



BANNERMANBURKE

PROPERTIES LIMITED



Branxholm Knowe Teviotdale, Hawick, TD9 0JT

Offers In The Region Of £595,000



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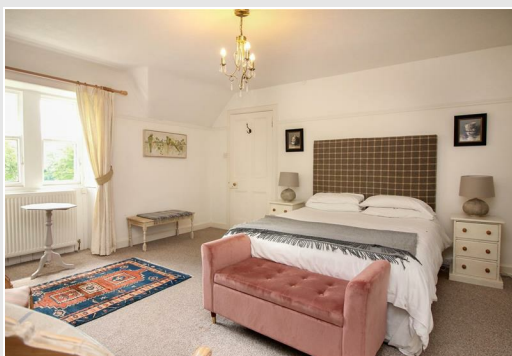


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- SITTING ROOM ■ DINING KITCHEN ■ CONSERVATORY ■ DINING ROOM ■ 5 DOUBLE BEDROOMS (MASTER ENSUITE) ■ BATHROOM AND SHOWER ROOM ■ UTILITY ROOM AND BOILER/STORE ROOM ■ LPG HEATING ■ TWO ACRES OF BEAUTIFUL GARDEN GROUNDS WITH AMPLE PARKING ■ OUTBUILDING WORKSHOP, STABLES, POND AND PATIOS

We are delighted to offer for sale this stunning detached five bedroom period country property, set in delightful private grounds. Nestled among woodland, this slightly elevated position offers gorgeous views of the surrounding countryside. Immaculate grounds envelope the substantial property with various outbuildings, stables, pond and multiple patio areas. There is ample parking for several vehicles and this two acre plot has many wonderful 'hide and seek' spots for children to explore. This property has been run successfully for many years as a holiday let. Viewing is essential to fully appreciate this absolute gem of a property.

The 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 it's 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

This stunning property offers excellent family living accommodation. The ground floor comprises - Sitting Room, Dining Kitchen, Conservatory, Dining Room, Fifth Bedroom, Utility Room, Shower Room and Boiler/Storage Room. The upper Level comprises - Four double bedrooms (master ensuite) and family bathroom.

A central hallway is bright and welcoming with an imposing original turning staircase to the upper level and access to the remainder of the accommodation.

The sitting room is located to the front and offers a warm and cosy feel with open grate fire, ceiling rose, Edinburgh shelved press and sash and case windows. This room also has an internal window to the conservatory and is light and bright. To the rear the dining kitchen is a good size with a great range of floor and wall units and ample black granite work surfaces. Well equipped with integrated double electric oven, ceramic hob, integrated fridge freezer and washing machine. A large island with solid oak worktop offers breakfast bar dining and has storage beneath and log burning stove is a great advantage. A window seat offers nice views of the rear courtyard and original service bells are a lovely feature.

The conservatory is accessed from the dining kitchen or door from the garden and is an impressive room with double glazed windows overlooking the garden and hills beyond. This room offers excellent entertaining space with room for both a dining table and chairs and living furniture. A log burning stove is again another great benefit.

From the kitchen is a rear hallway that gives access to the utility room, shower room and boiler/store room. All three rooms are located to the rear offering an abundance of storage, additional bathroom facilities with the utility room providing washing and drying facilities. The gas boiler is located here also.

A spacious dining room is located to the front where large sash and case windows with working shutters allow in lots of natural light. Great size room with log burning stove that is flexible in use and has access to the fifth bedroom.

All five bedrooms are doubles and decorated in neutral tones with carpet flooring and four have lovely feature fireplaces with cast iron horse shoe inserts. The master bedroom benefits from a large ensuite shower room comprising of a 4pc suite of wash hand basin, WC, shower enclosure with chrome shower run off the boiler and free standing roll top bath. Beautifully tiled in a neutral tile with another lovely fireplace feature of timber surround and cast iron insert adding a luxurious feel.

Finally on this level is the family bathroom comprising of bath with electric shower above, WC and wash hand basin, with tiled flooring, recessed ceiling spotlights and sash and case window.

Room Sizes

Sitting Room 4.64 x 4.53

Dining Kitchen 4.77 x 4.66

Conservatory 5.50 x 9.00
Dining Room 4.30 x 5.00
Utility Room 1.40 x 1.50
Shower Room 2.34 x 1.52
Boiler/Store Room 3.12 x 3.00
Downstairs Bedroom 5.35 x 3.32
Master Bedroom 5.00 x 4.35
Ensuite Shower Room 4.80 x 2.72
Double Bedroom 4.85 x 4.65
Double Bedroom 4.55 x 4.60
Double Bedroom 5.90 x 2.75
Family Bathroom 2.60 x 2.55

Externally

Branhholm Knowe offers exquisite and generous garden grounds that are continually maintained to an excellent standard. A stone built detached outhouse/workshop is a great advantage with power and light along with stables that are currently used as storage, pond with beautiful rockeries, patios and beautiful shrubs and trees. The property is equipped with a large parking area also for several vehicles.

Directions

The property is located approximately three miles south of Hawick off the A7. Take a right to Branhholm Knowe, after the turning for Branhholme Park and before the turning for Branhholme Castle. Follow the track up to the property.

Sales and Other Information

Fixtures and Fittings

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

Services

Septic tank drainage, water, LPG Gas 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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



BRANXHOLM KNOWE, HAWICK

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