

Hawick

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OAKWOOD, Minto, Roxburghshire

Two bespoke, arts-and-crafts style architect designed luxury houses



OAKWOOD

An exclusive address
in the conservation
village of Minto
set amidst beautiful
Scottish Borders scenery



OAKWOOD

Minto, Roxburghshire

LOCATION

Oakwood is an exclusive address in the conservation village of Minto, set amidst beautiful scenery in the heart of the Scottish Borders, historically associated with the Earls of Minto. It is a dream location for the keen golfer beside the picturesque 18 hole Minto Golf Course.

Minto Golf Clubhouse on the doorstep is licensed and open to non-members with hot food served daily. All services are available in Denholm, a pretty village centred around a traditional village green approximately 1 mile to the south. It has a local shop and post office, butcher, pub, hotel, tea room, garage with petrol pump and a primary school. Borders towns of Melrose, Kelso, Jedburgh and Hawick are all in very easy reach and provide a wealth of shopping and leisure facilities.

There is a high school in Hawick (4 miles) and the new intergenerational campus at Jedburgh (6 miles).

Tweedbank Station (12 miles) has a regular train service to Edinburgh (48 miles). The line has been earmarked for extension to Hawick and Carlisle. Borders General Hospital at Melrose is 11 miles.

There are regular flights from Edinburgh and Newcastle (56 miles) to a number of UK and European destinations.



OAKWOOD

Minto, Roxburghshire

SETTING

Oakwood is located at the southern edge of the village, along a mature oak avenue, with open views of the countryside to the west, and a splendid view to the southwest of the Teviot River valley and Ruberslaw hill.

Oakwood comprises just three luxury homes architect designed specifically for this unique woodland setting. Two of the houses are offered for sale, with the third due to be built in 2022.

The houses are built by skilled local tradesmen and craftsmen to the highest standards with thoroughness and great attention to detail, using high quality natural materials.

The houses share an access and gravelled drive, discretely positioned behind an earth berm and hedgerow.

The houses are set well back from the road, each within a quarter acre grounds, behind beech hedging, low fencing and timber field gates. Each house has a parking court with electric car charging point and a double garage, leading to a sunny front garden.

The rear south west facing woodland garden has a sandstone patio accessed from the living room and principal bedroom.



Site Plan 1:500

RURAL SETTING

FOR SALE - Two bespoke arts-and-crafts style architect designed luxury homes, each set within a quarter acre plot



OAKWOOD

Minto, Roxburghshire

EXTERNAL FINISHES

Materials are of exceptional quality throughout.

Natural slate roofs with overhanging eaves and projecting verges. Wide swept-back dormers, echoing the main roof line with their tilted verges. The gutters and rainwater pipes are metal. Crisply detailed solid oak fascias, purlins and soffits are clear sealed with 3 coats of the finest UV protection oil.

The walls are finished in three natural materials - European oak half-lap cladding, local coursed split-face sandstone and traditional hand finished wet-dash render.

The prefinished Scandinavian windows are all triple glazed and classed Secure-by-Design, with metal beads for durability and low maintenance.

The double-glazed six leaf folding-sliding garage doors are oak with top and bottom tracks for ease of operation. They allow natural light making the space useful as a workshop, garden room or studio.

Quality efficient LED lighting, water and extra sockets are provided.



Double-glazed six leaf folding-sliding garage doors

QUALITY

Exceptional quality,
high performance,
energy-efficient
healthy homes

OAKWOOD

Minto, Roxburghshire

INTERIOR

Each one and a half storey house has a huge open plan living wing over 50 ft long, comprising an oak galleried south-west garden facing living room and a sunny barn-like volume containing the kitchen dining area and utility room, with 18mm T&G oiled engineered oak floors and open oak roof trusses. The dining area opens directly onto the front garden. A bio-ethanol burner double sided fireplace divides the sitting and eating areas. There is a large cooking island with quartz top.

The main entrance has an outside covered porch, with an oak clad secret store cupboard useful for deliveries. The vestibule reduces draughts and is glazed internally to visually link the internal spaces. There is a large built in cupboard and toilet off the vestibule.

The two-storey south-west wing has 4 double bedrooms, bathrooms and a large open gallery. Downstairs the large principal bedroom has built in wardrobes, a Jack and Jill bathroom and large sliding doors opening onto a sandstone patio. The bathroom with Calacatta gloss porcelain floor tiles, has a large walk-in shower with a ceiling recessed shower panel and body jets, a Geberit Aquaclean 4000 shower toilet and wall-mounted vanity unit with large porcelain basin and pillar tap.

There are 3 more double bedrooms, a shared family bathroom and shower room, and a large open gallery with a dormer window overlooking the garden. The gallery has been designed as an adaptable space, for use as a study, sitting room, games room, cinema or guest bedroom and provided with extra sockets, telephone, TV and data points.

The gallery can be enclosed in future without any services alterations. The 2 upstairs bedrooms both have wide spacious dormer feature windows with superb views of Minto Golf Course and open countryside. They provide comfortable seating areas with TV, data and smartphone charging outlets. All bathrooms have programmable underfloor heat mats and heated towel rails with electric summer heating elements.

The stair is purpose designed and manufactured in solid oak. Continuing the arts-and-crafts theme, internal doors are 3 vertical panelled solid and glazed 'Worcester' style, with deep moulded skirtings and architraves painted in classic Tottington white, complementing the Victoria white painted walls.

