



# 10 Bowmont Court

Kelso, TD5 8JY



Centrally positioned with a countryside aspect, this impressive detached Georgian inspired home hosts generous and beautifully finished accommodation in an exclusive village setting just outside Kelso. The accommodation includes a fantastic open plan kitchen extension to enjoy wonderful garden views, with three further public rooms, five bedrooms and an enviable provision of storage space, the wrap around gardens are colourful and completely private, with garages, workshop and a sweeping drive - truly the best of modern requirement and country living.



## 10 BOWMONT COURT

A luxurious and impeccably styled family home, set within the glorious Border countryside village of Sunlaws, just outside Kelso - 10 Bowmont Court is an exceptional find. With space for family, entertaining, dining and relaxing, this five bedroom Georgian inspired property has simply stunning outlooks over a generous and expertly landscaped garden, with wonderful privacy, and a dreamworthy contemporary extension designed as the ideal panoramic viewpoint.

Set in a premium position to the outer edge allowing those fantastic views and privacy, a winding drive leads from the main entrance of the village to an attractive lawned frontage, extending to the drive, garages and main entrance to 10 Bowmont Court.

The ground floor hosts an impressive four public rooms, allowing a flexible use of space for home and working life. To the front, a formal drawing room hosts an elegant lounge, with double windows to the front and a focal point fireplace, with an adjoining door opening to the dining room. A further living area sits across the hall, and is a comfortable family room also suited as a home office. The extension is an incredibly successful addition to the property; providing a more relaxed dining and seating area, with access to the garden and a must-have for many house hunters, incorporating that open-plan feel. The semi-circular design has maximum impact being glazed to provide an open aspect over the garden and neighbouring countryside, with a clean curved design kitchen, with sleek look and streamlined appliances blending well with more country elements including oak flooring and feature cooker tap and AGA. The ground floor also provides for storage, laundry facilities and provision of modern family life with an auxiliary kitchen, utility room and downstairs cloakroom with W/C.

The first floor landing, with skylight above allowing natural light, opens to the master bedroom with dressing room and ensuite bath & shower room, three further generous double bedrooms, a family bathroom and a guest room with a second ensuite.

The outdoor space has been thoughtfully landscaped to take full advantage of the wonderful setting and woodland backdrop, and is an extension of the entertaining and family space; with different spots to enjoy, there are stretches

of lawn, a large patio for al fresco days & nights, colourful borders, mature planting and a pergola walk way to a charming pond, plenty to keep the green fingered enthusiast busy!

## LOCATION

Being set just four miles from the vibrant town of Kelso, Sunlaws Village was completed in 2007 and is a tucked away location with some impressive neighbours; with the exclusive Schloss Roxburgh Golf Hotel & 18-hole course just a short walk, including Spa facilities in plan, the property also overlooks majestic landmarks including the Roxburgh Viaduct spanning the River Teviot, and the glorious Eildon Hills beyond. Heiton is a charming village, lying approximately 2 miles from the town of Kelso with the exclusive Sunlaws development opening from the edge of the village, and just a short drive to town. The area is exceptionally well connected via the A698, with easy links to Edinburgh and Newcastle, as well as nearby towns Kelso and Jedburgh. Heiton is under 30 minutes from the Borders rail link to Edinburgh.

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders as a result. With a range of amenities and the charming cobbled high street filled with independent shops and retailers, there are several major superstores to the edge of town, a recently completed High School, medical and banking facilities, making it an excellent choice for the modern buyer.

## ACCOMMODATION SUMMARY

Lobby, Reception Hall, Cloakroom, Drawing Room, Family Room, Dining Room, Kitchen & Garden Room, Auxilliary Kitchen & Utility Room with W/C, Master Bedroom with Ensuite Bath & Shower Room, Dressing Room, Three Further Double Bedrooms, Guest Bedroom with Ensuite Shower Room, Family Bathroom. Detached Double Garage, Extensive Garden & Parking.

## FEATURES

- Premium Location and Rarely Available Position
- Lifestyle Balance – Semi Rural with Excellent Transport Links
- Exceptional Privacy

- Luxuriously Proportioned Accommodation
- Immaculately Presented
- Fantastic Contemporary Design Extension
- Double Garage & Workshop
- Excellent Plot Size & Garden
- Country Outlooks

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Double glazing.

## ENERGY EFFICIENCY

Band C.

## COUNCIL TAX

Band G.

## 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.

## PRICE AND 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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