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Bitstone House Roberton, Hawick, TD9 7LU

Guide price £665,000



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# Bitstone House, Roberton, Hawick, TD9 7LU

- Architect-designed Home
- Expansive 1.6 Acre Plot
- Manicured Gardens
- Beautiful Semi Rural Location
- Double Garage & Large Driveway
- High Specification Eco Credentials
- Solar Panels & Ground Source Heating
- Riparian Fishing Rights
- Outstanding Countryside Views
- Self-sufficient Living

Bitstone House is a remarkable architect-designed eco home set within approximately 1.6 acres of beautifully maintained grounds, enjoying a stunning rural setting with fishing rights and far-reaching countryside views. Designed with sustainability at its core, the property incorporates excellent levels of insulation, a ground source heat pump serving underfloor heating to both floors, a 16 panel panel array, mechanical heat recovery system, rainwater harvesting and high-performance double glazing. The exterior envelope has been carefully crafted to blend seamlessly into the surrounding landscape, featuring Siberian larch cladding and a striking sedum green roof. Extending to circa 266sq.m. / 2,860 sq ft., the home offers exceptional contemporary accommodation, centred around a dramatic double-height living space flooded with natural light. Further benefits include landscaped gardens, a substantial driveway, integral double garage and an outstanding balance of architectural design, energy efficiency and modern country living.

## ACCOMMODATION

- ENTRANCE FOYER - LOUNGE - DINING KITCHEN - FAMILY ROOM - UTILITY ROOM - CLOAKROOM - FAMILY BATHROOM - FOUR DOUBLE BEDROOMS (PRINCIPAL WITH DRESSING AREA AND EN-SUITE) - GALLERIED STUDY LANDING - SHOWER ROOM - STUDY / BEDROOM 5 -



### Internally

A welcoming entrance foyer provides an attractive introduction to the property, leading through to the impressive open-plan living accommodation. The spacious double height lounge enjoys an abundance of natural light and stunning views across the surrounding countryside, creating a wonderful space for relaxation. Open to the lounge is a modern dining kitchen area ideal for both family meals and entertaining. Adjoining the kitchen is a practical utility room providing plentiful storage together with a useful pantry and convenient cloakroom WC.

The ground floor also accommodates two generous double bedrooms, both with sliding doors opening on to private terraces. A well-appointed family bathroom completes the ground floor accommodation.

A staircase rises to the first floor where a bright galleried landing overlooks the living area below, enhancing the sense of space and light. This level offers a versatile office area, ideal for home working. A walkway provides access to a magnificent balcony area making the most of the beautiful views over the gardens and beyond. Along the hallway the principal bedroom suite features a spacious walk-in wardrobe, a luxurious en-suite bathroom and a private balcony area, perfect for relaxing and enjoying a morning coffee. A further double bedroom also takes in the magnificent views and benefits from its own private balcony. A Study / Bedroom 5 and well-appointed shower room completes the first-floor accommodation.

### Kitchen

The kitchen forms an impressive focal point of the home, offering a superb blend of style and functionality. Thoughtfully designed, it is fitted with an extensive range of contemporary wall and base units providing excellent storage capacity, all complemented by attractive granite worktops that create a sleek and durable finish. Two stainless steel inset sinks with mixer taps add convenience for busy family life, while the generous layout ensures ample space for food preparation and entertaining.

At the centre of the room, a substantial island unit provides additional storage and worktop space, creating a natural gathering point for family and guests alike. The island further enhances the practicality of the kitchen while reinforcing its sociable, open-plan feel. A striking range cooker serves as the centrepiece of the room, complemented by a stainless steel extractor hood, making the kitchen equally suited to everyday cooking and larger-scale entertaining. There is also provision for a dishwasher together with space for a freestanding fridge freezer.

Further practicality is provided by a separate utility room, ideally positioned to keep household tasks away from the main living areas. Fitted with additional worktop space, a range of wall and base units, and a traditional Belfast sink with mixer tap, the utility room offers excellent supplementary storage and workspace. There is also under-counter space and plumbing for a washing machine and tumble dryer.





#### Bathroom Facilities

The property benefits from an excellent range of bathroom facilities arranged across both floors, providing flexibility and convenience for family living and visiting guests alike.

