



BANNERMANBURKE

PROPERTIES LIMITED



Ryvoan , Hawick, TD9 0NR
Offers In The Region Of £440,000



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■ HALLWAY ■ SITTING ROOM WITH LOG BURNING STOVE ■ SUN ROOM ■ DINING ROOM ■ KITCHEN ■ UTILITY ■ 2 BATHROOMS & WC ■ 5 BEDROOMS ■ BEAUTIFUL GARDEN GROUNDS INCLUDING KITCHEN GARDEN, SUMMER HOUSE, STABLES, SHED & LOG STORE ■ STUNNING LOCATION AND PANORAMIC VIEWS

We are delighted to offer for sale this substantial detached 5 bedroom property sitting on a sizeable plot and enjoying the most beautiful rural setting, while still being within easy reach of the town and all local amenities. Ryvoan offers an abundance of family living accommodation and expansive well maintained garden grounds including decking, lawns, kitchen garden, pond, fruit trees, summer house, 2 stables, shed and log store. A must see to fully appreciate this spacious property and stunning tranquil location.

Nearest Town

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 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

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

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

The Property

Entering the property from the front, a double glazed door with full length window allows good natural light into the hallway and offers lovely views out to the garden. Access from here is to the sitting room, kitchen and study or fifth bedroom and a carpeted staircase leads to the upper level. An understairs cupboard offers good storage and has the benefit of a light. The sitting room is in the heart of the home between the dining room and sun room and enjoys lovely views out over the surrounding countryside. The main focal point of this room is the impressive log burning stove set upon a slate hearth with solid elm wood mantel over. Double glazed doors connect this room to the sunroom, allowing for versatile use—closed to create a cosy retreat centered around the charming log-burning stove, or opened to provide a spacious, flowing area ideal for entertaining. The

sunroom to the front is a beautiful room to relax in with a book and enjoys the stunning views from the double glazed windows to both sides and French doors opening out to the decking area to the front. The dining room is located to the rear with large picture window and door looking over the kitchen garden to the rear. Bespoke shelving in here is a lovely feature and there's ample space for dining table and chairs. An open doorway leads to the kitchen where three windows let good natural light in and overlook the rear garden. Good range of floor units with handmade Italian tile worksurfaces and splashbacks. Space for freestanding dishwasher and fridge freezer and the oil boiler is located here. Integrated electric oven and hob with chimney style cooker hood over. A distinctive feature is the commissioned tile artwork, set into the splashback behind the cooker, commemorating a historic duel that took place in the surrounding fields. The utility is accessed from the kitchen and has space and plumbing for a washing machine and additional units offer storage. This is a handy additional facility with door to the side of the property and access to the WC with wash hand basin and chrome heated towel rail. From the main hallway carpeted stairs lead to the upper level where all bedrooms and 2 bathrooms are located. The bathroom comprises of bath, WC and wash hand basin set in vanity furniture and the shower room with heated floor has a fantastic multifunctional Aquafun Pharo power shower and steam cabinet, WC and wash hand basin. Both to the rear, the bathroom and shower room are lovely bright rooms with large opaque double glazed windows and are tiled to full height for easy cleaning. Also on this level are 4 bedrooms with stunning views over the surrounding countryside. Two bedrooms are generously sized doubles and feature fitted wardrobes, one of which is crafted from locally sourced elm wood. A single bedroom is located to the front with a fourth bedroom to the side, which is a fantastic space and would make an ideal teenage hangout or use as a games room. Stairs from this room leads to the attic space above which is a good size room, with window looking out to the side of the property. Tastefully decorated throughout with quality double glazing and a mix of hard wood flooring, carpets and vinyl. Ryvoan is a must see to grasp the abundance of accommodation and beautiful garden grounds that are on offer in this stunning location.

Room Sizes

Sitting Room 4.71 x 3.79
Sun Room 4.52 x 2.99
Dining Room 4.85 x 3.03
Kitchen 4.33 x 2.64
Utility Room 2.30 x 2.64
WC 0.91 x 1.87
Shower Room 2.19 x 1.65
Bathroom 2.60 x 1.65
Bedroom 4.47x 2.67

Bedroom 4.46 x 3.79
Bedroom 2.63 x 4.74
Bedroom 2.21 x 2.15
Attic Bedroom 2.65 x 6.11

Externally

Ryvoan has a private gated entrance and sits on a plot of just under an acre of beautiful and private garden grounds with mature trees, and shrubs, fruit trees and flowers. The pond is a lovely feature which can be viewed from the newly built summer house with veranda. Stables are a fantastic bonus which could home 2 horses or provide storage, and a shed and log store are on site also. A kitchen garden to the rear serves the property well and a decking area located outside the the sunroom offers a lovely al fresco dining space. The driveway has space for several vehicles.

Directions

Heading south out of Hawick on the A7 take a left to Haysike and follow the road up and turn right at the sign for Fenwick. The property is the fourth on the right along this road.

What3words///dashes.waltz.leathers

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

Septic tank drainage, oil, mains water and electricity.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



RYVOAN, HAWICK

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