



BANNERMANBURKE

PROPERTIES LIMITED



The Plough Inn, Lilliesleaf, Melrose, TD6 9JD

Offers In The Region Of £250,000



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■ BAR & LOUNGE ■ COMMERCIAL KITCHEN ■ PUBLIC WC'S INCLUDING WHEELCHAIR ACCESSIBLE WC ■ 4 DOUBLE GUEST ROOMS WITH EN SUITS SHOWER ROOMS ■ OFFICE AND PLENTY STORAGE ■ CCTV, ALARM SYSTEM, FIRE ALARM SYSTEM ■ AIR SOURCE CENTRAL HEATING AND HOT WATER ■ ELEVATED BEER GARDEN AND PRIVATE GARDENS ■ CUSTOMER CAR PARK AND PRIVATE OFF STREET PARKING ■ STUNNING LOCATION WITH COUNTRYSIDE VIEWS

A wonderful opportunity has arisen to purchase The Plough Inn, 11 Miles, located in the idyllic Scottish Borders village of Lilliesleaf.

Formerly trading successfully for many years as a popular restaurant and bar with accommodation and recently renovated. The Plough would lend itself to many types of similar uses, including B&B, Air B&B, or Restaurant/Bar. The property would also make a fantastic family property with the possibility of five bedrooms, five bathrooms and an abundance of family living space (Subject to change of use permissions.) The property currently has a bar area, lounge, public WCs, a commercial kitchen, office and four double guest rooms all with stunning en suite shower rooms. Outside there is a large customer car park directly across the road with further off street private parking to the side of the building. There is also an elevated beer garden to the side and further gardens to the rear. Viewing is a must to fully appreciate the flexibility of this property.

The Village

Lilliesleaf is a charming village located in the central Scottish Borders just south of Melrose and south east of Selkirk, benefiting from a Primary School, Village Hall, Church, coffee shop and pub. The village is well located for all Borders towns, and also for the Borders General Hospital and the Scottish Borders Council Headquarters. The surrounding countryside offers many leisure pursuits such as golf, walking horse riding etc.

Travel

Selkirk 6 miles, Melrose 8 Miles, Hawick 8 Miles, Galashiels

The A7 close by, provides a through-route North to Edinburgh and south to Carlisle and the M6. Rail links are available at Tweedbank 9 miles away, with direct access to Edinburgh Waverley Station. The nearest International Airports are located in Edinburgh and Newcastle.

Directions to property

Entering Lilliesleaf from both sides, the property sits near the middle of the main street, with the car park directly opposite.

THE PROPERTY

Ground Floor

The property is accessed from one of four entrances, two to the front and two to the side. The ground floor incorporates the bar, lounge, kitchen, male, female and wheelchair accessible WCs. The hall to the rear reveals the stairway to the first floor accommodation and office. The lounge and bar feature oak flooring, elm wood bar and gantry and beautiful decor with some exposed walls and multi fuel stoves. The main rooms, WCs and back hallway have underfloor heating by way of an air source heat pump. All fittings, fixtures and kitchen equipment/appliances in the bar, lounge and kitchen are included in the sale.

First Floor

The first floor features a large communal lounge/dining area equipped with kitchen facilities, lounge area and a fire exit to the side of the property. This then leads to the four double

bedrooms with en suite shower rooms and an office. Stunning views over the borders countryside can be seen from the rooms to the front of the building. All bedrooms and shower rooms are tastefully furnished and the furniture and decor shown is also included in the sale.

Ground Floor Main Room Sizes (Metres)

Bar - 6.91 x 6.29

Lounge - 8.63 x 4.78

Kitchen - 9.41 x 4.21

Bar WC's - 2.33 x 2.44

Disabled WC - 2.54 x 2.40

Rear Hall - 2.47 x 1.52

First Floor Main Room Sizes (Metres)

Landing Lounge/Dining Area - 4.52 x 3.75

Office/Store - 3.55 x 2.37

Bedroom 1 - 5.00 x 4.34 - En Suite - 1.98 x 2.10

Bedroom 2 - 3.34 x 4.70 - En Suite - 1.58 x 1.65

Bedroom 3 - 3.56 x 3.06 - En Suite - 1.55 x 1.73

Bedroom 4 - 4.67 x 4.84 - En suite - 2.40 x 2.89

Storage

A large cold store can be found by the ground floor kitchen

along with further cupboards and a external covered store outside for additional equipment. On the first floor there are several utility storage cupboards off the hallway and built in storage within all bedrooms.

Outside Space & Parking

The large private car park is located directly across the road for customers and guests with space for approximately 10 to 12 vehicles. There is also off street parking at the side of the building for two vehicles. The patio area formerly used as the beer garden is located up a set of stairs at the side of the property with the garden area further on at the back of the property.

Fixtures and Fittings

All furniture, fixtures, fittings, bar and kitchen equipment shown are included in the sale.

Services

Air source heat pump central heating. Mains electrics. Mains drainage. Propane gas to kitchen cooking equipment.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

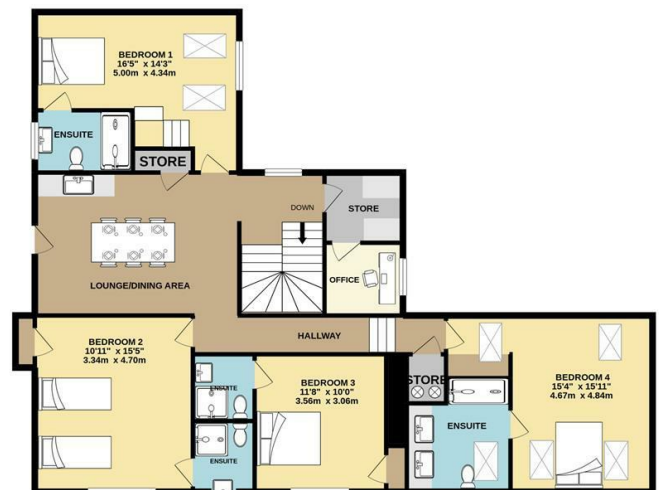
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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