



# BANNERMANBURKE

PROPERTIES LIMITED



**Souden Cottage Chesters, Hawick, TD9 8TP**

**Offers In The Region Of £460,000**



# Souden Cottage Chesters, Hawick, TD9 8TP

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- PICTURESQUE SETTING ■ FOUR PUBLIC ROOMS ■ FIVE BEDROOMS ■ THREE BATHROOMS AND WC ■ KITCHEN AND UTILITY ROOM ■ OIL CENTRAL HEATING AND DOUBLE GLAZING ■ TRIPLE GARAGE WITH POWER, LIGHT AND WALK IN FREEZER ■ IMMACULATE GARDEN GROUNDS WITH BBQ HUT, GREENHOUSE, STORAGE UNIT ■ OFF STREET PARKING FOR SEVERAL VEHICLES ■ SOLAR PANELS AND CHRISTMAS TREE PLANTATION

Souden Cottage is a unique and must see property, located in the quiet and sought after area of Southdean, Chesters, Nr Hawick. Set back from the road, this picturesque property enjoys a peaceful position and offers exceptional versatility to suit a range of lifestyle needs. Originally two separate cottages, the property now offers versatile living accommodation. Over the years, it has been adapted to host guests, providing them with their own private living quarters. The cottage benefits from 5 bedrooms with 4 public rooms and three bathrooms, immaculate garden grounds, triple garage, ample off street parking, BBQ hut and solar panels and must be viewed to fully appreciate.

### Hawick

Chesters is a small, rural village in the Scottish Borders, located near Hawick and Jedburgh. It's situated on the A6088, about 5 miles from the English border and the A68. The village is known for its peaceful, rural setting surrounded by rolling hills and open countryside. The nearest town to Chesters is Hawick, which is a 15 minute drive away with Jedburgh 20 minutes.

Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

### Travel

Hawick 10 miles, Jedburgh 8 miles, Kelso 21 miles, Galashiels 25 miles, Melrose 21 miles, Carlisle 48 miles, Edinburgh 63 miles, Newcastle 44 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6 and the A68 to Newcastle and the A1. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Newcastle and Edinburgh.

### The Property

The property is entered from the rear into a hallway accessing the utility room and guest sitting room. The utility room is a great additional facility with floor and wall units offering storage, sink and drainer, space and plumbing for a washing machine and tumble dryer, along with a pulley clothes drying system, central heating radiator and storage cupboard. To the front is the guest sitting room complete with bar area and access via a turning staircase to the upper level where two bedrooms and shower room are located. This area can be closed off from the rest of the property, ideal for guests or family members to have their own space. Both bedrooms in this section are double rooms with built in wardrobes providing hanging and shelving, wash hand basins and double glazed windows overlooking the front of the property. The shower room comprises of 3pc suite of shower enclosure, wash hand basin and WC.

From the guest sitting room, a door leads through to the hallway where all other accommodation can be accessed. A third double bedroom is located on the ground floor with double glazed windows to the front, neutral décor and vinyl flooring.

Along the hallway is a wet room and separate WC. The wet room comprises of electric shower, wash hand basin and WC and has an opaque double glazed window to the rear. The WC is located to the rear also and again is a handy additional facility.

At the end of the hallway is the open plan kitchen and living room with separate dining room, stairs to the upper level and access to the conservatory. The kitchen is located to the rear and is well equipped with a good range of floor and wall units and ample work surface space and large breakfast bar area. Integrated double electric oven, four burner ceramic hob and free standing American style fridge freezer (included in the sale). A one and a half bowl stainless steel sink and drainer sits beneath a double glazed window.

The living room is a good size and located to the front with a double glazed window and provides access to the dining room, also located to the front and the conservatory which is to the side of the property. These rooms offer well appointed family living accommodation. The conservatory has a wonderful view of the garden and a door provides access out. There is an Artic Spa hot tub located within the conservatory and this is included in the sale.

A further two double bedrooms and bathroom are located on the upper level, accessed from the living room and both are to the rear with double glazed windows, built in wardrobes and are a good size. The bathroom comprises of a 3pc suite of wash hand basin, WC and bath with electric shower above.

### Room Sizes

SITTING ROOM 4.50 x 4.40  
 DINING ROOM 5.00 x 3.70  
 KITCHEN 4.30 x 2.70  
 CONSERVATORY 7.45 x 2.75  
 GUEST SITTING ROOM 5.80 x 4.85  
 DOUBLE BEDROOM 4.70 x 3.20  
 DOUBLE BEDROOM 4.30 x 3.80  
 DOUBLE BEDROOM 4.00 x 3.85  
 DOUBLE BEDROOM 4.25 x 3.25  
 DOUBLE BEDROOM 3.20 x 3.75  
 SHOWER ROOM 1.85 x 1.75  
 WET ROOM 2.45 x 2.20  
 BATHROOM 2.20 x 1.958  
 WC 2.00 x 0.90  
 UTILITY ROOM 3.30 x 1.95

### Externally

Souden Cottage is set within approximately half an acre of beautifully maintained grounds, featuring an array of vibrant, mature shrubs that provide seasonal colour and charm. A tranquil river runs alongside the boundary, enhancing the picturesque setting.

The garden includes a unique Swedish BBQ hut, a greenhouse, a storage

unit, and several patio areas—ideal for outdoor entertaining or relaxation. The grounds are enclosed by mature hedging and secure fencing, offering a high degree of privacy.

A detached triple garage, equipped with power and lighting, also houses a walk-in freezer and a workshop area, providing excellent storage and functionality. In addition, the property benefits from ample parking for multiple vehicles, dog kennels to the rear of the garages and a Christmas tree plantation at the end of the plot.

### Directions

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Travel south on the A6088 from Chesters Village for approx a mile and the property is located on the right hand side, accessed by a hump bridge.

### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, BBQ hut, storage unit, hot tub, American fridge freezer, ride on lawn mower and walk in freezer in garage all included in the sale. (No warranties given with regards)

#### Services

Mains drainage? Oil, Electricity, Mains Water. Solar panels feed back to the grid and heat the water on one side of the cottage.



**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](mailto: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.



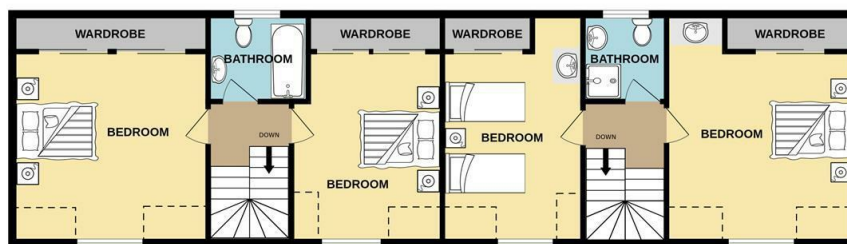
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>53</b>	<b>73</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>43</b>	<b>56</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Souden Cottage, Chesters, Hawick

**Important:**

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