



Cedar Lodge Bucklands, Hawick, TD9 8RR

Offers over £300,000





Cedar Lodge, Bucklands, Hawick, TD9 8RR

- Detached Colt Bungalow
- Three Reception Rooms
- Country Kitchen with Rayburn Stove
- Large Workshop and Garage
- Close to Amenities
- Three Bedrooms
- Conservatory
- Expansive Gardens Circa 0.5 Acres or thereby
- Countryside Setting
- Ideal Downsizing Opportunity

Nestled within the peaceful grounds of a former private estate on the outskirts of Hawick, Cedar Lodge offers a rare opportunity to enjoy country living in an exceptionally private and picturesque setting. This spacious Colt-constructed bungalow provides generous accommodation throughout, comprising three double bedrooms, a bright lounge, dining room, conservatory, kitchen, utility room and a modern bathroom. The property benefits from double glazing and oil central heating, ensuring comfort all year round.

Set within extensive mature gardens equating to circa 0.5 acres (or thereby), the grounds include a large lawn, woodland areas and ample space for vegetable growing, allotments or landscaping projects, making it ideal for keen gardeners and those seeking a self-sufficient lifestyle. A substantial agricultural shed offers excellent storage and workshop facilities, with potential for home-working or hobby use, while a large garage and additional outbuildings further enhance the property's versatility. Cedar Lodge presents an ideal opportunity for downsizers, hobbyists or those seeking a tranquil rural retreat with outstanding outdoor space.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING ROOM - CONSERVATORY - THREE BEDROOMS - KITCHEN - UTILITY ROOM - BATHROOM -



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Internally

A welcoming entrance hall provides access to the principal accommodation and immediately conveys the sense of space found throughout the home. To the right, the generous lounge enjoys an attractive dual-aspect outlook and offers an inviting space in which to relax and entertain. A door lead through to the dining room, creating a seamless flow between the reception areas, while a charming conservatory beyond provides the perfect spot to enjoy views of the surrounding garden throughout the seasons.

The property benefits from three well-proportioned bedrooms, providing flexibility for family living, guest accommodation or home working. A further room off the lounge provides an excellent is currently arranged as home office, offering excellent versatility to suit modern lifestyles. These are served by a well-appointed shower room.

Kitchen

The heart of the home is the delightful farmhouse-style kitchen, thoughtfully fitted with an excellent range of wall and base units, warm wooden worktops and a ceramic 1.5-bowl sink with mixer tap. A magnificent solid fuel Rayburn forms an attractive focal point, enhancing both the charm and functionality of the space. There is also under-counter space for a dishwasher.

Complementing the kitchen is a separate utility room, offering additional storage and preparation space with further cabinetry, worktops and provision for a washing machine.

Shower Room

The shower room is fitted with a three-piece suite comprising a WC, vanity wash hand basin with storage beneath and a walk-in shower enclosure. Practical laminate splashbacks provide a clean, low-maintenance finish, complementing the room's functional design.



Externally

The property enjoys expansive wrap-around gardens equating to circa 0.5 acres or thereby, providing a tranquil and serene setting with high levels of privacy. Surrounded by mature woodland and established planting, the grounds create a wonderful sense of seclusion while offering an attractive backdrop throughout the seasons.

A large driveway provides ample parking for multiple vehicles and gives convenient access to both the substantial agricultural shed and detached garage. To the front of the property, well-stocked flower beds, mature specimen trees and established shrubs create an attractive approach and add colour and interest throughout the year.

Extending to the sides and rear is an impressive expanse of lawn, bordered by woodland areas and a variety of mature planting. The generous grounds offer excellent space for outdoor entertaining, recreation, gardening and vegetable growing, with plenty of scope for those seeking a more self-sufficient lifestyle.

Outbuildings

There is a substantial double tandem garage providing excellent storage and secure parking.

There is a large detached workshop extending to approximately 778 sq. ft., presenting a wealth of possibilities for hobbyists, vehicle enthusiasts or those seeking extensive workspace from home. The building benefits from mans power, lighting and is accessed via an automatic roller door.

There are a further five outdoor stores providing an abundance of storage for gardening equipment including the sit-on lawn mower and log storage.

Location

Bucklands is a private estate situated approximately 1 mile from Hawick town centre in the heart of the Scottish Borders. Surrounded by rolling countryside, woodland and farmland, the area is renowned for its peaceful setting and scenic beauty, making it particularly appealing to those seeking a quieter pace of life whilst remaining within easy reach of local services. The location offers excellent opportunities for walking, cycling, fishing and other outdoor pursuits, with an abundance of countryside right on the doorstep.

