

An aerial photograph of a large, multi-story stone house with a grey roof and several windows. The house is situated in a lush green valley, surrounded by dense forests and rolling hills. To the right of the house, there is a large, flat area with several solar panels and a white, dome-shaped greenhouse. A dirt road winds through the landscape, passing the house. The overall scene is a beautiful, rural setting.

**Galbraith**

**ALDERYBAR**

NEAR HAWICK, SCOTTISH BORDERS



# ALDERYBAR NEAR HAWICK, SCOTTISH BORDERS

Off grid family home set in a unique idyllic setting.

Hawick 9 miles ■ Carlisle 40 miles ■ Edinburgh 50 miles

- 3 reception rooms, 3 bedrooms.
- Off grid with benefit of Fibre Broadband (1000Mbs).
- Stunning new extension incorporating former outbuilding.
- Solar powered with battery storage.
- Burn side garden surrounded by woodland.
- Rural but highly accessible to main A7 arterial route.
- The Vendors are in the process of negotiating to purchase extra ground around Alderybar from the neighbouring owners which will extend the total area of ground available with the property to about 1.4 acres.

## Galbraith

Scottish Borders  
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## SITUATION

Alderybar enjoys an incredibly peaceful location sitting amongst broadleaf and deciduous woodland on the north side of Skelfhill Pen and only about 9 miles south west of Hawick. The cottage has a south easterly aspect to the front.

Despite the rural setting and all the privacy that it offers, Alderybar is within easy reach of the A7, one of the main roads linking Edinburgh with the north of England.

Set amongst stunning scenery, Alderybar and the surrounding countryside offers an excellent range of walks and biking trails as well as many other country pursuits. The area is also rich in wildlife and an excellent location for the keen bird watcher.

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

## DESCRIPTION

The property is an extremely attractive traditionally built cottage which was further extended and completed in the spring of 2021. The cottage is deceptively spacious which has been further enhanced by the extension. The property is fully double glazed.

Alderybar is accessed off the Old Northouse Forest Walks road and sits in a forest clearing about one mile along a well maintained forest road.

The property is entirely off grid and meets all its electrical power requirements from a ground based PV array. The system uses 20 solar panels with the capacity to produce in excess of 7kW of power which is then converted to provide a domestic supply. The excess power is stored via 8 Lithium batteries. The whole system is backed up by a diesel generator.

This autonomous system was installed in May 2022 and is designed to increase capacity if need be. During the months of May – September, the system also produces hot water via an immersion heater.

The oil fuelled Stanley stove in the kitchen provides heating and hot water requirements for Alderybar.



From the newly created decking area, the cottage enjoys beautiful woodland views with a burn running down the garden boundary. There is a network of pathways and mulched beds throughout the garden with ease of management in mind.

## ACCOMMODATION

Ground Floor: Entrance hallway, sitting room, dining room, sun room, kitchen/diner, shower room,, utility room,

First Floor: 3 double bedrooms, one with en suite

Loft space is fully insulated throughout.

## GARDEN AND GROUNDS

The property is approached from the north west along a well maintained forest road. At the entrance to Alderybar, a hedge lined gravel driveway leads to the back door with its paved covered area.

The garden has been landscaped with a thoughtfully planned route of pathways providing easy access to various raised beds full of seasonal fruit and vegetables. All beds have been membrained and mulched to assist in management.

There is a SW facing area of garden to the side of the property which has a polytunnel and greenhouse as well as various other workshops. This area of garden also houses the 20 solar panels which harvest 7.5 kW of sunlight. The control hub which contains the Lithium battery storage lies adjacent to the panels.

**NB:** The Vendors are in the process of negotiating to purchase extra ground around Alderybar from the neighbouring owners and this will be finalized by the Vendors at their expense. The approximate area of ground will then extend to about 1.4 acres. Further details are available from the selling agents.

### DIRECTIONS

Approximately eight miles south of Hawick on the A7 and 200 meters after the bridge over the Teviot at Commonsides take the road signed to Priestthaugh, Skelfhill and Old Northhouse Forest Walks. At the entrance on the right, follow the well maintained forest road for one mile with Alderybar set in a forest clearing with entrance and parking to the rear. The forest road to Alderybar is well sign posted.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/optimally.petal.suiting](https://w3w.co/optimally.petal.suiting)

### POST CODE

TD9 0PN

### VIEWINGS

Strictly by appointment with the selling agents.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### SOLICITORS

Andrew Haddon & Crowe WS, 3 Oliver Place, Hawick, TD9 9BG.

### 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.

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

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Private	Solar	Private	Oil Fired CH	Band C	E52	FTTP/FTTC

\*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>

The Vendor has advised that there is 1.6Gb of Fibre Broadband available to the property.

