



Tower Apartment, Beechhurst,

Bonchester Bridge Road, Hawick, TD9 8LG



Tower Apartment lies over the original entrance to the converted former mansion house at Beechurst, a fine traditional country home on the edge of countryside on the outskirts of Hawick. Formerly home to the owner of the Hawick Gas Company it is perhaps no coincidence that unlike most country residences it benefits from mains gas! Scots baronial style architectural touches include the castellated tower frontage and turrets with crow step gables a sense of grandeur. The house is a masterclass in country elegance and overlooks a sloping front lawn with surrounding mature trees and enjoys outlooks over to the Minto Hills and the surrounding countryside above nearby Cavers.



With natural light and retained features in abundance, Beechhurst has beautifully maintained grounds, with the former mansion retaining its original glory and the building successfully divided to provide four privately owned homes, which make popular country escapes and lifestyle change properties. The Tower apartment has been carefully designed with excellent levels of privacy and maintenance with the scenic backdrop and amenity of the generous grounds. A private walled garden with bespoke log cabin make this apartment an ideal country retreat.

LOCATION

Hawick is a traditional Borders town, steeped in character, with a strong community spirit and well connected to the A7, A68, Border towns, railway and motorways.

The old town still hosts a variety of well supported independent retailers and a great selection of small eateries and restaurants, with larger supermarkets positioned to the edge of town. Schooling is available from nursery to secondary. The town is renowned for its strong rugby and horse riding background; with the annual 'Common Riding' festivities and Rugby Sevens held annually and extremely well supported. The nearby village of Denholm has a range of local facilities including an Italian bistro, village pubs and an enviable backdrop of rolling countryside synonymous with the Borders lifestyle.

ACCOMMODATION SUMMARY

Elevated conservatory Entrance Porch, Central Hall, Lounge, Dining Room, Kitchen, Inner Hall, Downstairs Bathroom, Separate WC, Walk-In Storage, Upper Landing, Four Double Bedrooms, Bathroom with separate Bath and Shower, Tower Room (Study), Outside Store, Garage, Walled Garden with Log Cabin.

FEATURES

- Traditional style Victorian country home with bay window, original panelled doors with timber surrounds.
- Original Feature Staircase and mid-landing window.

- Spacious bedrooms with additional sitting areas
- Two bathrooms and a separate WC
- Walled garden with log cabin
- Ideal retreat, lock-up and leave second home or main residence.

ACCOMMODATION

The entrance to the property opens from a shared conservatory porch to the rear of the mansion, leading to a traditional panelled door to the apartment with the original pitch pine staircase leading off to the upper floor. The lounge hosts an impressive full height bay window to the far end, stripped floors and feature fireplace with tiled inlay and hearth. Retained traditional features including brass handles, locks and fingerplates to the door and an "Edinburgh press". The dining room lies off the lounge and leads through to the kitchen with dual aspect sash and case windows giving plenty of natural light. The kitchen is full of character with hand crafted units, central Belfast sink and windows overlooking the front lawn. An inner hall provides coat hanging and leads to a bathroom with contemporary panelled shower over, separate WC and walk in storage/utility cupboard with full height fitted shelving.

The upper level is accessed by the original staircase with feature stained glass double window with leaded decorative motifs. There are four good sized double bedrooms on the upper floor, two each on either side of the landing and with extended space for sitting areas – making them ideal as a luxury holiday home. The main bedroom leads through to the tower room, a unique reading room and study, with lovely outlooks to front and both sides taking in the crow-stepped gables and overlooking the lawn to the surrounding woodlands to Cavers. The main bathroom is centrally located adjoining the bedrooms and is fully tiled ceiling to floor with traditional white ceramic fittings, bath and separate shower.

EXTERNAL AND OUTBUILDINGS

The gardens are divided between the four properties. Tower apartment benefits from two areas of lawn either side of the rear drive, leading to a private area of the walled garden. It includes a unique handcrafted

Log Cabin set in an enchanting quiet space away from the main house with high sheltering stone walls on two sides, an ideal retreat for quiet contemplation in comfortable surroundings. The Log Cabin benefits from a mains electricity supply.

SERVICES

Mains gas, electricity, private water and drainage. Gas central heating and part double glazed/part single glazed.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999 – lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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