



Nr Minto
Hawick, TD9 8PY

£1,325 Per Month



3 bed



2 public



2 bath



Newlands Farmhouse is a Traditional Victorian Farmhouse in a stunning rural location.

Lounge, Dining Room, Kitchen, Utility, Shower Room, Three Bedrooms, Bathroom. Garage.

Landlord Registration No 1258587/355/02072
EPC F

LARN1903091



Newlands Farmhouse is a Traditional Victorian Farmhouse in a stunning rural location.

LOCATION

Newlands is located close to Minto and off a quiet road between Lilliesleaf and Denholm with generally south facing views over the Minto Hills, Denholm, Ruberslaw and beyond. Nearby Denholm is a much sought after village located between Jedburgh and Hawick in the Scottish Borders with an estimated population of circa 600. Village facilities include a Shop/Post Office, Butcher, Italian Restaurant and Antique Emporium, Coffee Shop, Hairdressers, Garage, Church, coaching Inn and further public house. The village has a modern primary school with secondary schools in Hawick and Jedburgh and St Marys private school in nearby Melrose. The property is ideally located for those with an interest in country and sporting pursuits with Minto Golf Course, Braidwood Clays at Midlem and idyllic riding country all on the doorstep as well as a variety of wonderful countryside walks nearby which take advantage of the stunning scenery the local area has to offer. The nearest town of Hawick provides a multitude of shops, cafes and restaurants, as well as the award-winning Tower Mill with its cinema and concert facilities.

ACCOMMODATION SUMMARY

Lounge, Dining Room, Kitchen, Utility, Shower Room, Three Bedrooms, Bathroom. Garage.

ACCOMMODATION

Ground Floor Accommodation

A canopied entrance to front with 2 large public rooms off the front hallway and stairs to the upper floor. Traditional features include deep skirtings and cast iron astragalled bannister with connecting rear hall, under stair cupboards utility with downstairs shower room and WC and back door to parking. The front lounge is dual aspect with stunning views and working shutters, an open fire with stone hearth and arched display recesses and bookcases to the sides. The dining room also has windows to front and side giving views to the Minto hills and beyond. A door leads through to the kitchen which features a modern range of wall and base units. Space and plumbed for a dishwasher and oven with a large American Fridge Freezer locate in a recess in the adjoining rear hall with the utility room with shower and wc beyond.

Upper Accommodation

The master bedroom is a spacious double room with dual aspect windows again with stunning views and a walk-in dressing room to rear. A further double bedroom lies across the landing also with dual aspect windows and a third bedroom lies to rear with side views over countryside and adjoining bathroom with white suite and electric shower over the bath.

GARAGE/STORE

A timber garage lies to the rear with ample parking on the gravelled drive. Part fitted out and insulated this could be adapted to provide an office/ workshop with potential to connect the electrics to the house supply.

EXTERNAL

A Drive leads to gated entrance and spacious gravelled parking. On the other side a small area of woodland provides an ideal shelterbelt while the large front garden is enclosed with a superb decking area perfect for taking in the views and entertaining family and friends in the summer months.

COUNCIL TAX

Band F

ENERGY PERFORMANCE CERTIFICATE

Band F

LANDLORD REGISTRATION NUMBER

1258587/355/02072 & 1258589/355/02072

SERVICES

Mains water and electricity, private drainage, oil fired central heating. Double Glazing.

ADDITIONAL INFORMATION

Rent £1325 per calendar month, plus council tax & utilities. A deposit of £2000 is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

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