



Synton Mains Farmhouse, Ashkirk, Selkirkshire



PLAY VIDEO







A family farmhouse with **excellent views**, accommodation, holiday cottages, grazing land, woodland and buildings.

Summary of accommodation

Two main reception rooms | Five bedrooms and three bath/shower rooms (two en suite) | Kitchen/breakfast room | Office | Jacuzzi room

Boot room | Downstairs lavatory

Two popular holiday cottages, each with three bedrooms

A range of traditional and modern farm buildings

Land including 24.43 acres permanent pasture and 4.89 acres woodland

For sale as a whole

In all about 33.38 acres



Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
knightfrank.co.uk

Tom Stewart-Moore
0131 222 9600
tom.stewart-moore@knightfrank.com

Knight Frank Melrose
St Dunstan's, High Street
Melrose
TD6 9PS
knightfrank.co.uk

James Denne
01896 807013
james.denne@knightfrank.com

Situation

Synton Mains Farmhouse is situated just east of Ashkirk in the heart of the Scottish Borders, amidst magnificent countryside approximately 5.5 miles south of Selkirk. Everyday amenities, including schooling, can be found in Selkirk and Lilliesleaf, whilst a wider range of services is available in Hawick (6 miles). Selkirk is famous for its annual Common Ridings and its close association with Sir Walter Scott. Further afield, Melrose is an attractive town, playing host each year to Melrose Sevens and The Borders Book Festival.

Synton Mains Farmhouse is accessible from both the north and south. Edinburgh, lying 45 miles to the north, has an international airport and an intercity rail service. Carlisle (approximately 49 miles to the south), is on the west coast main line (current journey time to London approximately four hours). It is approximately 11 miles to the Borders Railway at Tweedbank which provides a regular service into Edinburgh (journey time one hour).

Synton Mains Farmhouse is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its agriculture, unspoilt beauty and strong equestrian tradition. The farmhouse is therefore an excellent base for those who enjoy walking, riding, cycling and golf (Ashkirk has its own golf course). Some of the finest fishing in Britain is also available on the nearby River Tweed, and the area boasts challenging game shooting.

Synton Mains Farmhouse is conveniently located for the A7 trunk road providing good access to Edinburgh, Carlisle and M6. Edinburgh airport has flights to a variety of domestic and international destinations.







The property

The fully restored family farmhouse is approached from the west via a private road with a tarmac parking area at the back door. Synton Mains Farmhouse has been sympathetically renovated, providing modern spacious accommodation and has many features throughout, including under floor heating in the newer part of the house, a spacious kitchen/breakfast room with oil fired Aga, timber double glazed sash-and-case windows, flagstone flooring and open fireplaces. There is a garden area to the front and side of the house with patio and planted borders and wonderful far-reaching views over the Borders countryside.

Holiday cottages

Set apart from the farmhouse are two extremely comfortable holiday cottages which have been successfully let for a number of years, generating a useful income. Going by the names of Pine Tree Cottage and Larchwood Cottage, both have open-plan kitchen/dining room/living areas with wood-burning stoves. Each cottage can accommodate up to six people in three bedrooms, with two bath/shower rooms (one en suite) in each. Larchwood has disabled access.



