



The Mill House

Ashkirk, TD7 4NY



Set in a charming semi-rural position, this modern country home enjoys a peaceful setting, an exceptional plot, and easily upgraded adaptable accommodation - ideal for those in search of a change in lifestyle.



THE MILL HOUSE

Positioned within walking distance of the picturesque village of Ashkirk, The Mill House strikes a super balance between country living and modern amenities – being surrounded by rolling landscape, the property is less than a mile from the linking A7 road connecting to Hawick, Selkirk and Galashiels. The detached home offers an excellent opportunity for upgrading with scope for enhancement potential and a generous garden plot securing privacy and outlooks.

A quiet country lane leads from the village itself towards the Wollrig Estate, with The Mill House positioned just beyond. A gated entrance extends to the large garden frontage, largely laid to lawn, with a drive accessing the garages and parking. The entrance porch opens to the main hall; with a bright dual aspect lounge set to one side, a dining room to the other, and a large family kitchen overlooking the rear garden. Also on the ground floor, a convenient shower room and well-appointed utility room with access to the integrated garage. Upstairs, a master bedroom benefits in-built storage and an ensuite shower room, with three further double bedrooms and a family bathroom across the landing.

The plot size and garden makes this an exceptional find, offering endless opportunity for further extension to the property or cultivation, the grounds are largely laid to lawn, with an additional storage garage and super summerhouse.

LOCATION

The Woll Estate offers a premier location, gently elevated above the village to provide fine countryside outlooks and an incredibly peaceful setting. Nestled in glorious Border countryside, the village of Ashkirk is a natural choice for those in search of a lifestyle choice which combines the best of open countryside and village life - while still benefitting excellent connections to nearby amenities and transport links. The village is located just off the A7; making it well situated with easy access to the main Borders towns and only a few minutes' drive from nearby towns Selkirk and Galashiels, with the Borders rail connection to Edinburgh providing easy access to Edinburgh. Close to hand are The Woll Golf Course and Restaurant as well as The

Smiddy restaurant, with nearby golf driving range, riding stables, village hall and small country Church. Ashkirk falls into the catchment area for the very highly regarded Primary School at Lilliesleaf and High School in Selkirk. A school bus service operates from the village with the main stop nearby. The area is also well known for its wide variety of countryside walks, cycling, superb fishing and its excellent horse riding country surrounded by rolling hills close to the largely undiscovered Ettrick and Yarrow valleys providing some of the most glorious scenery in the Borders.

HIGHLIGHTS

- Ideal Family Accommodation
- Flexible Living Space
- Large Wrap Around Garden
- Village Life with Countryside Outlooks
- Garden Room
- Two Garages

ADDITIONAL INFORMATION

The fitted carpets, floor coverings, curtain poles, blinds and integrated appliances are all included in the sale. The gross internal floor area is approximately 147m² or thereby. Garden is approximately 0.4 acres.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Band

HOME REPORT & FLOORPLAN

A copy of the Floor Plan and Home Report is available on www.hastingslegal.co.uk

SERVICES

Mains water and electricity. Oil fired boiler. Private drainage.

MEASUREMENTS

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £390,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.



