



WOODSIDE, EAST BOONRAW, NR HAWICK, TD9 7NP
OFFERS AROUND £795,000



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WOODSIDE, EAST BOONRAW, NR HAWICK, TD9 7NP

FIVE BEDROOM HOUSE WITH STABLES AND 10 ACRES OF LAND

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Commanding a southerly aspect and set against the enviable Scottish Borders landscape, Woodside is an exceptional, five bedroom, detached family home set within approximately 10 acres of land with magnificent views towards Ruberslaw and beyond. Presenting a unique opportunity to equestrian and countryside enthusiasts or to those simply looking to take advantage of a more peaceful way of life, Woodside is the ultimate lifestyle choice. The property has been tastefully refurbished throughout and is offered for sale in turn key condition with many pleasing and stylish features internally.

Built in 2005, the house itself has accommodation arranged over two floors. Entering from the front, the welcoming hallway offers access to all of the ground floor accommodation. The heart of the home is most certainly the spacious and bright open plan kitchen and living area situated along the back of the house with floor to ceiling doors and windows offering a flood of natural light and panoramic views to the garden and beyond. The kitchen boasts a variety of floor and wall units in dark blue with a Belfast sink, integrated dishwasher, space for a large fridge freezer, integrated double oven and electric hob. There is a central island for casual dining in addition to space for a table and chairs. The living

area has an attractive log burner and bright neutral decor making this an ideal space for entertaining. The separate main lounge offers a more formal public room and has been beautifully decorated in dark blue with a feature panelled media wall and floating electric fire built in making a stunning focal point. Also located on the ground floor of the property is a smart cloakroom with a two piece white suite, utility room with a range of storage facilities and space for white goods and there is also a separate a boot room with door out to the side of the property ideal for muddy shoes and/or coats etc which also offers access through to the integrated garage. The fifth bedroom/playroom is also situated on the lower level and could be used for a variety of purposes such as home office.

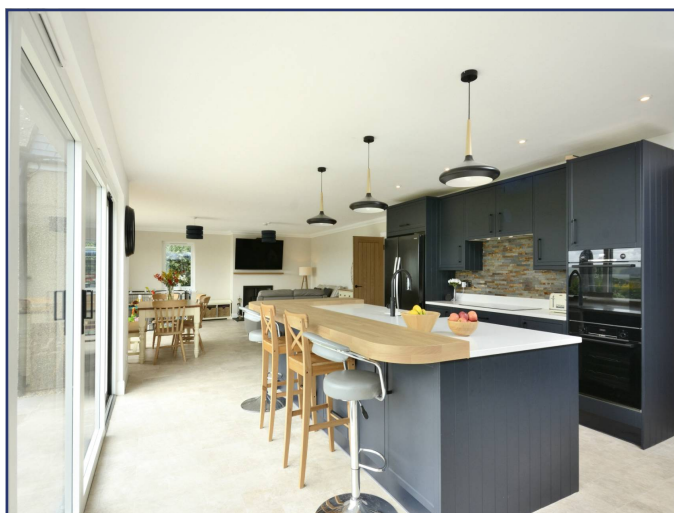
The first floor is accessed via a turning stair with glazed panelling and located up here are the additional bedrooms and family bathroom. The family bathroom is a well appointed and stylish space with walk in shower enclosure, free standing bath, twin sinks and a WC. The luxurious master bedroom is a light and spacious room with walk in dressing area which in turn leads along to the en suite shower room which has wash hand basin, WC and walk in shower which is tiled with seating and LED lighting. The additional three double bedrooms are all freshly decorated and

carpeted in neutral tones and there is also the smaller room currently used as a nursery.

Externally, there are beautifully tended garden grounds surrounding the house, taking advantage of breathtaking unspoilt views, and made up mostly of south-facing lawn and patio. An integrated double car garage and gravelled drive to the front provide parking for several vehicles.

In addition to the garden grounds, there is approximately 10 acres of land comprising well-maintained grazing ground and woodland divided between four fields, as well as a detached stable block with four loose boxes, tack room and large shed- ideal for the equestrian enthusiast.

Woodside is set in a prestigious location within a scattering of properties known as East Boonraw, just outside of Hawick, which offers a multitude of varied attractions, such as Borders Textile Towerhouse, Distillery, Teviotdale Leisure Centre, Vertish Hill Golf Course and Wilton Lodge Park. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling.



METHOD OF SALE: As a whole.

POSSESSION: The property is sold with vacant possession.

BASIC PAYMENT SCHEME: The land is registered with SGRPID (Main Location Code 92/771/0017) and will be offered for sale with the relevant Basic Payment Entitlements.

MATTERS OF TITLE: The land is sold with the benefit of any servitudes and under the conditions in the title including any existing rights of way, right of access and servitudes, whether public or private and whether constituted in the title deeds or not. Prospective purchasers are advised to contact Geo & Jas Oliver, 13 High Street, Hawick TD9 9DH for a definitive list of burdens subject to which the land is sold. A wayleave agreement with SP Energy Networks affects the property and a copy is available upon request.

BOUNDARIES: Any boundaries delineated in these particulars are for visual purposes only and shall not be relied upon by any party.

SPORTING & MINERAL RIGHTS: These are included in the sale but only insofar as the Seller has title thereto.

EPC RATING: C **COUNCIL TAX BAND:** G.

ROOM SIZES:

Open Kitchen/Living Room: 12.57 x 4.43

Lounge: 5.93 x 4.48

Study/Fifth Bedroom: 3.94 x 4.01

WC: 1.75 x 1.52

Utility Room: 2.57 x 3.44

Boot Room: 2.64 x 4.97

Master Bedroom: 5.96 x 4.58

En Suite/Dressing: 6.23 x 2.16

Bedroom Two: 3.15 x 4.00

Bedroom Three: 5.01 x 2.78

Bedroom Four: 5.01 x 3.47

Nursery: 3.28 x 1.83

Bathroom: 3.15 x 3.89

SERVICES: Mains water, electric, oil-fired central heating. Bio-disc drainage system with discharge via reed bed. . Double glazing. Solar Panels benefitting from Feed-in-Tariff Contract.

FIXTURES AND FITTINGS: All carpets, floor coverings, blinds and integrated appliances are included in the sale.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.





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