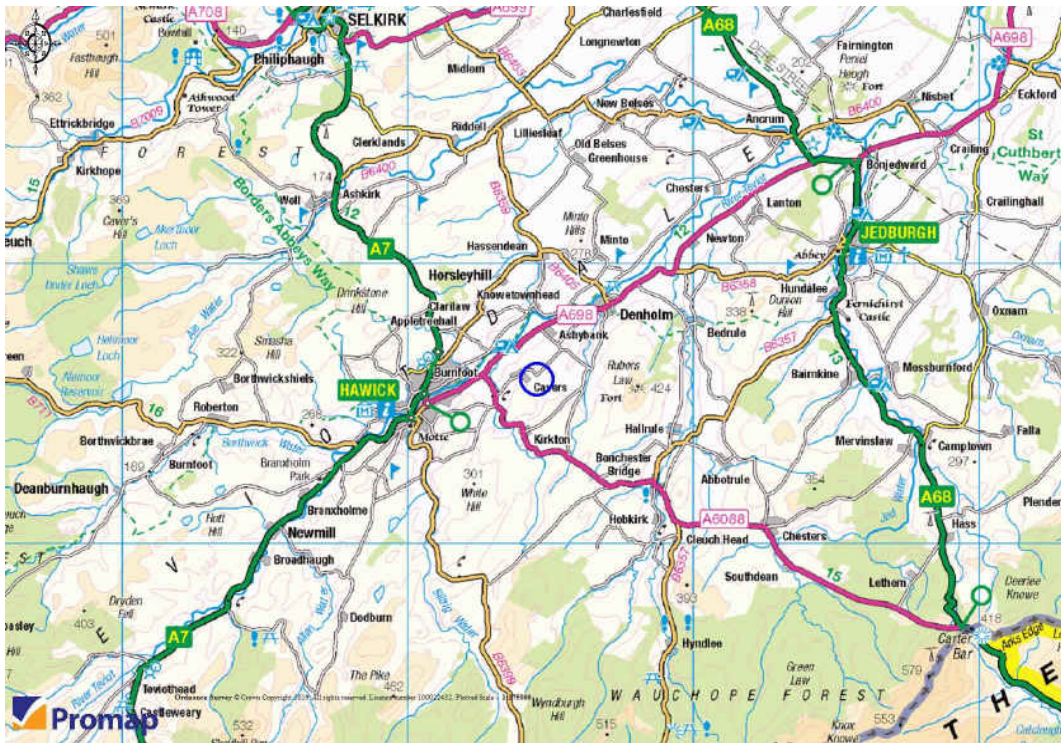
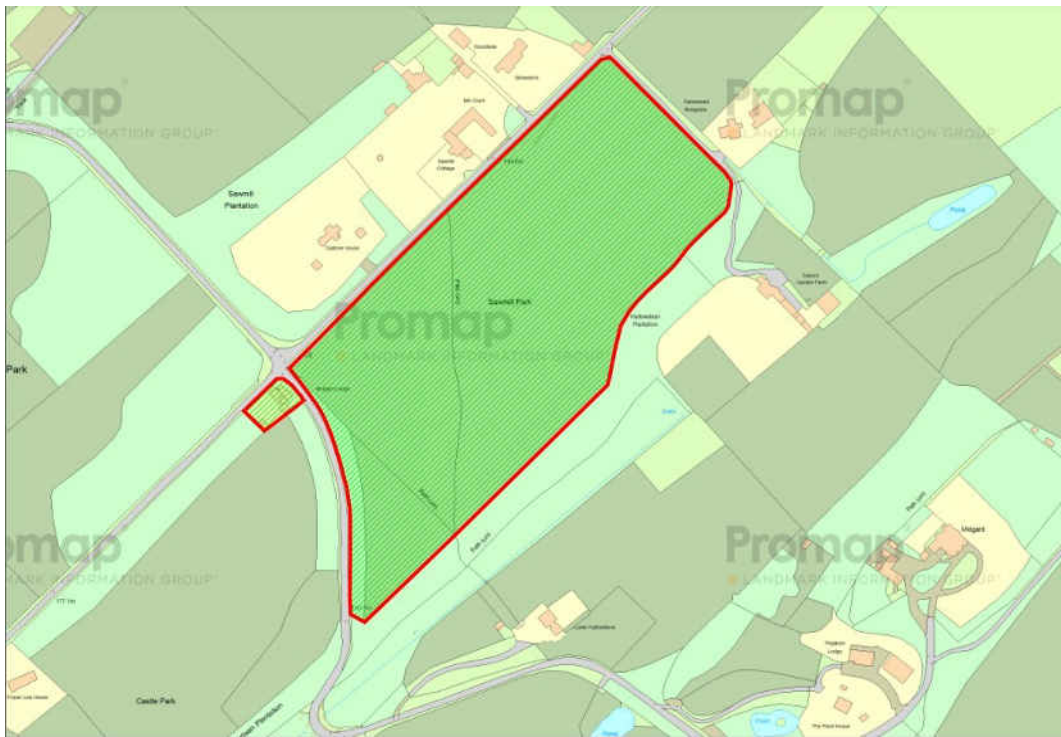
No items are included unless specifically mentioned in these particulars.

