



BANNERMANBURKE

PROPERTIES LIMITED



Silverknowe, Hassendean Farm, Hawick, TD9 8PU

Offers Over £395,000

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■ VESTIBULE AND WELCOMING HALLWAY ■ SITTING ROOM ■ LARGE DINING KITCHEN ■ SUN ROOM ■ UTILITY ROOM ■ THREE BEDROOMS, ONE ENSUITE ■ EXPANSIVE GARDEN WITH SUMMER HOUSE, GARDEN ROOM, DECKING AREAS ■ VEGETABLE PATCH & FRUIT TREES, SHEDS, AND LOG STORE ■ DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES ■ EPC RATING D

Exciting opportunity to acquire a stunning and beautifully presented three bedroom bungalow, occupying an enviable position with panoramic views across the surrounding Borders countryside. The property is extremely well maintained throughout and offers comfortable, well appointed accommodation, making it an ideal home for those seeking a peaceful rural setting. The combination of immaculate accommodation, extensive garden grounds and uninterrupted countryside views makes this a particularly special property and one that is sure to appeal to many!

Nearest Town

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Hawick Distances

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Accessed from the front via a UPVC door with glazed panel to the side, the welcoming vestibule sets the tone of the property that awaits and features Karndean timber effect flooring, tasteful neutral décor and ceiling light fitting. A glazed door leads into the hallway, providing access to all accommodation. Two useful storage cupboards are located here, one housing the electric meter and switchgear and the other offering shelving. An access hatch opens to the roof space which is floored and where the LPG boiler is located. Karndean flooring continues in the hallway with warm neutral décor creating a lovely entrance into the home.

The inviting sitting room enjoys double aspect, with windows to the front capturing breathtaking views towards Ruberslaw and the Minto Hills and to the side offering equally stunning views. Beautifully presented, this cosy yet elegant room has ample space for furniture and features a multi fuel stove set within a chunky solid timber surround and slate hearth. Carpeted flooring, attractive ceiling light and cornice detail complete this particularly charming room.

The impressive dining kitchen is a wonderful feature of the home, with two double windows overlooking the rear garden and taking in spectacular views of the surrounding hills. Laminate flooring complements the tasteful décor and ceiling light fittings provides excellent lighting to the preparation areas and dining space. Attractive floor units with solid oak work surfaces run the full width of the room, and integrated appliances include a Neff double oven, Neff four burner gas hob with decorative splashback tiling and a one and a half bowl ceramic sink with mixer tap. There's space for freestanding fridge freezer and under counter wine cooler, while open shelving provides additional storage. This bright and generously proportioned room has ample space for dining furniture and also provides access to the sun room and utility.

The practical utility provides space and plumbing for a washing machine and tumble dryer, together with a large pantry style cupboard, floor units and open shelving. Coat hooks add further convenience, while the flooring seamlessly flows from the kitchen. Finished in neutral tones this space offers access out to the rear garden also.

The sun room enjoys the surrounding views. A double glazed door opens onto the decking, creating a lovely connection with the garden and an ideal space for alfresco dining or relaxing. The fitted made to measure blinds in here are included in the sale.

The bathroom features an opaque window to the front, attractive panelling, and tasteful neutral décor with feature wall. The suite comprises a bath with mixer tap and shower attachment, wash hand basin set within vanity storage and WC. Together with a wall mounted mirror, shaver point and extractor fan, this room is both practical and luxurious. Decorative vinyl flooring completes the immaculate finish.

The rear facing master bedroom is a particularly attractive room, enjoying stunning views. Tastefully presented, finished with carpet and offers built in storage. Attractive lighting adds to the ambience, while the room also benefits from an ensuite shower room.

The ensuite features a generous walk in shower with tile effect boarding, WC and wash hand basin set within vanity furniture. Neutral décor, decorative vinyl flooring, opaque window and shaver point complete this room.

There are two further front facing bedrooms which enjoy the views towards Ruberslaw. One is currently used as an office and is tastefully presented with warm neutral tones and carpet flooring. The other front facing bedroom benefits from a large window and

built in wardrobes with hanging and shelving. Decorated in soft green tones, the room is finished with carpeting and ceiling light fitting. With double glazing and central heating throughout, this stunning rural property is not to be missed.

Room Sizes

- SITTING ROOM 4.95 x 4.03
- KITCHEN 6.22 x 3.33
- UTILITY 1.88 x 3.35
- SUN ROOM 3.00 x 3.48
- BEDROOM 3.92 x 3.22
- ENSUITE 3.18 x 1.32
- BEDROOM 3.13 x 3.14
- BEDROOM 3.82 x 2.06
- BATHROOM 3.13 x 1.7
- SUMMER HOUSE 5.42 x 4.21

Externally

Externally, the property is equally impressive. A large driveway provides generous off road parking for several vehicles, while the beautifully landscaped and extensive gardens offer an outstanding degree of privacy, together with uninterrupted views and ample space for outdoor entertainment. The grounds feature a large, fully insulated summer house with power and lighting, a pond with a dedicated garden room providing an ideal spot for reading, a lovely decking area to the rear and two useful sheds offering excellent additional storage. Fruit trees and raised beds offer home grown produce and an abundance of mature shrubs and hedging provide seasonal colour and privacy. A ride-on mower is also included, making the substantial gardens considerably easier to maintain.

Directions

Heading North out of Hawick on the A7 take a right onto the B6359 and continue on this road for approx. 3.5 miles, the property is the first on the left before Hassendean Farm Cottages.

Sales & Other Information

Fixtures & Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

LPG Gas, Bio Filter Drainage, Mains Electricity and Mains Water.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	70
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	76	80
Scotland	EU Directive 2002/91/EC	



Silverknowe, Hassendean Farm

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