

3 Barnhills Steading

Hawick, TD9 8SH

A Great Opportunity to Purchase This Stunning Four bedroom Steading Conversion
For Sale • Offers Over £490,000

Edwin
Thompson







BRIEF RESUME

- Stunning Gardens
- Spacious Bright Rooms
- Fantastic Character Features
- 4 Bedroom Steading
- Gated Driveway
- Large integral Garage

DESCRIPTION

3 Barnhill Steading is a charming rural property located in the picturesque area between Ancrum and Denholm. This steading conversion offers a unique blend of rustic charm and modern amenities, making it an ideal choice for those seeking a tranquil countryside lifestyle. The property is situated in a serene, rural setting, providing a sense of seclusion while still being within reasonable proximity to essential amenities and larger towns like Jedburgh and Hawick.



LOCATION

Situated on the outskirts of Denholm, a picturesque village in the Scottish Borders, this steading is nestled in a fantastic rural location that blends serene countryside living with modern convenience. Denholm, located between the historic towns of Jedburgh and Hawick, offers a delightful village green surrounded by essential amenities such as a shop, post office, two pubs, an Italian restaurant, a butcher, a café and deli, a garage, and a hair salon. The nearby towns provide extensive leisure and shopping facilities, schooling, and medical services, while major routes like the A7 and A68 ensure easy travel. The Borders Railway from Galashiels offers regular services into Edinburgh, enhancing connectivity.

The Scottish Borders, covering a vast 1,800 square miles, is increasingly popular among buyers for its outstanding quality of life and breathtaking rural scenery. The region is renowned for its world-class outdoor activities, from mountain biking at Glentress and salmon fishing on the River Tweed to hiking in the scenic hills and forests. Visitors and residents enjoy vibrant annual events like the Common Ridings, which celebrate local heritage, and the rich rugby culture, with Melrose proudly recognized as the birthplace of rugby sevens.

Whether exploring historic towns or idyllic rural villages, the Scottish Borders offers a warm community welcome and a deep sense of pride. With excellent transport links, top-tier educational facilities, and stunning landscapes, this region provides an exceptional quality of life.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor (split Level) – Garage, open plan kitchen/dining/living space, shower room, entrance foyer, living room, bedroom 4/office.

First Floor (split level) – Master bedroom with ensuite, 2 double bedrooms and family bathroom.

Externally – Gated driveway, parking bays , patio, large garden, workshop.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
3 Barnhills Steading	215	2314.24

E & o e please note that these measurements have been taken from the EPC register.







DETAILS

3 Barnhill Steading boasts a traditional aesthetic with exposed beams and stone walls that maintain the character of the original steading. This charm is seamlessly combined with modern interior features to create a comfortable and inviting living space. The property offers a generous number of bedrooms, bathrooms, and reception rooms, providing ample space for families or those looking for extra rooms for hobbies and guests. The open-plan layout of the kitchen, dining, and living areas is a modern design trend that is increasingly popular among buyers. It creates a sense of spaciousness, allowing for easy interaction and a perfect space for entertaining guests. The working log burner not only adds to the property's rustic charm but also offers practical and energy-efficient heating. This is particularly appealing for those looking for a property to enjoy year-round. The patio doors connect the interior with the enclosed outdoor space, making it easy to enjoy the beautiful garden and surrounding nature. The patio offers a private and sheltered space for outdoor relaxation and dining.

Additionally, the workshop offers great potential for hobbies, storage, or even conversion to an additional living space.

The demand for rural properties has grown in recent years, driven by a desire for a higher quality of life, increased interest in remote working, and the allure of picturesque countryside settings. The unique character of this steading conversion makes it particularly attractive to those who appreciate the blend of traditional and contemporary elements.

3 Barnhill Steading is a unique and charming rural property with a blend of rustic aesthetics and modern conveniences. Its location in the picturesque countryside provides residents with a peaceful lifestyle while still being within reach of essential amenities. This property is likely to appeal to a wide range of potential buyers, making it an attractive investment opportunity in the rural property market.

