



BANNERMANBURKE

PROPERTIES LIMITED



Pegasus Lodge , Hawick, TD9 8LL

Offers Over £315,000



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■ OPEN PLAN LIVING ROOM AND DINING ROOM ■ KITCHEN ■ MASTER SUITE WITH ENSUITE, FREE STANDING BATH AND DOORS TO THE GARDEN ■ TWO FURTHER BEDROOMS ■ FAMILY BATHROOM ■ OIL CENTRAL HEATING AND DOUBLE GLAZING ■ NEWLY BUILT SHED (7 x 3m) ■ LOG STORE ■ BEAUTIFUL GARDEN GROUNDS WITH DECKING ■ AMPLE PARKING

We are delighted to offer for sale this unique three bedroom lodge set in a secluded and private position. This immaculate home enjoys breath taking views and offers the perfect getaway. The stunning master bedroom opens directly onto the garden, making the most of the outlook, while generous grounds feature decking, a log store, ample parking and a large newly built shed with excellent conversion potential. A rare opportunity to secure a stylish retreat in an idyllic setting.

Location

The property is located in Cavers, a beautiful and sought after hamlet near to the village of Denholm and larger town of Hawick. Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Travel

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

The property is accessed from the front via a covered veranda to the front door and a large external cupboard provides great storage. A UPVC glazed

door leads into the entrance vestibule and hallway, where all accommodation can be accessed. The open plan living, dining, and kitchen area is a bright and inviting space, featuring windows to the front, side, and rear that provide delightful views and flood the room with natural light. This room offers ample space for furniture and the large wood burning stove is a wonderful feature. The kitchen is well equipped with a good range of floor and wall units and ample solid timber work surface space. Space and plumbing for washing machine and fridge freezer and integrated single electric oven, four burner induction hob and integrated microwave. A door from here leads out to the large decking area, providing a beautiful spot for al fresco dining.

The master suite is a generously proportioned room with direct access to the garden, offering beautiful views. Bright and airy, it benefits from windows to the rear, front, and side, while a freestanding bath provides a touch of luxury. The suite also includes access to an ensuite shower room which comprises of a 3pc suite of wash hand basin set in vanity furniture, WC and shower enclosure with chrome shower run off the boiler. A cupboard in the master suite houses the oil boiler. Two further bedrooms are both good sized rooms with large windows taking in the surrounding countryside views. Both have carpet to floor, central heating radiators and ceiling light fittings. The family bathroom is to the front and comprises of wash hand basin, WC and bath with shower over, run from the boiler. Shower boarding to bathing areas makes for easy cleaning and a traditional style radiator with heated towel rail is a lovely feature and cupboards provide storage. With high ceilings and open spaces, this rural retreat is a must see to fully appreciate everything on offer.

Room Sizes

Open Plan Living and Dining Room 8.75 x 4.37

Kitchen 3.00 x 2.30

Master Bedroom 7.45 x 4.42

Ensuite Bathroom 2.16 x 1.90

Double Bedroom 4.00 x 3.05

Double Bedroom 3.00 x 2.70

Family Bathroom 3.00 x 2.15

Externally

The property is surrounded by attractive garden grounds, with ample parking to the front and side. A beautiful decked area, bordered by colourful flowers, provides a sunny spot perfect for alfresco dining, while further seating areas allow you to enjoy the peaceful setting throughout the day. A covered porch to the front offers handy storage, alongside a log store (with logs included) and a newly built large shed, ideal for conversion into a summer house or studio.

Directions

Heading east out of Hawick on the A698 towards Denholm/Jedburgh, take a right towards Bonchester on the A6088. After a mile, take the first left up to Cavers. At the top of the hill at the sharp bend left down to Cavers straight, take the road straight ahead signposted "Midgard" Follow the track around until you see the sign for Pegasus Lodge on the left hand side. what3words///pampering.liquids.washing

