



## 5 Towerburn

Denholm, TD9 8TB





This impressive Edwardian mansion house, dates back to 1914 and has all the opulence of the Borders very own Downton Abbey.



## 5 TOWERBURN, DENHOLM

A sweeping tree lined drive leads to the impressive grounds of Towerburn, set against a glorious countryside backdrop, enjoying an idyllic and peaceful location, nestled towards the foot of Ruberslaw Hill.

Divided into luxury private apartments and forming part of the original building, 5 Towerburn presents charming traditional features with enviable and well-proportioned accommodation, including a spacious dining lounge with feature multi-fuel stove - perfect for entertaining, with wonderful outlooks over the surrounding grounds.

A striking master bedroom with plentiful storage, two well-appointed guest bedrooms, modern walk in shower room and country-style kitchen. The property would lend itself perfectly to a primary or secondary tranquil home, within easy reach of the nearby village of Denholm and further Border towns.

## LOCATION

Towerburn lies just a mile east of the popular village of Denholm nesting below local landmark Ruberslaw Hill, with views to Minto Craggs and within easy access to the A68 and main Borders towns, with Jedburgh and Hawick only a five minute drive. Denholm is a particularly charming and popular Borders village; centred around the traditional green with independent shops, cafés and restaurants, the area is popular with families and retirees alike, and a favourite for those looking for a country aspect while remaining well connected. The village itself has a well-regarded primary school, with swift links both north and south. The village is renowned for its idyllic beauty, encircled by open countryside and the excellent 18 hole parkland golf course at Minto.

## LIFESTYLE

A true secret escape, the semi-rural position of the B listed mansion is surrounded by formal estate grounds extending to approximately 8 acres of privacy; which include well-manicured lawns, secluded seating areas with sheltering woodland surrounds and a wide variety of colourful mature borders ensuring perfect peace. Endless countryside is quite literally on the doorstep, making it a desirable spot for those in search of the lifestyle afforded by such country homes and synonymous with the Scottish Borders – whether it be for walkers looking for hiking trails, keen horse riding routes, open terrain cycling or for fishing the nearby Teviot and Tweed, there is something for all.

## DIRECTIONS

From Denholm village, follow the A698 and turn right at the sign for Bedrule, continuing on this road approx. ½ mile until you meet a Y junction, bear right and continue a few hundred yards with the entrance drive and stone pillars to Towerburn first right

## HIGHLIGHTS

- Idyllic position with charming tree lined drive and manicured grounds of approx. 8 acres
- Captivating outlooks across rolling countryside.
- Impressive and striking Edwardian mansion estate.
- Easy access to Denholm and further towns and villages.
- Lifestyle choice offering the perfect country getaway

## ACCOMMODATION LIST

Main Door Entrance, Stairwell, Hallway, Lounge, Kitchen, Three Bedrooms, Bathroom & Cellar Storage.

## ADDITIONAL INFORMATION

Residents and visitors parking available to the front of the main door entrance. The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. 103m<sup>2</sup>.

## SERVICES

Mains Water and Electricity. Private Drainage. Electric Heating.

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating E

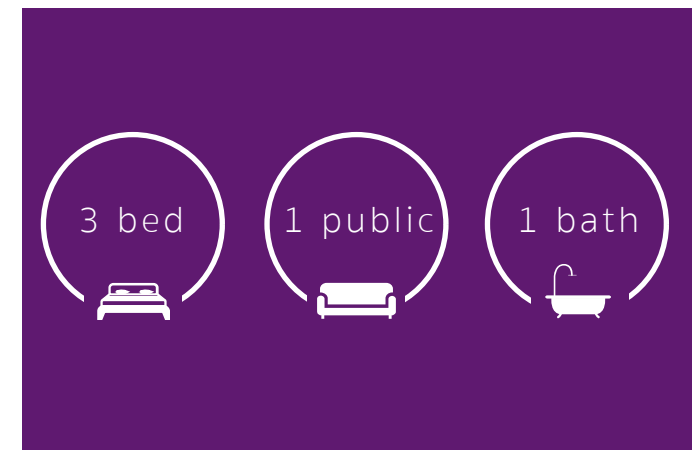
## VIEWING & HOME REPORT

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £210,000 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](mailto: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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.







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