



BANNERMANBURKE

PROPERTIES LIMITED



Cavers, Hawick, TD9 8LL

Midgard Estate is nestled in the beautiful Scottish Borders countryside, located in Cavers, close to the town of Hawick. The detached mansion house, which boasts over 630 square metres of floor space requires full restoration and has over 30 rooms which that can be utilised in many different ways, to suit the purchasers needs. A separate detached outbuilding which houses the garage, workshops and stables is located on the property. The estate grounds extends to approximately 8 acres, and is a mix of garden, woodland and grazing. An additional field of 9 acres used for grazing is located close by the estate.

- 11 BEDROOMS ▪ 8 PUBLIC ROOMS ▪ UTILITY ROOMS ▪ KITCHEN ▪ 2 BATHROOMS ▪ 3 WC'S ▪ ATTIC ROOMS ▪ GRAND STAIRCASE ▪ SECOND PRIVATE STAIRCASE ▪ 18 ACRES OF LAND

OFFERS IN THE REGION OF £340,000

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for its quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a large range of major supermarkets in Sainsburys and Morrisons, a very recently re-built Lidl, an Aldi in construction, and a large Iceland and Farmfoods. A Homebase and Argos are also beneficial to the town, along with a large leisure centre facility for families and kids alike, with many other sports facilities throughout the town. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, and is currently enjoying a £3 million pound regeneration, which includes a new cafeteria and footbridge, together with a new external 3G sports pitch and tennis courts. The park extends to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and boasts many fine golf courses throughout the area. For dining out, Hawick has a wide range of options, including French, Italian, Chinese and Indian eateries, with the Mansfield House Hotel, and Mansfield Park providing space for bigger functions and weddings. Many traditional events are held in the town during the year, including the annual Common Riding and Reivers Festival, which draws in many tourists from outside the area. Another attraction is the new multi million pound distillery which has just been completed.

CAVERS

Cavers is a parish in the Scottish Borders area of Scotland, in the former county of Roxburghshire, south and east of Hawick. The largest village in the parish is Denholm. Surrounded by beautiful countryside, Cavers is popular for trails, walkers and equestrian activities.

Selkirk 12 miles, Jedburgh 12 miles, Galashiels 18 miles
Melrose 22 miles, Newtown St Boswells 20 miles, Kelso 22 miles
Carlisle 42 miles, Edinburgh 60 miles, Newcastle 65 miles

THE PROPERTY

The property comprises of over 30 rooms that can be utilised in many different ways. Many of the rooms have original fireplaces, high skirtings and ornate cornicing. A majority of the flooring and walls in the property appear to be solid and stable, and most of the original features are still in place. The grand staircase in the middle of the property extends to the full height of the property, with a large skylight above, letting in masses of light. The house needs full restoration throughout, and would benefit with new heating, electrical works and services. One renovated, Midgard will make a stunning family home.

EXTERNAL BUILDINGS

Located to the side of the house, there's a large detached L shaped garage, and workshop, with further utility rooms and stabling.

GARDEN GROUNDS

Large iron gates welcome visitors to the property. The driveway leads to the house, and sweeps round the front of the property, and returns back to the entrance. Garden grounds are located to the front, side and back of the house.

THE ESTATE GROUNDS

The house sits in approx 8 acres of land, which is a mix of garden, woodland and grazing ground. A further 9 acre field currently used for grazing, is located adjacent to the entrance road to the property



SERVICES

The property has mains electricity, and drainage was previously serviced by septic tank. The water supply was provided by a private water spring, although houses in the surrounding area are now supplied with mains water. An oil tank previously supplied the central heating.

FURTHER INFORMATION

The property requires full restoration and is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



Directions

Travelling east from Hawick towards Denholm, take the 6088 towards Bonchester Bridge. Approximately one mile along the road, take a left towards Cavers. Travel up the hill to the top and at the cross roads, travel straight though on into Midgard Estate. Follow the road all the way, which leads you into the large Iron entrance gates of Midgard.

Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



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