



The Coppice
Borthwickbrae | Hawick | Roxburghshire | TD9 7NA

THE COPPICE



Nestled in the rolling hills of The Scottish Borders 'The Coppice' is a stunning detached family home built by the present owner approximately 24 years ago.



KEY FEATURES

The Coppice is a stunning detached family home built by the present owner approximately 24 years ago. The house is set in an elevated position well back from a quiet country lane ensuring privacy and enjoying views to the rolling hills opposite and is within an area of the Scottish Borders considered to be a hidden gem.

This immaculately presented property has been beautifully designed and laid out, with well-proportioned rooms, 9ft high ceilings, high quality fixtures and fittings and an abundance of light throughout. The flexible layout and additional accommodation within the shepherd's hut make this a very versatile property with many business/lifestyle opportunities.









KEY FEATURES

Ground Floor

floor offers three reception rooms; a large sitting room with feature fireplace and windows on three elevations, an attractive formal dining room with views over the rear garden and double doors that open into the sitting room, and a superb study/library with bespoke fitted bookshelves and access to the garden. The real heart of the home is in the open plan kitchen/living/dining room, which is a sizeable space and offers ideal cooking, relaxing and entertaining zones. The kitchen offers an excellent range of units, a range cooker and a separate shelved pantry. The living and dining area is bathed in natural light with large windows front and rear and a double height ceiling and enjoys a multi-fuel stove and views to the surrounding countryside. To the rear of the property is a utility room, boot room and back door to the garden.

First Floor

A carpeted staircase with timber balustrade leads to the first floor, where a very generous landing can be found. There are five double bedrooms, all of which boast modern en suite bathrooms or shower rooms. All the bedrooms are extremely well appointed, bright, spacious and beautifully designed.

In all, the accommodation extends to approximately 4,000 sq ft.























Outside

A sweeping driveway leads up to a parking and turning area in front of the house giving ample parking for family and guests. There is an attached double garage with power and light.

To the front of the property there are sloped lawns and beautiful mature trees. The rear garden is predominantly laid to lawn with herbaceous borders and offers ideal spots for al fresco entertaining. Of note within the grounds are two impressive shepherd's huts, one of which is presently used as a summer house, and the other run as a very successful self-contained holiday let; the latter may be available by separate negotiation.

In all, the plot extends to approximately 1 acre.



LOCAL AREA

The Coppice sits in a stunning rural location in the heart of the Scottish Borders, only 8 miles from the bustling market town of Hawick, and is well provided for with necessary amenities nearby. As well as providing excellent sport and recreational activities Hawick offers a useful range of shops. The town hosts a number of events throughout the year, including the world famous Common Riding.

Edinburgh is 54 miles to the north by road and can be easily reached via the A7. The Borders Railway Line connects the Scottish Borders with Edinburgh, making commuting on a daily basis easy. Both Edinburgh and Newcastle have airports, while Berwick-on-Tweed and Carlisle have mainline railway stations with fast and direct services to London.

The Borders area is very well known for its range of sporting activities. The River Tweed and its tributaries are internationally known for the quality of their salmon and sea trout fishing. Numerous local golf courses, including the Roxburghe Championship Course near Kelso, cater for golf enthusiasts.





INFORMATION

Services:

Mains electric and water, Calor Gas heating (underfloor throughout the house), fully double glazed, private septic tank. Fibre broadband.

Viewings:

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers:

