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HASTIN & S

Spearbank

Denholm Road, Hawick, TD9 8SY

Offers Over £375,000





Set within a picturesque setting of rolling countryside and approx. 6 acres, this charming cottage is only a stone's throw from amenities in Hawick and a dream come true for equestrian-loving families.



SPEARBANK

Spearbank offers the perfect blend of tranquil countryside living, with the convenience of being just a short distance from the vibrant town of Hawick. Ideal for horse lovers, the property comes complete with outbuildings, workshops, paddocks, and chicken-coops; totalling approx. 6 acres.

The home itself boasts spacious, light filled rooms and a welcoming atmosphere, making it ideal for family life or those seeking a peaceful retreat.

An extensive private drive and gated entrance leads to the property and opens to a large parking area for a number of vehicles to the front. Entered through the front door to a bright open room, which currently hosts a dining table & chairs, with a snug off providing a flexible and versatile area. Internally, a country cottage kitchen with free standing appliances is decorated in neutral tones featuring plenty of wall and base units, overlooking the fields and countryside beyond. A neighbouring shower room is of good proportions and is complete with modern wet wall surround. The inner hallway continues on to the living room which hosts a feature wood burner stove and complete with exposed beams to create a real cosy atmosphere; across the hallway is a master bedroom with plenty of inbuilt storage. Upstairs leads to a further double bedroom which is bright and generous in its proportions.

The grounds extending to approx. 6 acres offer a distinctive and highly desirable space with potential for various uses or business ventures; beautifully kept and largely laid to lawn with various patio seated areas and fully enclosed sections, providing a safe and welcoming environment for children and pets. The existing outbuildings extend the accommodation, offering a useful utility area, workshop and additional outdoor storage.

LOCATION

The property is situated approx. 2.5 miles from Hawick on the road to nearby village of Denholm. Hawick is a true Borders town with strong links to the farming and textiles industries and with a proud rugby tradition. The town centre is vibrant having seen much investment

in recent years and includes attractions such as the Textiles Museum and refurbished Tower Mill with its glass floor and Cinema complex and a number of quality shops and established business with a choice of supermarket shopping also available locally including Morrison's, Sainsbury's, Aldi & Lidl and. Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle.

HIGHLIGHTS

- Fantastic for equestrian enthusiasts
- Scope to extend if desired
- Best of both worlds – countryside feel, yet easy reach of amenities
- Circa 6 Acres

ACCOMMODATION SUMMARY

Living Room, Hallways, Dining Room, Snug/Bedroom 3, Kitchen, Shower Room, Outer Hallway, Bedroom 2, Landing, Master Bedroom

SERVICES

Mains water, electric, oil fired central heating, private drainage to septic tank

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings, Approx. internal floor area is 111m2 or thereby

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating F

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 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 £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. 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.



