



Langrig

Kirkton, TD9 8QQ

Offers Over £450,000



Originally a smallholding, this distinctive property now offers a stylish and generously proportioned home, complemented by outstanding gardens and grounds and potential filled outbuildings.

Peaceful, private and wonderfully restorative, it is a place where country living comes naturally - yet with excellent access to nearby towns and everyday amenities.



LANGRIG

Kirkton is an idyllic choice for those looking to embrace a quieter pace of life. Surrounded by open fields, mature greenery and beautiful Border scenery, the setting is particularly appealing to garden lovers. The grounds at Langrig include a productive vegetable garden and orchard, offering the opportunity to enjoy a little of the 'good life' at home, while the nearby village of Denholm and larger towns are just a short drive away. Inside, the property combines traditional character with thoughtful modern design.

Generous glazing and carefully considered positioning make the most of the beautiful outlooks, while the recent extension has transformed the home into a bright, welcoming and highly sociable space. The kitchen and garden room is undoubtedly the heart of the home. Beautifully designed as a natural hub for everyday life and entertaining, the open flow between kitchen, dining and living areas creates an inviting sense of space. Glazing on all sides frames panoramic views across the colourful garden, bringing the outdoors firmly into the heart of the property.

A further cosy lounge retains a wonderful sense of history, featuring a nostalgic 1930s fireplace that provides a charming connection to the original house. The ground floor also offers a useful home study, double bedroom and shower room, providing excellent flexibility for family life, guests or those seeking single-level accommodation. Upstairs, two further well-proportioned double bedrooms are complemented by a second shower room, providing comfortable and versatile accommodation for family and visitors alike.

Outside, the gardens are truly the jewel in the crown. Beautifully landscaped and expertly cultivated, they combine generous areas of lawn with colourful borders, established planting and mature trees, creating a wonderfully private and secluded environment. The garden is both attractive and productive, with an orchard and vegetable garden adding to its appeal. A charming courtyard, accessed directly from the open plan kitchen, provides the perfect setting for outdoor dining and relaxed summer evenings. A tranquil water feature and patio create an appealing space for entertaining or simply enjoying

the peace and quiet. The extensive grounds also include a workshop, garage and additional stores, providing practical space alongside the lifestyle opportunities offered by this exceptional country home. With the relevant permissions, this would make an excellent annexe accommodation, studio space, or work space.

Langrig is an opportunity to embrace a different way of living — surrounded by nature, space and privacy, while remaining conveniently connected to the wider Borders

LOCATION

Kirkton is a charming hamlet of traditional properties set within some of the Scottish Borders' most attractive countryside. The increasingly popular village of Denholm is close by, centred around an attractive village Green and offering an excellent range of local amenities. These include independent shops, two popular village pubs, a well-regarded Italian bistro, coffee shop, garage and primary school. Secondary education is available in nearby Hawick and Jedburgh, while private education is available at St Mary's in Melrose. Just approximately four miles away, Hawick provides a broader range of shopping and everyday amenities, including major supermarkets, banks, a doctor's surgery and dentist. Transport connections are also excellent. Denholm provides swift access to the A698, with convenient connections to the A7 at Hawick and the nearby A68, linking Kirkton with towns throughout the Borders and providing practical routes for commuters. The Borders Railway at Galashiels and Tweedbank is approximately 25 minutes away, providing a direct rail connection towards the heart of Edinburgh. Edinburgh and Newcastle airports are also within straightforward driving distance.

HIGHLIGHTS

- Beautiful Borders countryside setting
- Distinctive and characterful country home
- Stylish feature extension
- Exceptional landscaped gardens and grounds
- Garage, workshop and additional storage
- Flexible accommodation including ground-floor bedroom
- Convenient access to Denholm, Hawick and wider Borders

amenities

- Excellent transport links towards Edinburgh and beyond

SERVICES

Mains water and electricity. Oil fired central heating, private drainage.

ENERGY EFFICIENCY

Band E.

COUNCIL TAX

Band F.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £450,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



