



Townhead Steading

Minto, TD9 8SG



Tucked away and set against a woodland backdrop, Townhead Steading sits in an enviable village location within Minto - with the generous plot providing excellent privacy for the striking 19th century barn conversion with the Granary Cottage providing bright and studio style accommodation for guests, holiday let or extension into the main accommodation.



TOWNHEAD STEADING

Originally a steading, dating back to the 19th century with a threshing mill for Townhead Farm – the mill stone at the gated entrance – the property has been tastefully and successfully converted over recent years to provide the beautifully laid out accommodation. With excellent energy efficiency and in turn key condition, this traditional countryside home has plenty of wow factor for those seeking edge of village living yet within easy reach of nearby amenities.

The property hosts generous living accommodation on the ground floor, with entrance vestibule leading in to the grand double height hallway, a generous living room benefits plentiful natural light with patio doors leading out to the garden. The family dining kitchen is of particular note, with contemporary fresh décor complimenting the wood flooring and exposed beams, a perfect spot for entertaining family and friends and sure to be the heart of the home - with an adjoining dining room featuring an exposed stone wall the perfect option for more formal dining. There is also the option for ground level living with bedroom five currently a home office with neighbouring shower room. A useful utility room has a carpeted internal stair case which leads to the Granary Cottage guest annexe, which hosts a generous double bedroom, bathroom and open plan living/dining/kitchen - ideal for visitors, extended family or indeed as a holiday let opportunity.

Upstairs, the gallery landing leads to three bright and well-appointed bedrooms, with the master benefitting en-suite facilities, and a main family shower room supporting the other two.

Externally, a gated entrance leads to an extensive gravelled driveway with double garage situated below the Granary Cottage with twin arch cart shed openings and fully enclosed gardens, enjoying excellent privacy, fantastic views to Minto hills and are completely level, mostly laid to lawn with shrubbery borders, and sheltering trees. A glorious walled garden featuring summer house is a true secret escape, with various seated areas to enjoy a morning coffee or alfresco dining in the sunshine.

LOCATION

Minto, near Denholm, is set in glorious countryside and nestles below the Minto Hills with some of the best views in the Borders. Local landmarks include Ruberslaw, an extinct volcano lying south of Denholm, and the grounds of Minto Estate with excellent walks and woodlands including the landmark and recently restored tower known as Fatlips Castle. Minto is a mile or so from the thriving village of Denholm with its local shops, village pubs, Italian bistro, garage and modern Primary School with Secondary Schools at Hawick or Jedburgh and Private Schooling at St Mary's Melrose. The area offers excellent opportunities for horse riding and walks while the 18-hole Minto Golf Course is on your doorstep and one of the best in the Borders.

ACCOMMODATION SUMMARY

Entrance Porch, Hallway, Living Room, Kitchen, Dining Room, Downstairs Bedroom 4/Office, Utility and Shower Room.

Upstairs; Three Bedrooms including Master En-suite and Main family Shower Room.

Granary Cottage; Double Bedroom, Bathroom and Open Plan Living Room/Dining/Kitchen.

HIGHLIGHTS

- Idyllic edge of village location with open outlooks
- Guest annexe allowing potential business opportunity
- Tastefully decorated throughout
- Excellent energy efficiency
- Extensive wrap around private gardens

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Double glazing.

COUNCIL TAX

G

ENERGY EFFICIENCY

TBC

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers Over £795,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

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