



Pegasus Lodge

Cavers, Hawick



Nestled amidst the serene and picturesque countryside of Cavers, this charming timber lodge bungalow offers a tranquil retreat for those seeking semi-rural living.



PEGASUS LODGE

The timber bungalow features sizeable and thoughtfully designed accommodation, all conveniently arranged on one level, to ensure ease of movement and accessibility, making it an obvious choice for the downsizer. The open plan living room/dining room/kitchen is free flowing and a real standout feature, incorporating a wood burner stove and boasting plentiful natural light that floods the space through large windows and French doors, it makes the perfect spot for hosting family and friends. An impressive master en-suite bedroom features luxurious proportions and a free standing bath with two further bedrooms and modern family bathroom.

Set upon an extensive plot, surrounded by a decked terrace to enjoy various seated areas in the sunshine, the property provides ample outdoor space for gardening, recreation and enjoying the surrounding views. Additionally, there is a large gravelled driveway, with plenty of room to add a garage if desired, subject to the necessary permissions.

LOCATION

The property lies in Cavers – a charming and sought after rural hamlet, situated between Denholm & Hawick The nearby town of Hawick is a traditional Borders town, steeped in character with a strong community spirit. The old town still hosts a variety of well supported independent retailers and a great selection of small restaurants and eateries with larger supermarkets positioned to the edge of town. Schooling is available from nursery to secondary and the town is renowned for its strong rugby and horse riding background; with the annual common riding festivities and Rugby sevens held annually and extremely well supported. The bustling town has an enviable backdrop of rolling countryside while remaining well connected to the A7 & A68 for further towns, railway and motorway

HIGHLIGHTS

- Spacious Detached Bungalow
- Surrounded by Scenic Countryside
- Sizeable Accommodation
- Extensive Wrap Around Gardens

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room/Dining Room, Kitchen, Master Bedroom with En-suite, Two Further Bedrooms, Family Bathroom.

SERVICES

Mains water, electricity, private drainage to septic tank, oil fired central heating, double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area is approx. 118m².

COUNCIL TAX

Band tbc as currently operating as a holiday let.

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 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 £299,000 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.

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.



