

# HAWTHORN BANK

HAWTHORNSIDE, BONCHESTER BRIDGE, HAWICK, TD9 8QT

Offers Over £445,000



An impressive modern detached family home set in a quiet rural location with simply stunning views across the rolling Borders countryside. Located near the pretty village of Bonchester Bridge, the property is within easy reach of the towns of Jedburgh and Hawick with many shops, supermarkets, restaurants and other amenities. The property offers well presented and flexible living accommodation over two floors and sits in generous, well maintained gardens and grounds.

## DESCRIPTION

Hawthorn Bank is a beautiful modern detached family home built in 2004 in the small hamlet of Hawthornside. The property enjoys an elevated position, benefitting from one of the most impressive views over the beautiful Scottish Borders. The front door opens into a large welcoming hallway, flooded with natural light. The lounge is a generous size, with a large bay window encompassing the views and a log burning stove. Off the lounge is a dining room, comfortably fitting an eight place dining table. From this room you can access the

conservatory with doors leading out onto the patio to the rear of the property, ideal for relaxing and entertaining. Back to the main hallway is the downstairs cloakroom with WC and an impressive kitchen/dining/family room fitted with farmhouse style timber base and wall units with a counter over, a Rangemaster cooker and a range of integral appliances. This room spans the depth of the property, allowing one half of the room to be utilised as a livingroom with wood burning stove and French doors leading out to a large decked terrace, perfect for alfresco dining and entertaining family and friends whilst enjoying the stunning views. A utility room is situated off the kitchen which leads out into the garden and grounds. The staircase leads from the hallway to the first floor onto the large bright landing. There are four double bedrooms, one with en-suite facilities and a large family bathroom with separate shower.

## ACCOMMODATION

### GROUND FLOOR

RECEPTION HALL	7.94m x 3.37m (widest)	LOUNGE	6.79m x 5.07m
DINING ROOM	3.82m x 3.67m	CONSERVATORY	4.55m x 3.14m
KITCHEN/DINING/FAMILY ROOM	7.77m x 4.17m	UTILITY ROOM	2.98m x 2.97m









## FIRST FLOOR

MASTER BEDROOM 5.25m x 5.07m

ENSUITE 2.70m x 1.48m

BEDROOM 2 5.08m x 3.06m

BEDROOM 3 4.17m x 2.88m

BEDROOM 4 4.17m x 2.80m

FAMILY BATHROOM 4.15m x 1.88m











## GARDENS

The property benefits from secluded well kept front and rear gardens, along with a triple garage and kennels/workshop. The building provides a large flexible space suitable for a wide range of workshops or hobbies. It is large enough to be converted into additional accommodation or a home office or annex, subject to necessary planning consent.





## LOCATION

Hawthorn Bank is situated in a small hamlet close to the village of Bonchester Bridge and takes full advantage of its beautiful rural position in the stunning Scottish Borders with far reaching uninterrupted views over the surrounding countryside and up to the England/Scotland border at Carter Bar. Hawthorn Bank is just a mile away from the pretty village of Bonchester Bridge with an award winning pub and restaurant and an active community. Nearby is the attractive village of Denholm. Centred around a village green, the picturesque conservation village has a selection of amenities catering for everyday needs including a village shop, butchers, pubs and a restaurant. The larger towns of Hawick and Jedburgh offer a wider range of facilities including supermarkets, cafes, restaurants and boutique shopping. For those looking for leisure facilities, the village of Minto offers a beautiful kept golf course; there are riding stables at Hassendean and a plethora of off-road walks and cycle tracks on your doorstep. Whilst rural, the setting is readily accessible with access north and south bound provided by the A68 and A7. Newcastle airport is accessed via the A68, around an hour's drive away and the Borders Railway Station at Tweedbank provides regular services into Edinburgh.







### FIXTURES AND FITINGS

All fitted carpets, curtains, blinds and light fittings as well as fitted kitchen appliances are included in the sale.

### BURDENS

Council Tax – Band G    EPC Rating – C

### SERVICES

The property benefits from mains electricity. The water and drainage systems are private. Oil fired central heating.

### VIEWING

Strictly by appointment through the selling agents:- Tait's, Solicitors, 43 High Street, Jedburgh TD8 6DQ. Tel: 01835 344911 Email: [info@taits.co.uk](mailto:info@taits.co.uk)







These particulars, whilst believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the Selling Agents.