



Galbraith

BROCKHOPERIG

SELKIRK, SCOTTISH BORDERS



BROCKHOPERIG SELKIRK, SCOTTISH BORDERS

A rural haven with land.

Selkirk 20 miles ■ Hawick 20 miles
■ Edinburgh by-pass 44 miles

About 2.347 hectares (5.8 acres) in total.

- 1 reception room, 3 bedrooms.
- Amazing, scenic and peaceful location.
- Gorgeous cottage set above the Etrick Water.
- Useful outbuildings.
- Garden.
- 4.9 acre field

Galbraith

Scottish Borders
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OnTheMarket



SITUATION

Brockhoperig lies in a quiet and spectacular position at the western end of the Ettrick Valley, about 2.2 miles from the hamlet of Ettrick. The Ettrick Valley is renowned for its wild and attractive hills and forests. It is an area acknowledged for its productive stock farming and forestry as well as a wide variety of sporting and leisure pursuits including fishing and hill walking.

Basic provisions can be bought at nearby Honey Cottage Caravan Park and café (4 miles). There are also the historic Tushielaw Inn and The Gordon Arms, both rural inns serving food and drinks, in the area. Ettrickbridge (13 miles) has a primary school and well regarded pub. The market town of Selkirk has a long and colourful history and offers a wider range of shops and services including a high school.

Just over the regional boundary into Dumfries and Galloway is Eskdalemuir, about 14 miles from Brockhoperig. The village benefits from a community hub which incorporates a café and small grocery shop. The A74(M) can be accessed at Lockerbie, about 28.5 miles to the south west.

DESCRIPTION

Brockhoperig is an excellent detached cottage. The traditional stone cottage dates from the late 1800s and has been extended a later dates to provide an adaptable 2 storey property. Of particular note is the conservatory, added to the east gable of the cottage, where there are excellent views of the dramatic gorge down to the Ettrick Water.

Dormer windows were added to the first floor and the two double bedrooms on this floor and both light and spacious with outlooks over the surrounding rolling hills. Both the kitchen and bathroom have been upgraded in recent years and now provide modern, stylish and practical rooms.

ACCOMMODATION

Ground Floor:

Sitting room, dining room/bedroom 3, kitchen, conservatory.

First Floor:

2 bedrooms, bathroom.

GARDEN AND GROUNDS

On the east side of Brockhoperig is an area of garden ground that has been mown and is a lovely area to sit out. To the west of the house is another lawn and beyond that the grounds are interspersed with mature deciduous and conifer trees. The property benefits from Riparian trout fishing rights on the Ettrick Water.



Opposite the cottage are the buildings and field. The detached stone building was probably built as a byre and has been maintained and is predominantly weather proof. At one time the byre was used to house cattle and many of the original fittings are still in place. The building offers an excellent opportunity for further development subject to the relevant planning consents. Beside the Byre is a useful corrugated sheet clad storage shed. The field extends to about 4.9 acres (1.98 ha) and is predominantly bordered by wire fencing

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Private	Mains	Septic Tank	Electric Heating	Band E	E48	Available

*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>

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/volunteered.admires.worksheet

POST CODE

TD7 5JB

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

LOCAL AUTHORITY

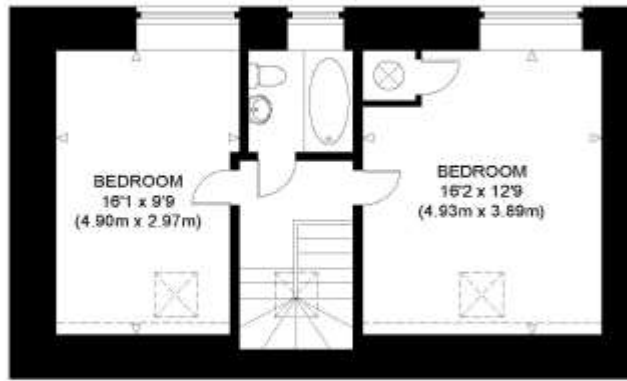
Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.
T: 0800 100 1800