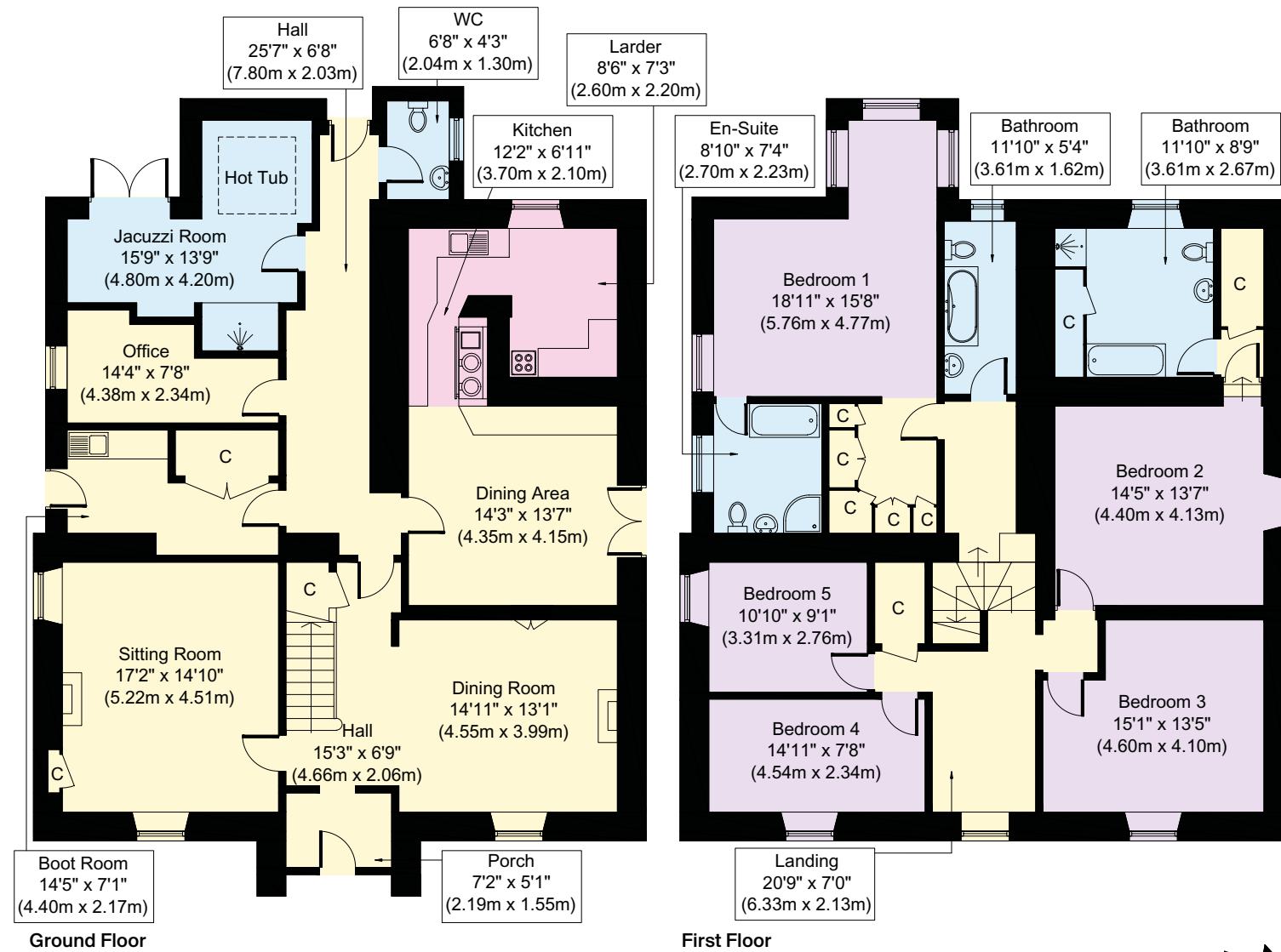


Approximate Gross Internal Floor Area

299.6 sq m (3225 sq. ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Reception
 Bedroom
 Bathroom
 Kitchen/Utility
 Storage
 Outside





Holiday Cottages

Outbuildings

Synton Mains Farmhouse is served by a range of what are now redundant, traditional and modern farm buildings which could, subject to obtaining the necessary consents if required, be put to a number of different uses. The buildings are as follows (see inset plan):

1. Synton Mains Farmhouse
2. Pine Tree Cottage
3. Larchwood Cottage
4. Tool shed/freezer room
5. Lean-to
6. Holiday cottage store; three loose boxes
7. Sheep shed
8. General purpose shed/cattle court/sheep accommodation
9. Store
10. Former dairy; stores either side
11. Two bull pens
12. General purpose shed/cattle court/sheep accommodation
13. Stores/workshop; loft over
14. Former collecting yard
15. Stackyard
16. Garage
17. Kennels





Land

Totalling 33.38 acres, the land at Synton Mains Farmhouse consists of 24.43 acres permanent pasture, 4.89 acres woodland, with the balance (4.51 acres) made up by the farmhouse, buildings and cottages. There is good access to the fields/paddocks, all of which provide good grazing. The largest can be mown for conservation. All the fields/paddocks have water troughs or are close to a supply to make a connection. The southern most boundary fence will be erected by the seller before completion.

Residential schedule

| Property | Occupancy | Services | Council Tax/Rating | EPC Rating |
|------------------------|----------------|---|--------------------|------------|
| Synton Mains Farmhouse | Owner occupied | Oil-fired central heating, underfloor heating, mains water, private drainage | F | E |
| Pine Tree Cottage | Holiday let | Oil-fired central heating, underfloor heating, mains water, private drainage ?? | Rated E | E |
| Larchwood Cottage | Holiday let | Oil-fired central heating, mains water, private drainage | Rated | E |

Directions

Head south on A7 from Selkirk to Ashkirk. Go past the turning on the right to Roberton and take the first turning on the left in to Synton Mains. If heading north on A7 from Hawick turn right in to Synton mains on entering Ashkirk.

Listings/Environmental designations

There are no environmental designations or listings.

Agri-environmental Schemes

The land is currently registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code 93/802/0021. The farmhouse (and land) will require a new location code.