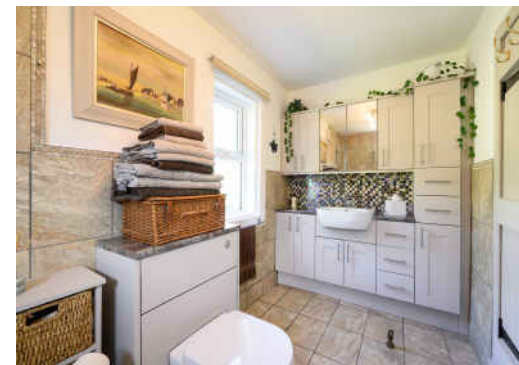
### ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Alderybar is approached from the public road along a forest road which is owned by Borders Estate and a right of access is granted to the owners of the property.

**NB:** Land east of Priestthaughburn is part of a proposed planning application by Teviot Wind Farm Ref: 22/00871/S36 on Scottish Borders Council portal. The Vendor of Alderybar has a plan showing the proposed 4 turbines to the south of Alderybar. Further information available on request.

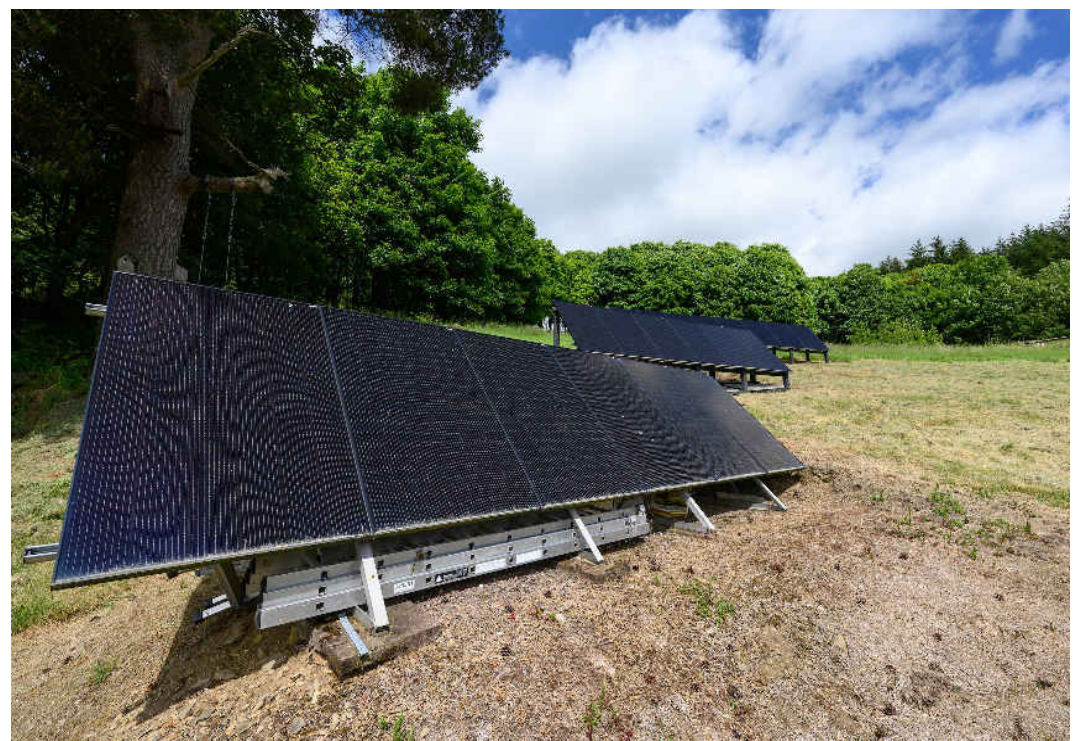
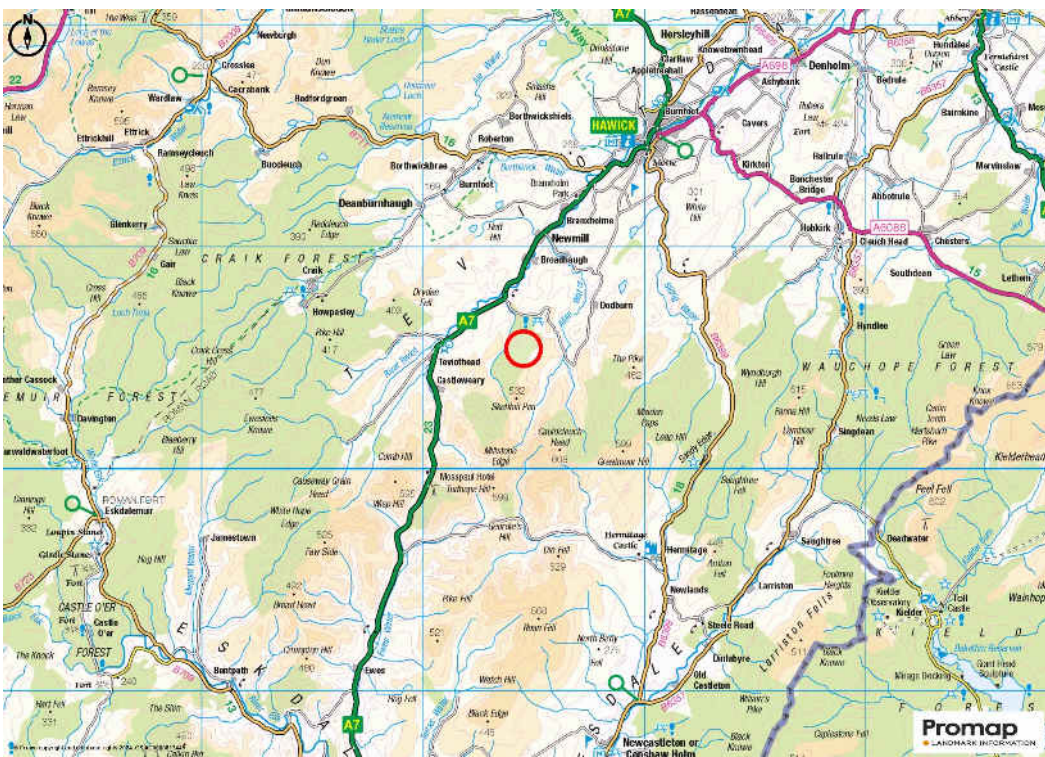
### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