Hawick, the largest town in the Scottish Borders, provides a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities, healthcare services and both primary and secondary schooling. The town is well known for its rich textile heritage, vibrant community and annual Common Riding celebrations.

A wider range of shopping, recreational and professional services can be found in the nearby Border towns of Selkirk and Galashiels. Tweedbank railway station, approximately 20 miles away, provides regular services to Edinburgh, making the area suitable for commuters. For those travelling further afield, both Edinburgh Airport and Newcastle International Airport are readily accessible by road.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

Services

Mains water and electricity. Private drainage to septic tank. Oil central heating.

Council Tax

Council Tax Band E.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

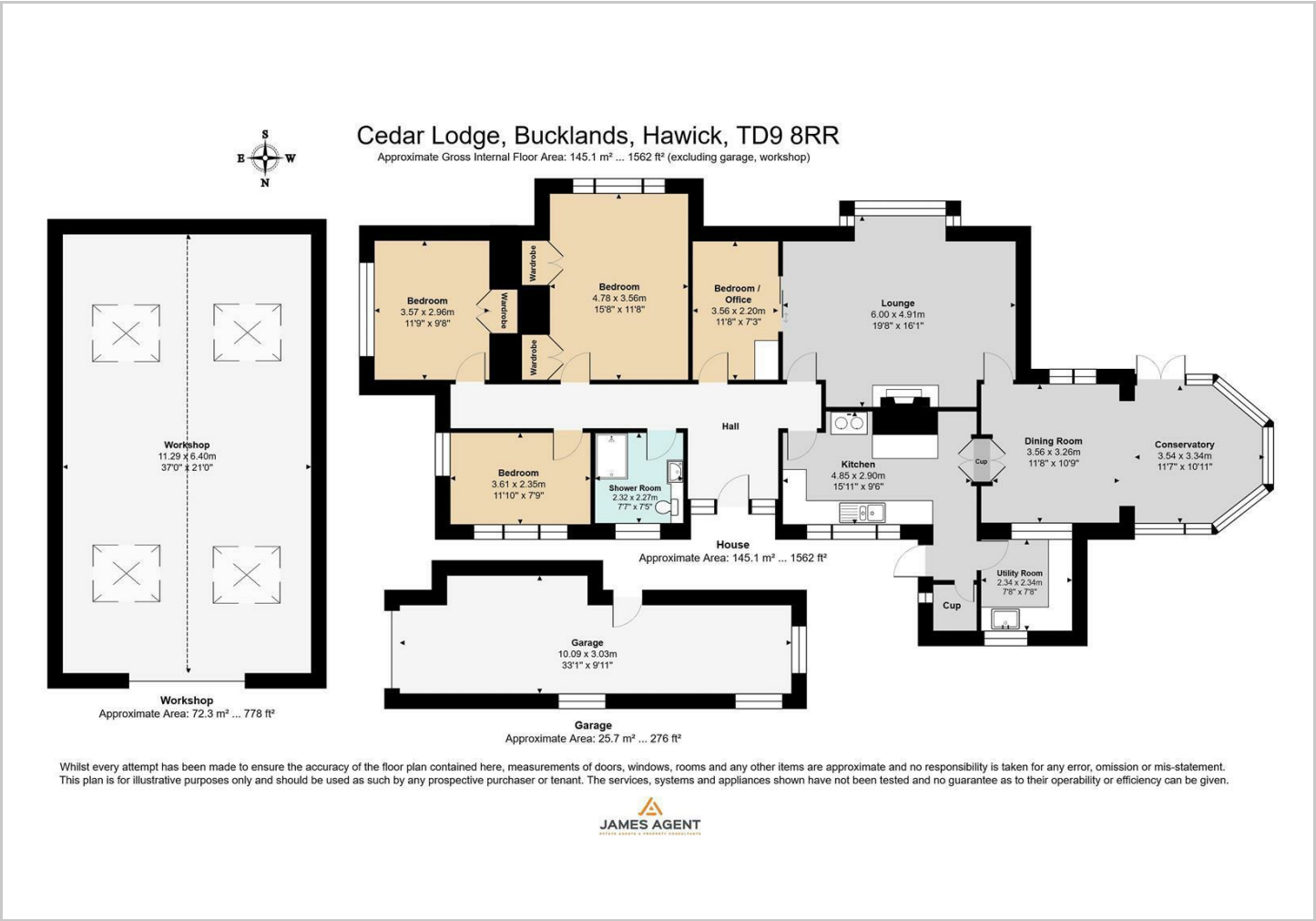
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