The property's location in a rural area offers a peaceful and idyllic environment. Surrounded by beautiful countryside, residents can enjoy stunning views and an escape from the hustle and bustle of city life. The property features outbuildings that could be repurposed for various uses, such as a home office, workshop, or additional living space. While it enjoys a rural setting, 3 Barnhill Steading is not isolated. Essential amenities, local schools, and shops are within a reasonable distance, ensuring convenience for residents. The property's gated driveway provides a sense of security and privacy. Sheltered parking bays not only protect vehicles from the elements but also enhance the overall aesthetic appeal of the property. The generously-sized garden is a standout feature, providing ample space for outdoor activities, gardening, and relaxation. The presence of a flowing stream at the bottom adds a serene and natural touch to the landscape.









VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
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Galashiels
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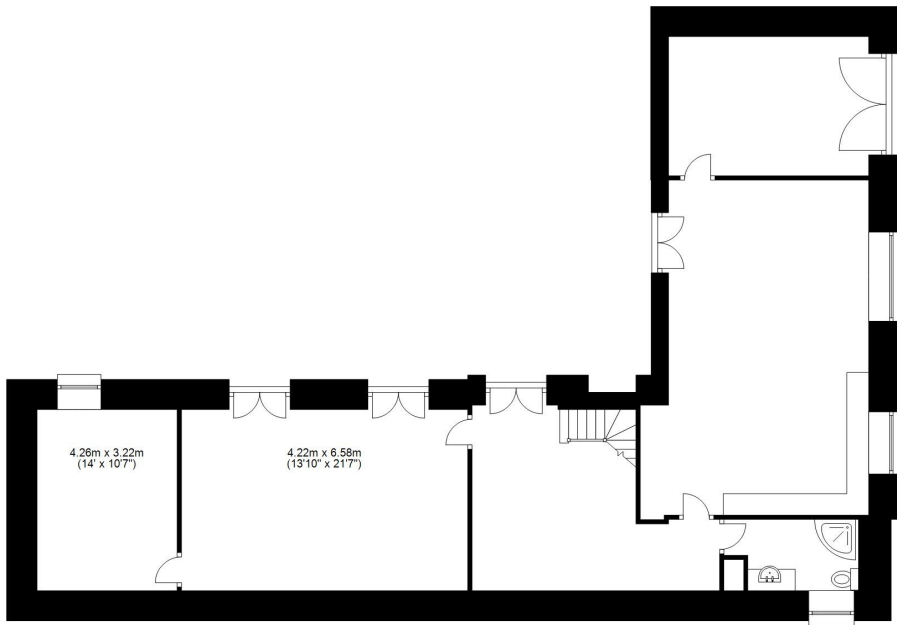
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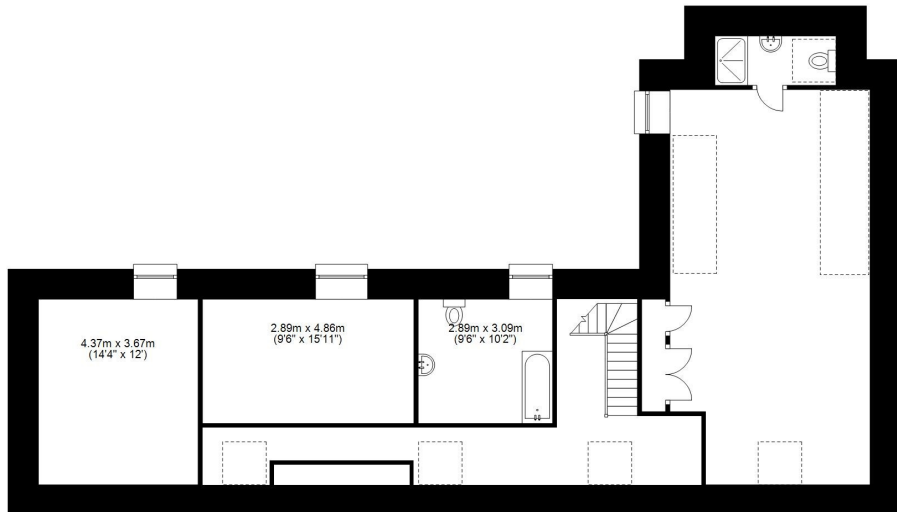




Ground Floor
Approx. 104.1 sq. metres (1120.9 sq. feet)



First Floor
Approx. 108.5 sq. metres (1167.8 sq. feet)



Total area: approx. 212.6 sq. metres (2288.7 sq. feet)



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