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

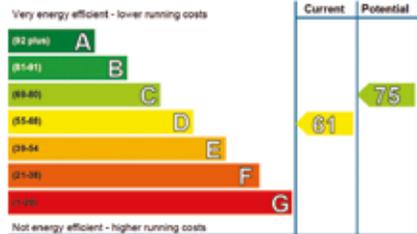
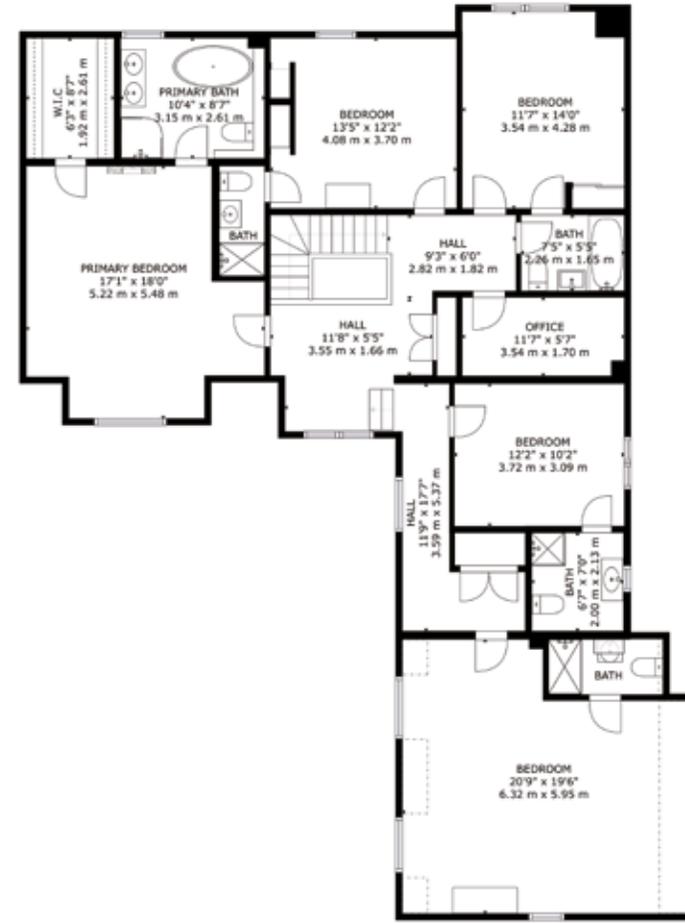
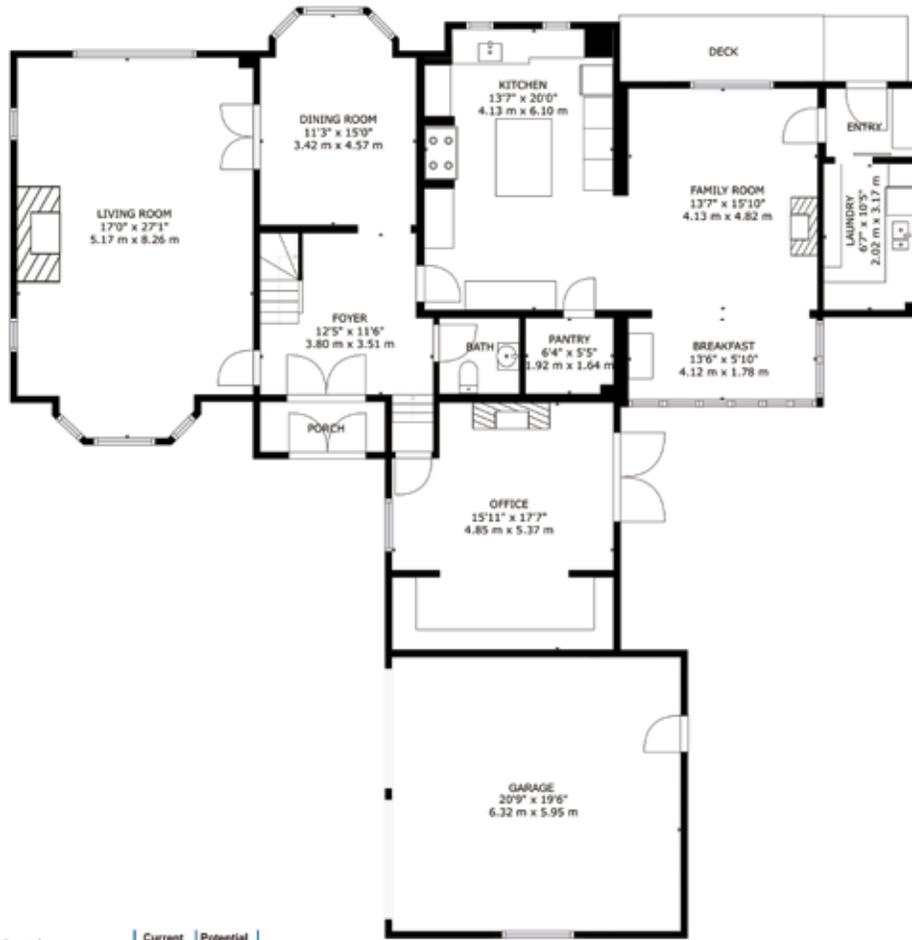
Home Report:

A copy of the Home Report is available on request from Fine & Country South Scotland.

EPC: D

Local Authority:

Scottish Borders Council.



GROSS INTERNAL AREA
 FLOOR 1: 1829 sq. ft., 170 m², FLOOR 2: 1741 sq. ft., 162 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 55 sq. ft., 5 m²
 TOTAL: 3570 sq. ft., 332 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

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