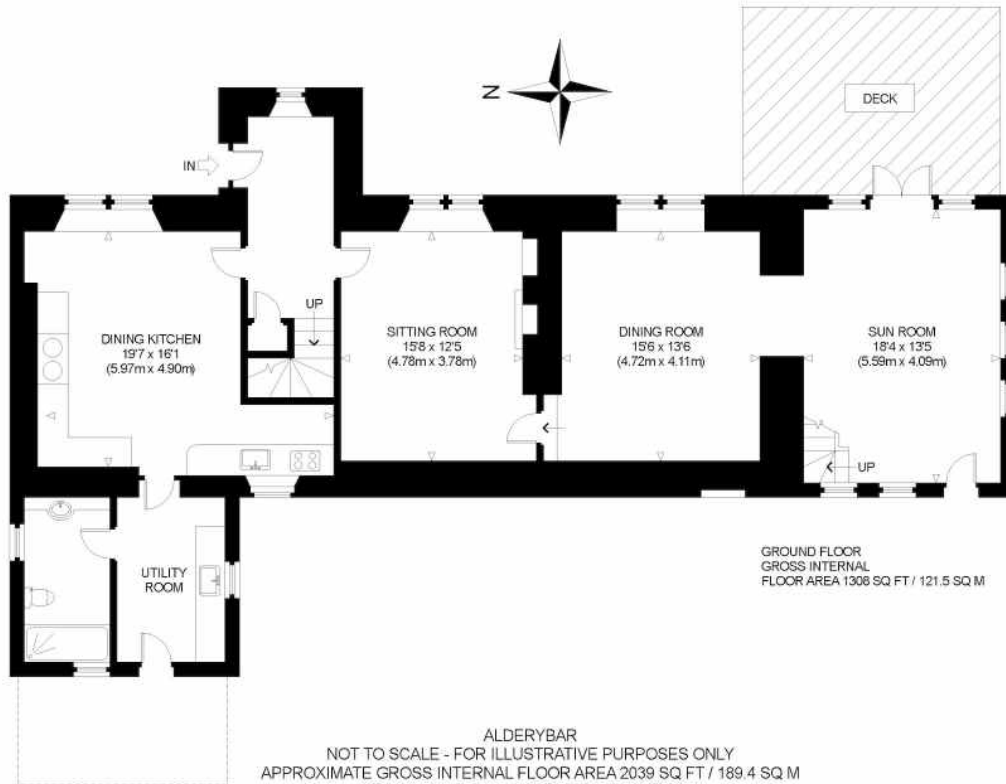
**NB:**

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 731 SQ FT / 67.9 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1308 SQ FT / 121.5 SQ M

ALDERYBAR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2039 SQ FT / 189.4 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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. **8** Photographs taken in June 2024.



**Galbraith**