

LEGAL  
HASTIN & S



18 Denholm Mill

Denholm, TD9 8NX

Offers Over £375,000





A remarkable family home positioned on the fringes of Denholm has been thoughtfully extended and upgraded over the years, offering generous bedrooms, a choice of public rooms and marvellous views over the river and countryside beyond.



## 18 DENHOLM MILL

Located within the exclusive small development of Denholm Mill, this wonderful family home has benefitted a fantastic extension by the current owners which has seamlessly integrated with the original structure, enhancing the fantastic open kitchen and living space maintaining a cohesive aesthetic which is the perfect spot for entertaining guest and extended family. Upstairs, a generous landing follows through to the master bedroom with en-suite shower room, with three further well-appointed double bedrooms and the family bathroom; each bedroom is spacious and well-appointed, ensuring comfort for everyone. Meanwhile a choice of public rooms offer flexible living to meet the ever changing demands of modern family life. The home's upgrades include modern amenities and stylish finishes, adding both functionality and elegance.

The picturesque views over the river and rolling countryside beyond provide a serene and scenic backdrop, making this home a perfect retreat. Well maintained garden grounds surround the property, filled with colourful plants and blooms; largely made up of lawn, patio and decking offering various seated areas to enjoy dining alfresco! A gravelled driveway and single integrated garage ensure plenty of outdoor space & useful storage.

## LOCATION

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.

## HIGHLIGHTS

- Immaculate Family Home
- Wonderful River & Countryside Views
- Well-Appointed Bedrooms
- Rarely Available Area



## ACCOMMODATION SUMMARY

Entrance Hall, Open Kitchen/Living, Dining Room, Shower Room, Living Room, Snug/Playroom. Gallery Landing, Four Generous Bedrooms including Master En-Suite, Family Bathroom.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating tbc

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is - /// stylists.gambles.haunts

## TENURE

Freehold

## 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 £375,000 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.