On the ground floor, the principal family bathroom is generously proportioned and fitted with a comprehensive five-piece suite comprising a WC, bidet, vanity wash hand basin, panelled bath and separate shower enclosure. Finished to a high standard, the room offers both practicality and comfort, perfectly suited to the needs of a busy household.

Also located on the ground floor is a conveniently positioned cloakroom WC, providing additional facilities for guests and day-to-day use.

The first floor is equally well served by two further bath and shower rooms. A stylish shower room is fitted with a modern three-piece suite comprising a WC, vanity wash hand basin and shower enclosure with mixer shower, offering an ideal facility for family members or guests.

Completing the accommodation is the impressive en-suite bathroom serving the principal bedroom. Beautifully appointed, this luxurious space features a five-piece suite comprising a WC, bidet, vanity wash hand basin, freestanding bath and a spacious walk-in shower. The freestanding bath creates an elegant focal point, while the separate shower provides additional convenience, resulting in a well-balanced and highly functional bathroom suite.

#### Externally

Bitstone House is set within beautifully landscaped garden grounds extending to approximately 1.6 acres, thoughtfully designed to complement both the striking architecture of the home and its breathtaking rural setting.

To the front, a substantial gravelled driveway provides generous parking for numerous vehicles and leads to the integral double garage. Attractive dry stone walling and mature hedging frames the front boundary, creating a fitting introduction to this exceptional home.

The rear gardens are a true delight, gently rolling down towards the river and commanding uninterrupted views across the surrounding Borders countryside. Predominantly laid to beautifully manicured lawns, the grounds provide an exceptional sense of space, privacy and tranquillity, extending to the midpoint of the river and benefitting from valuable riparian fishing rights.

A beautifully stocked cottage-style flower garden provides colour and interest throughout the seasons, with winding pathways leading through the planting and down towards the expansive lawn. Positioned to take full advantage of the magnificent outlook is a superb raised terrace, creating the perfect setting for al fresco dining, entertaining or simply relaxing whilst taking in the ever-changing countryside views.

For those with an interest in self-sufficiency, the property boasts an impressive productive garden incorporating numerous raised beds cultivating a variety of seasonal fruit, vegetables and herbs, complemented by an abundance of mature fruit trees. A bank of solar panels is discreetly positioned within the grounds, further enhancing the property's outstanding sustainability credentials.

#### Outbuildings

There is a double garage set to the front of the property accessed via an automatic double door. The garage benefits from mains power, lighting and houses an electric car charger.

The plant room provides a dedicated space for the ground source heat pump manifold and hot water tanks.

There is a dedicated workshop kitted out with multiple electrical outlets and sink. The workshop providing superior storage for gardening equipment and outdoor furniture.

There are two garden sheds and a greenhouse with a water supply and electricity to both garden and greenhouse.

#### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale. Freestanding appliances may be available by separate negotiation.

#### Services

Mains water and electricity. Drainage is to a private system and central heating is through a ground source heat pump. Solar panels have been installed.

#### Location

Bitstone House enjoys a peaceful setting within the charming rural hamlet of Roberton, nestled in the heart of the Scottish Borders and surrounded by rolling hills, open farmland and picturesque wooded valleys. The nearby Borthwick Water meanders through the landscape, while Alemoor Reservoir, Craik Forest and an abundance of scenic walking, cycling, horse riding and fishing opportunities make the area a haven for those who appreciate the outdoors and a quieter pace of life.

Despite its idyllic setting, Roberton is just five miles west of the thriving Borders town of Hawick, offering an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities, including the award-winning Wilton Lodge Park, Teviotdale Leisure Centre, Vertish Hill Golf Course and the renowned Borders Distillery. Hawick also benefits from highly regarded schooling and is famous for its annual Common Riding and vibrant Summer Festival.

For commuters, Roberton enjoys excellent road links via the nearby A7 trunk road, providing convenient access north towards Galashiels and Edinburgh, and south towards Carlisle. The Borders Railway at Tweedbank, approximately 25 minutes away, offers regular direct services to Edinburgh, making this an ideal location for those seeking the tranquillity of country living without compromising on connectivity.

#### Council Tax

Council Tax Band G.





## 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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

