

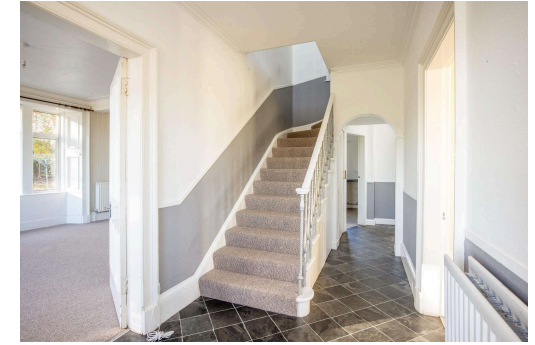


Newlands Farm House

Nr Denholm, TD9 8PY

Offers Over £435,000





Immersed in the beautiful Scottish Borders countryside, Newlands occupies a wonderfully peaceful and picturesque position just beyond Denholm and close to Hassendean Burn. Enjoying gorgeous open country views towards the Minto Hills, Denholm, Ruberslaw and beyond, this is a property that offers an exceptional opportunity to create a wonderful rural home with genuine smallholding potential.



NEWLANDS

Set within just under 9 acres, the grounds provide an appealing mix of grazing land, woodland, garden ground and hardstanding, offering considerable versatility for those with equestrian interests, a love of country pursuits or simply a desire for more space and freedom. The traditional stone-built house retains plenty of character and offers generous accommodation, while also providing exciting scope for modernisation and personalisation.

The ground floor comprises an entrance, utility room and shower room, fitted kitchen, dining room and a comfortable lounge, both reception rooms benefiting from attractive bay windows. Upstairs are three double bedrooms, a dressing room which could also serve as a nursery or home office, and a family bathroom.

The combination of the house, extensive grounds and stunning countryside setting makes Newlands a particularly exciting proposition for those seeking a lifestyle property in the Scottish Borders.

LOCATION

Newlands is situated close to Minto, approached from a quiet country road between Lilliesleaf and Denholm. The property enjoys predominantly south-facing views across some of the Borders' most beautiful countryside, including the Minto Hills, Denholm and Ruberslaw. The charming village of Denholm is one of the area's most sought-after rural communities, centred around its traditional village green and offering a selection of independent shops, cafés and restaurants. Popular with families, retirees and those seeking a peaceful country lifestyle without sacrificing convenience, Denholm also benefits from a well-regarded primary school and excellent road connections both north and south. Surrounded by open countryside and with the highly regarded 18-hole parkland golf course at nearby Minto, the area offers an enviable range of opportunities for outdoor recreation and country pursuits.

EXTERNAL

The property extends to approximately 9 acres, incorporating grazing

fields, woodland, garden ground and hardstanding. The land provides considerable scope for those looking to establish a smallholding, keep horses or ponies, pursue equestrian interests, or simply enjoy the space and privacy afforded by a substantial rural holding.

HIGHLIGHTS

- Exceptional rural position with outstanding countryside views
- Traditional stone-built house with considerable character
- Scope to modernise and create a wonderful bespoke country home
- Approximately 9 acres of grounds
- Grazing land, woodland, garden and hardstanding
- Excellent potential for a smallholding lifestyle
- Particularly appealing to equestrian enthusiasts and country-pursuit lovers
- Close to the popular villages of Denholm and Minto
- South-facing outlook towards the Minto Hills, Denholm and Ruberslaw
- Peaceful setting while remaining well connected

SERVICES

Mains electricity and water, oil fired central heating, double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings and kitchen fittings.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Band E.

TENURE

Freehold

VIEWING

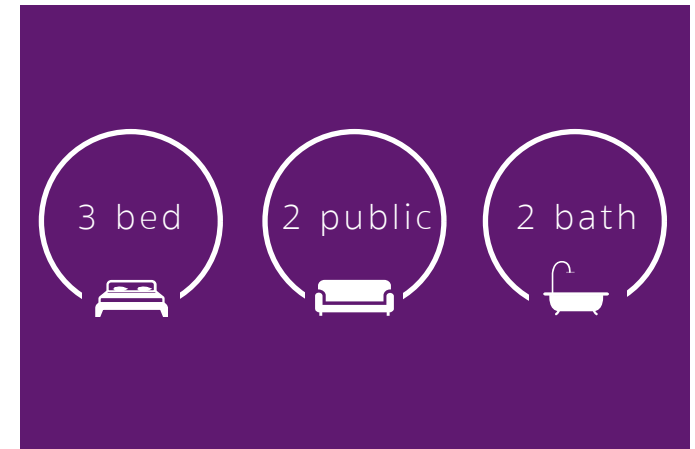
A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be

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 £435,000 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.





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