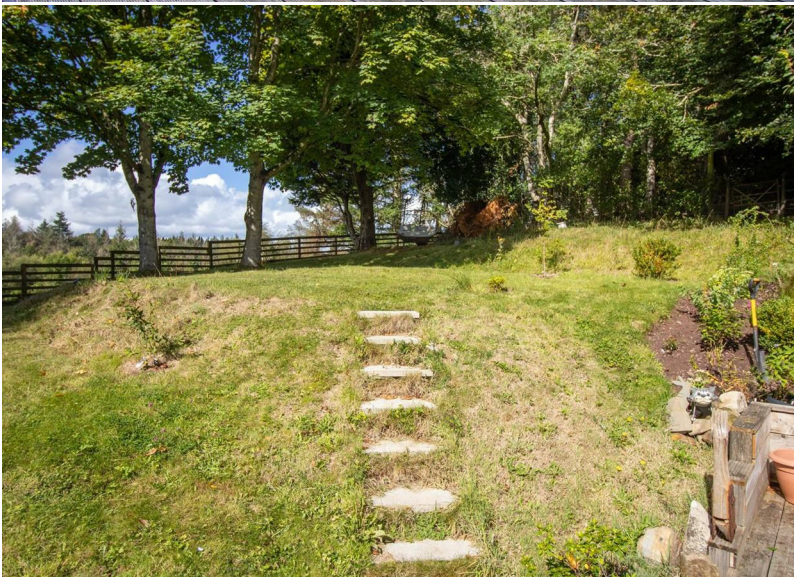
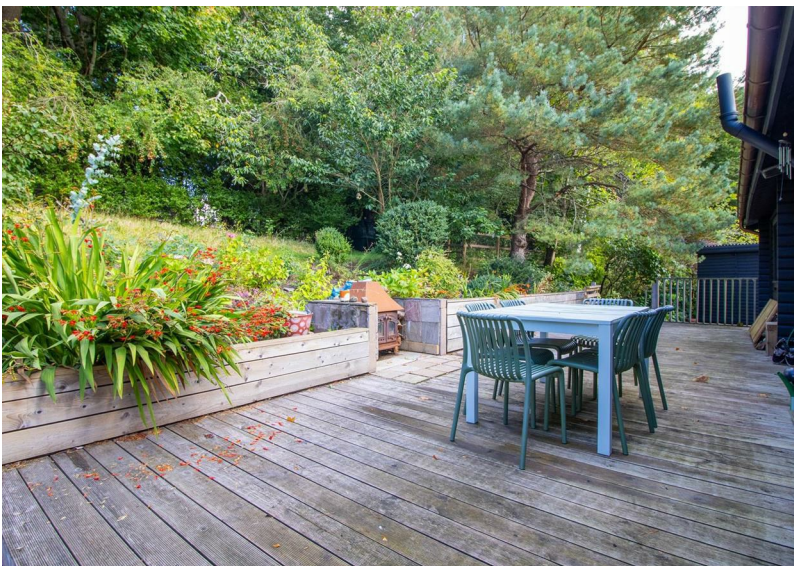
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings integrated appliance, fridge/freezer, washing machine/drier, dishwasher and log store with logs (at time of sale) included in the sale.

Services

Mains water and electric, oil central heating, septic tank drainage.



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.

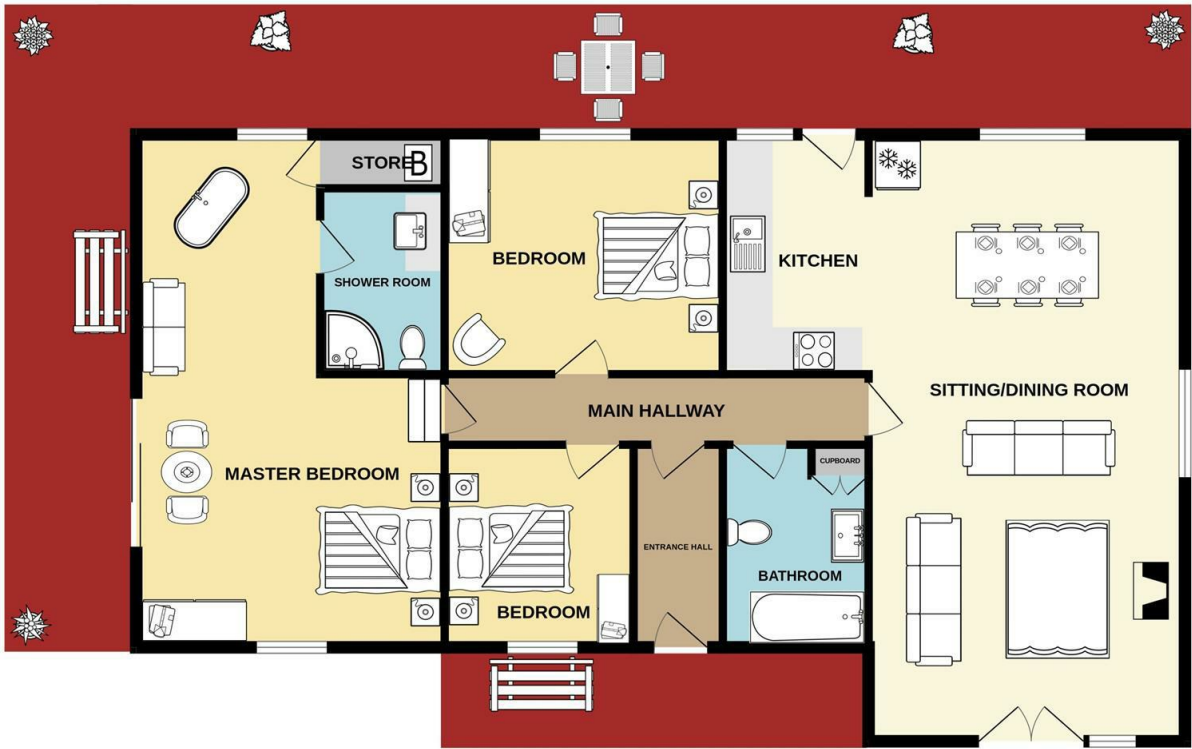
Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	65
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	54	58
Scotland	EU Directive 2002/91/EC	



PEGASUS LODGE, CAVERS, HAWICK

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