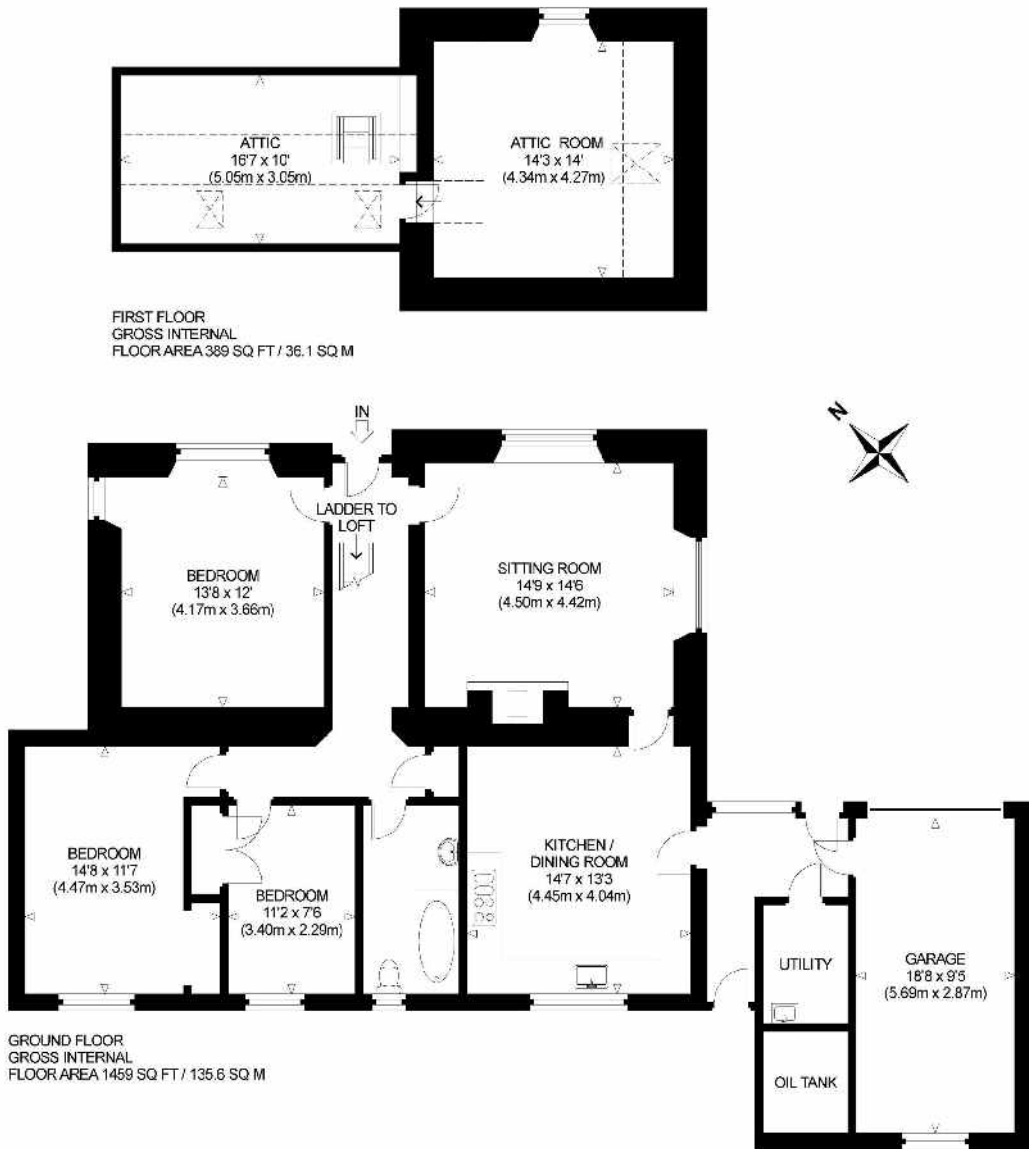
SOLICITORS

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.







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 July 2024.

MIDGARD LODGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1848 SQ FT / 171.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT / OIL TANK)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk



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