

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS  
[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**The Old Bowling House,**  
Forest Road, Bonchester Bridge, Hawick, TD9 8JS



# The Old Bowling House,

Forest Road, Bonchester Bridge,  
Hawick, TD9 8JS

Set in the heart of the picturesque Scottish Borders countryside, The Old Bowling House is a charming and versatile detached bungalow offering spacious living with a unique blend of rustic charm and semi-modern styling. Extending to approximately 158 sqm, the property enjoys a tranquil setting in the highly sought-after village of Bonchester Bridge, well-regarded for its strong community spirit and stunning natural surroundings.

## Accommodation Comprises:

- Detached bungalow extending to approx. 158 sqm, located in a highly sought-after area of the Scottish Borders
- Three-bedroom, two-bathroom main accommodation presented in move-in condition
- One-bedroom annex – perfect for guest accommodation or generating rental income
- Generous mature gardens with lawned areas, a pond, and purposeful wilding zones for biodiversity
- A range of outbuildings including sheds and log stores.
- Stylish interior featuring a blend of rustic charm and semi-modern fixtures throughout
- Surrounded by scenic countryside, offering peace, privacy, and endless outdoor pursuits







## The Old Bowling House, Forest Road, Bonchester Bridge, Hawick, TD9 8JS

Approximate Gross Internal Area = 159.7 sq m / 1719 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtats.co © (ID1218075)

### Location

The small village of Bonchester Bridge lies within a most idyllic location within an equal distance both Hawick and Jedburgh for all amenities and education facilities. The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

### Description

The main accommodation is currently arranged as a three-bedroom, two-bathroom home, thoughtfully laid out to provide both comfort and practicality. Complemented by a one-bedroom annex, this property is ideal for multi-generational living or those seeking an additional income opportunity through short- or long-term letting. The Old Bowling House can also be used in its entirety as a generously proportioned and

versatile three / four-bedroom, three-bathroom home.

Inside, the home is presented in move-in condition, showcasing a warm and welcoming interior that effortlessly balances modern convenience with rustic features – think natural wood finishes, cottage-style stable doors and inviting living spaces filled with natural light.

Externally, the property is enveloped by mature, well-maintained gardens, largely laid to lawn with considered wilding areas and a tranquil pond that adds to the peaceful ambience. Several outbuildings enhance the functionality of the home, including sheds and log stores. A generous driveway provides off-street parking for up to four vehicles, adding to the property's convenience and appeal.

This unique property offers a rare opportunity to acquire a forever home in a truly exceptional location, with the added bonus of income potential. Whether you're looking to settle in a friendly rural community, embrace a slower pace of life, or invest in a home that works for you, viewings are highly recommended to fully appreciate what this special property has to offer.

### Viewing

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

### Home Report Valuation | EPC

£320,000.00 | EPC: D

### Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

### Offers

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.

### Services

Mains electricity, water and drainage. Dual fuel (mineral and wood) central heating.



Interested in this property?  
**Hawick**  
**Call 01450 372336**

31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
Fax: 01450 377463  
Email: [hawick@cullenkilshaw.com](mailto:hawick@cullenkilshaw.com)

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.