2017 ANTI MONEY LAUNDERING REGULATIONS

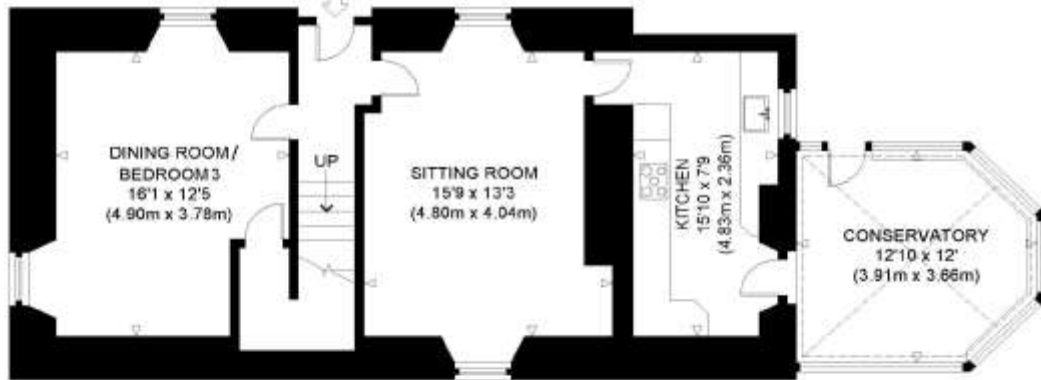
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for **Anti-Money Laundering purposes**. Our service provider 'First AML' will contact the purchaser 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.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 473 SQ FT / 44.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 803 SQ FT / 74.6 SQ M

BROCKHOPERIG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1276 SQ FT / 118.6 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

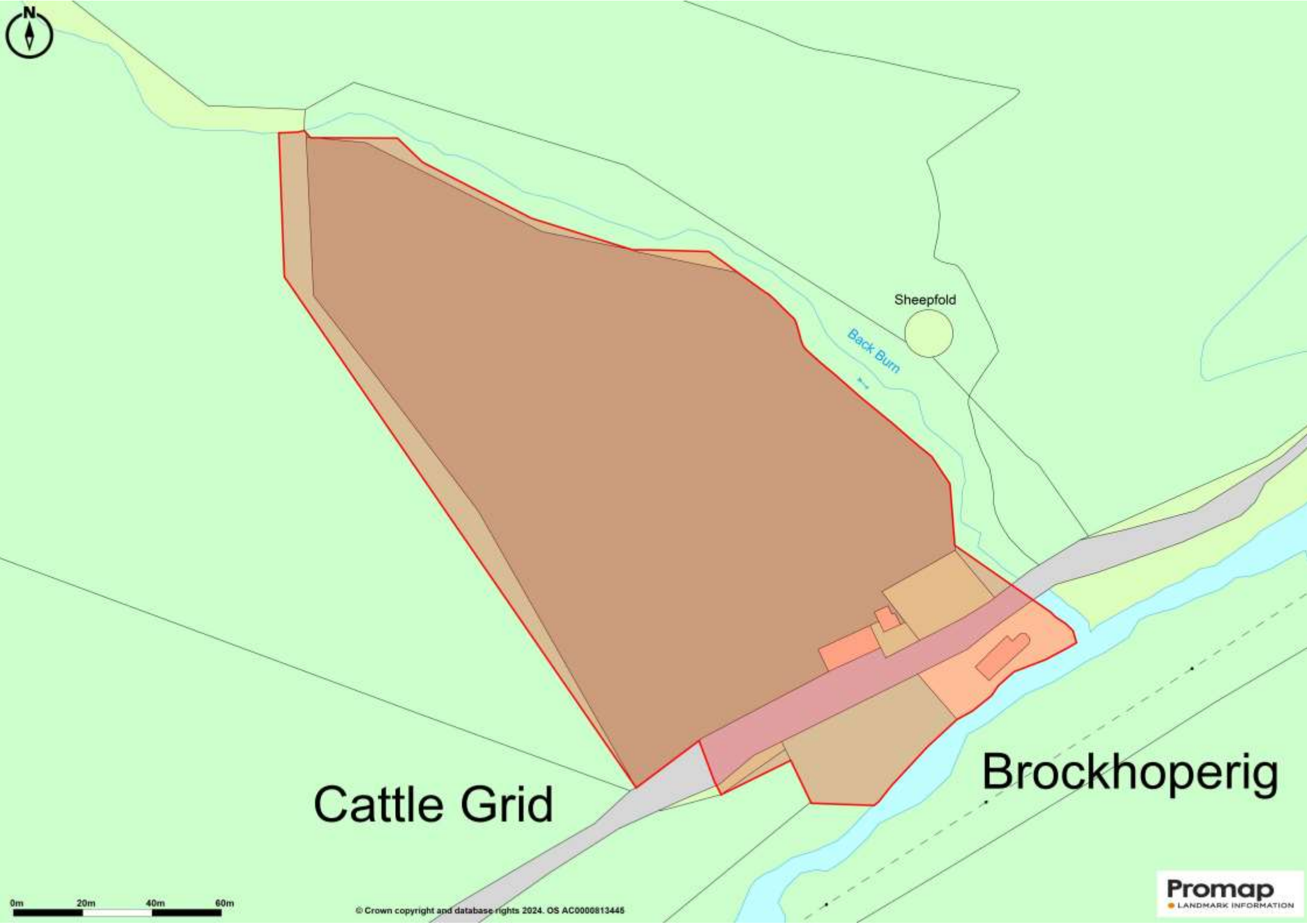
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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 August 2024.