Basic Payment Scheme (BPS)

The Basic Payment Entitlements will be included in the sale for the relevant area. The Seller has submitted a 2022 Single Application Form. Payments relating to the 2022 scheme year will be retained by the Seller.

Less Favoured Area Support Scheme (LFASS)

The land included in the sale receives additional support payments through LFASS. Payment for the current year will be retained by the seller.

Solicitors

Brodies WS, 58 Morrison Street, Edinburgh, EH3 8BP
Tel: 0131 228 3777 Email: mailbox@brodies.com

Local authority

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA
Tel: 01835 825111

AFRC-RPID

Cotgreen Road, Tweedbank, Galashiels, TD1 3SG
Tel: 01896 892400

Entry

Entry is available by arrangement with the seller. However, please note that the current occupants of the farmhouse can/may stay in residence until the end of February 2023.

Sporting rights

The sporting rights are in-hand.

Timber and minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.



Household contents

The fitted carpets and curtains are included in the sale.

Viewing

Strictly by appointment the Selling Agents Knight Frank (tel 0131 222 9600 or 01896 807013).

Offers

Offers should be submitted in Scottish legal form to the selling agents.

Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

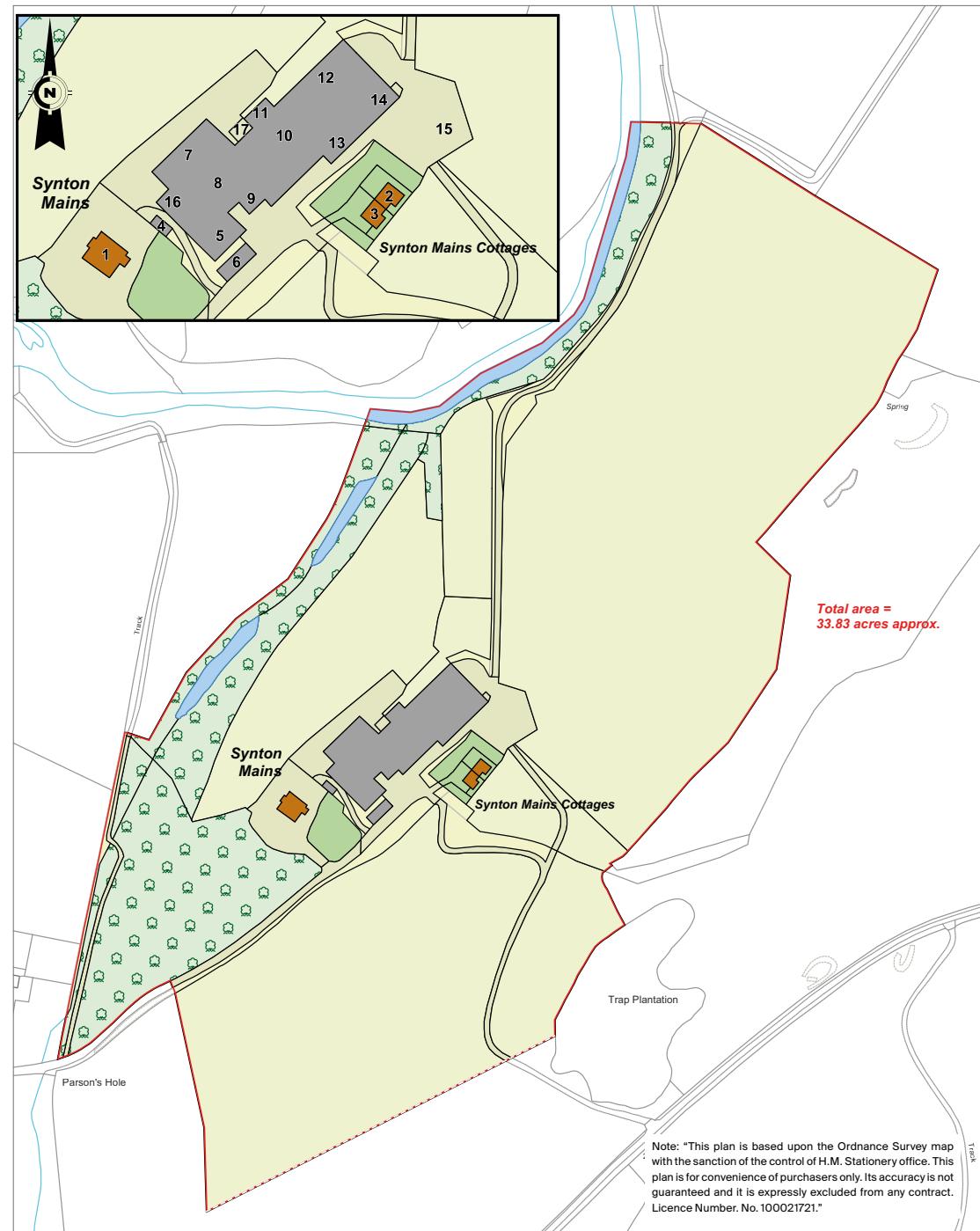
Conditions of sale

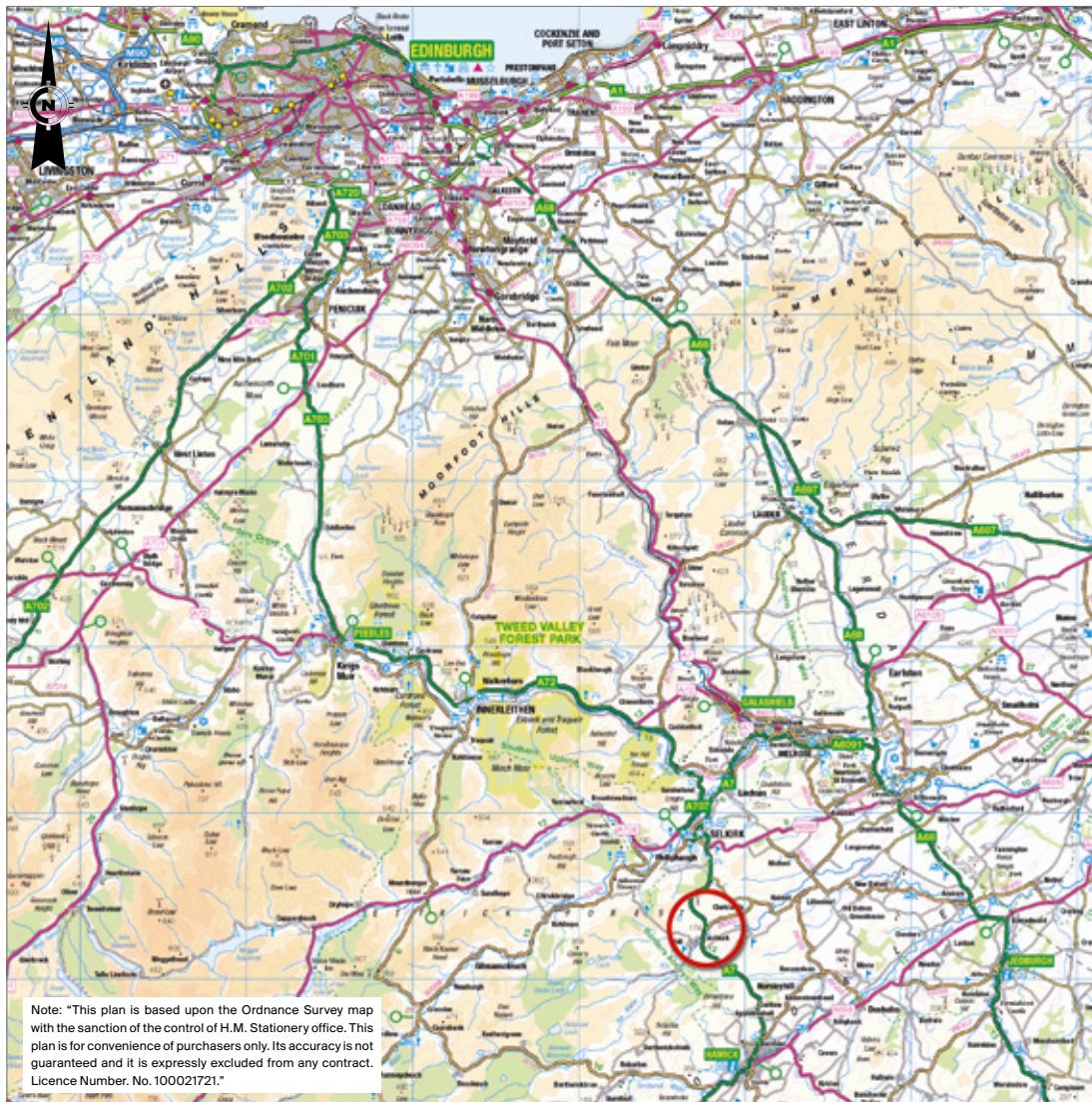
1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), servitude and water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





3. SRDP- BPS/LFASS/Rural Options/AECS

The purchaser of Synton Mains Farm will be obliged to fulfil all obligations under these grant schemes and will be liable for all losses to the current owners should they fail to do so.

4. Afforestation scheme

The property is surrounded by a proposed afforestation site which is currently going through the planning process and will be implanted by the seller. Plans will be provided to interested parties. Prospective purchasers are invited to include consultation comment with their offer. A restriction will be imposed on the successful bidder, limiting their ability to comment on the proposal in the future.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitor.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated June 2022. Photographs dated May 2022.

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