The contemporary fully integrated kitchen has all A rated Bosch equipment – a pyrolytic self-clean oven, island mounted induction hob with a counter-top mounted downdraught ducted extractor, 60/40-fridge freezer, microwave and dishwasher.

Matching kitchen and utility room units have a range of internal fittings and accessories, undercabinet lighting and come with a 25 year warranty. The double bowl kitchen sink has white enamel finish. The kitchen and utility tops are quartz stone.

OPEN PLAN

South west facing open-plan living wing 50 foot/15 metres long, with oak floors and open roof trusses





Vestibule	1.7 m x 2.6 m
Living, Dining and Kitchen	5.6 m x 15 m
Principal Bedroom #1	3.7 m x 4.9 m
Bedroom #2	3.7 m x 4.2 m
Jack & Jill Ensuite #1	3.7 m x 1.8 m
WC	1.2 m x 1.8 m
Utility	2.2 m x 4.1 m
Garage	5.1 m x 6.2 m

House 1 & 2: Ground Floor

50 ft/15 m Open Plan Living Wing - Living/Dining/Kitchen • Contemporary Kitchen with Cooking Island
 Principal Bedroom and Double Bedroom with Built-In Wardrobes and Jack & Jill Ensuite
 Vestibule, WC, Utility, Outside Covered Porch, Garage with Glazed Folding Doors



Gallery	3.9 m x 6.5 m
Bedroom #3	3.2 m x 5.4 m
Bedroom #4	3.2 m x 4.3 m
Jack & Jill Ensuite #2	1.9 m x 4.8 m
Store	1.6 m x 1.9 m
Shower Room	1.6 m x 2.2 m

House 1 & 2: First Floor

2 Double Bedrooms with Jack & Jill Ensuite
 Solid Oak Open Gallery - Study/Sitting Room/Guest Bedroom
 Shower Room with Toilet

OAKWOOD

Minto, Roxburghshire

ENERGY EFFICIENCY & SYSTEMS

The houses have a design rating of A96, easily outperforming any house currently on the market in the Scottish Borders.

There is 200 mm of high-performance insulation under the floor, 190 mm in the walls and 600 mm of triple ply loft roll in the roof. The external envelope has been tested and is exceptionally airtight to minimise heat loss.

The whole house ducted heat recovery ventilation system uses Nuaire MRXBOX ECO2 units with auto by-pass and low-energy low noise fans. The heat exchangers, with up to 90% efficiency, eliminate condensation, reduce pollutants and bring clean, filtered warm air into all rooms when needed. There are no noisy bathroom fans or leaky trickle vents. Lighting is LED throughout.

With such a level of energy efficiency, there is no need for fossil fuels of any kind. Heating and hot water is supplied by a class leading Mitsubishi Ecodan 11.2kW air source heat pump, installed and commissioned by experts Sands Renewables. The hot water storage is a Mitsubishi 200 litre pre-plumbed package unit, with a diverter to automatically adjust between heating and water demand.

Downstairs heat is supplied from LPHW 6 zone wet underfloor heating with wireless wi-fi controllers. Upstairs bedrooms have wet flat panel radiators.



Roof mounted photovoltaic panels can generate around 5kW of electricity for lighting, cooking and small power.

A state-of-the-art Solis DC hybrid intelligent inverter has been coupled with a Puredrive 5KW storage battery to provide complete back up in the event of power outage and enable surplus energy to be put back into the grid automatically with optimum payback. The modular storage system can be readily extended by the purchaser.

Each house has constant carbon dioxide and air quality monitoring, interlinked heat, smoke and carbon monoxide alarms. The houses share one advanced, clean and efficient Biorock waste-water treatment plant, which utilises natural aerobic bio-digestion, and requires no electricity and is completely silent. The outflow connects into the Grinding Burn.



ENERGY SMART

- Exceptional EPC rating
- Heat recovery ventilation
- Air quality monitoring
- Photovoltaic panels
- 100% LED lighting

Interested in this property? Hawick

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Opening Hours:

Monday to Friday: 9.00 am to 5.00 pm
Saturday: 9.00 am to 12.00 noon

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

The dimensions and layouts shown in this brochure are taken from architects drawings. The finished sizes and layout may vary slightly. The illustrations are for information only. External materials and landscaping may differ from the illustration, please contact Cullen Kilshaw's sales team for details.

REFERENCES & PHOTOGRAPHY

www.mintovillage.org
www.mintogolf.co.uk
www.denholmvillage.co.uk

Fatlips Castle
Photo © Ali Graham Photography

Minto village from the hill
Photo © Jim Barton (cc-by-sa/2.0)



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Cullen Kilshaw are a long established firm of solicitor estate agents with offices across the Scottish Borders. We are the largest and one of the busiest agencies in the region, selling, buying, and letting hundreds of properties each year for our clients.

We pride ourselves on offering the most comprehensive estate agency offering in the region, with offices in 7 town centres and an experienced legal and property team who provide a full range of services across our nine offices. This wealth of local knowledge and property and legal expertise is invaluable in serving our clients, last year we sold over 350 properties.

As well as property sales and purchases, our services include preparation of Wills and Powers of Attorney, estate planning, family law, commercial conveyancing, dispute resolution, and many others in between.

If you would like to speak to us about any matter, please do not hesitate to get in touch.

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