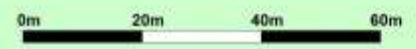


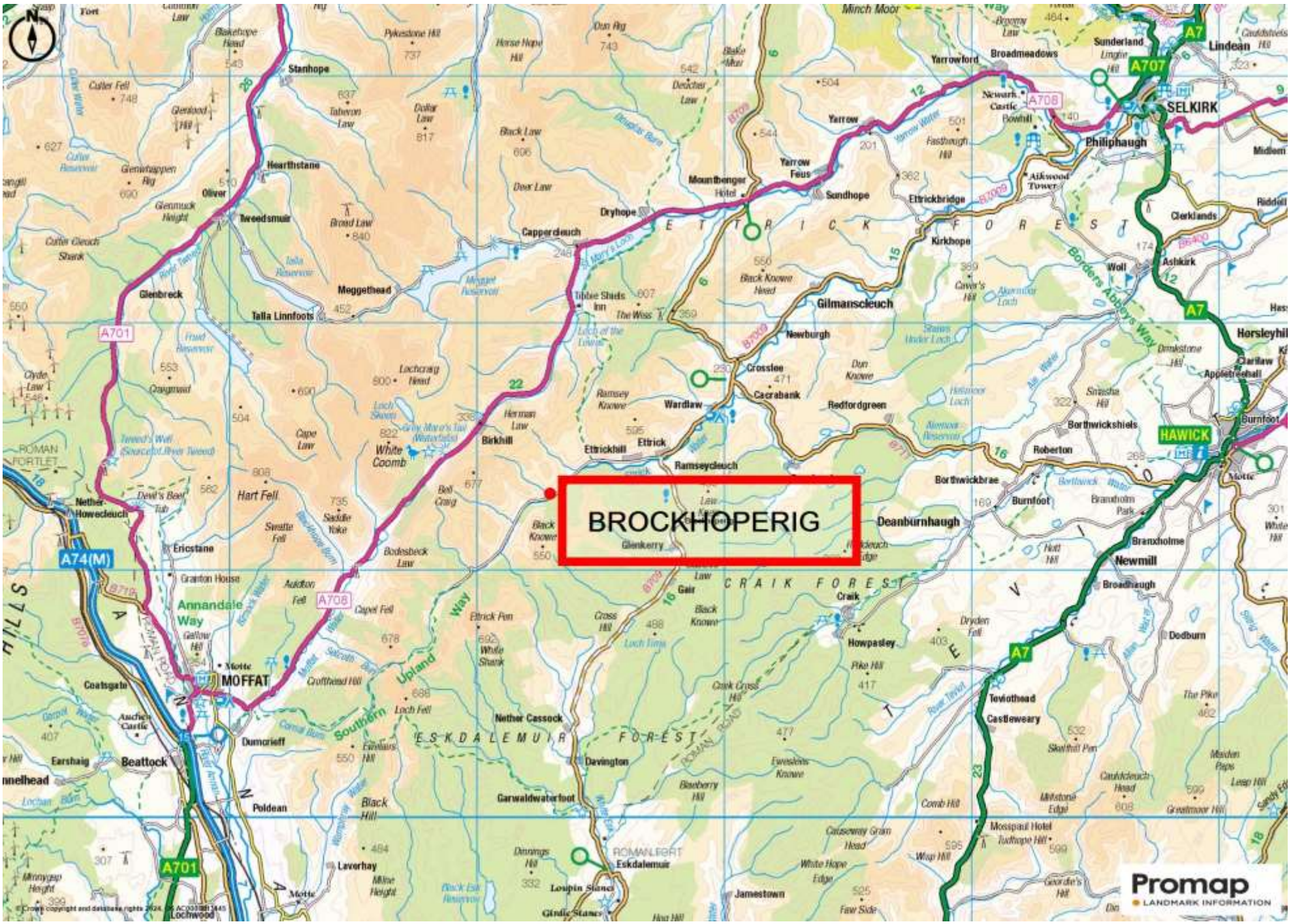
Cattle Grid

Sheepfold

Back Burn

Brockhoperig





BROCKHOPERIG



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