



**Hawthorn Bank, Hawthornside, Bonchester Bridge,  
Hawick, TD9 8QT**

*“An impressive modern detached family home set in a quiet rural location with stunning country views”*

**ACCOMMODATION**

Ground Floor: Reception Hall, Lounge, Dining Room, Conservatory, Kitchen/Dining/Family Room, Utility Room, Cloakroom/WC

First Floor: Master Bedroom, En-suite, Three Double Bedrooms, Family Bathroom

**Offers Over £445,000**



## WELCOME TO

### OVERVIEW

Hawthorn Bank is a beautiful modern detached family home built in 2004 in the small hamlet of Hawthornside. The property enjoys an elevated position, benefitting from impressive views over the beautiful Scottish Borders. The exterior features expansive, well-maintained gardens and a sizeable outbuilding with versatile potential including a garage, workshop, storage, kennels or a home office. With well-presented, flexible living accommodation, this property is ideal for families and multigenerational living.



## HAWTHORN BANK



### THE TOUR

The front door opens into a large welcoming hallway, flooded with natural light. Immediately to the right through glass-panelled double doors is the lounge. The lounge is a generous size, featuring a log burning stove and a large bay window looking onto the wooden decking and views beyond.

The dining room can be accessed from the lounge via glass-panelled double doors, creating a light and spacious atmosphere. This room easily fits an eight place dining table, perfect for entertaining. From this room you can access the conservatory with doors leading out onto the patio to the rear of the property, ideal for relaxing and entertaining.



From the main hallway there is access to the cloakroom with WC and an impressive kitchen/dining/family room. The spacious kitchen is fitted with farmhouse style timber base and wall units with a counter over, a Rangemaster cooker and a range of integral appliances. A large table in the kitchen offers alternative, more relaxed, dining space. This room spans the depth of the property, allowing one half of the room to be utilised as a cosy snug complete with a wood burning stove. From here, French doors lead to a large decked terrace, perfect for alfresco dining and entertaining whilst enjoying the stunning views. A utility room is situated off the kitchen which leads out into the garden and grounds.



The staircase from the main hallway leads to a large, bright, landing on the first floor. The master bedroom features large windows that showcase the stunning views to the front of the property and benefits from spacious fitted wardrobes and an en-suite bathroom. There are three further double bedrooms and a large family bathroom with separate shower.



## HAWTHORN BANK

### OUTSIDE

The property benefits from secluded and well-kept gardens which wrap around the property. The garden is mainly laid to lawn with hedges bordering the edge along with some trees, including an apple tree. There is an extensive wooden decked terrace to the front of the property, ideal for sitting outside in the summer months. There is a paved pathway circling the rear and side of the property.

There is extensive parking outside the front of the property. The large outbuilding provides a flexible space, suitable for a wide range of needs or hobbies. The outbuilding has potential to be converted into a home office or self-contained annex subject to the necessary planning consent.



### THE AREA

Hawthorn Bank is located in a small hamlet just a mile from the pretty village of Bonchester Bridge, which boasts an award-winning pub and restaurant, as well as an active community. The beautiful rural position in the stunning Scottish Borders offers far-reaching and uninterrupted views up to the England/Scotland border at Carter Bar.



The attractive conservation village of Denholm is also close by with its village green and local amenities including a village shop, butchers, pubs and a restaurant. For those looking for leisure facilities, Minto Golf Course, riding stables at Hassendean and Newcastleton 7stanes mountain biking are all nearby. The property is within easy reach of the towns of Hawick and Jedburgh.

Whilst rural, the setting is readily accessible with access north and south bound provided by the A68 and A7. Newcastle airport is accessed via the A68, around an hour's drive away and the Borders Railway Station at Tweedbank provides regular services into Edinburgh.



## HAWTHORN BANK

### what3words

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**COUNCIL TAX** - Band G

**EPC RATING** – C

### SERVICES -

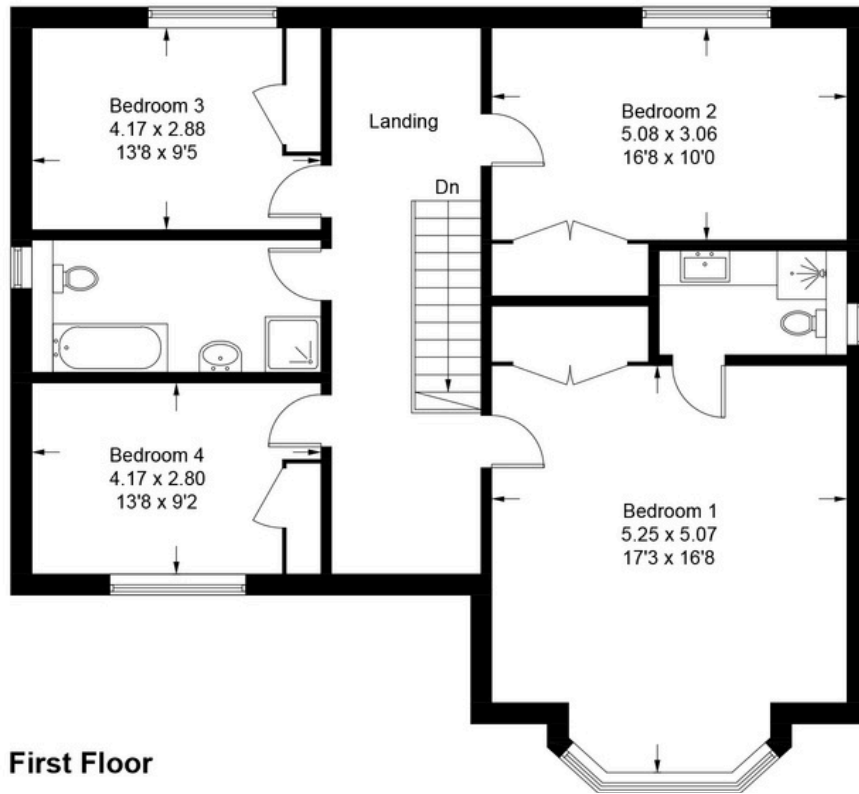
The property benefits from mains electricity. The water and drainage systems are private. Oil fired central heating.



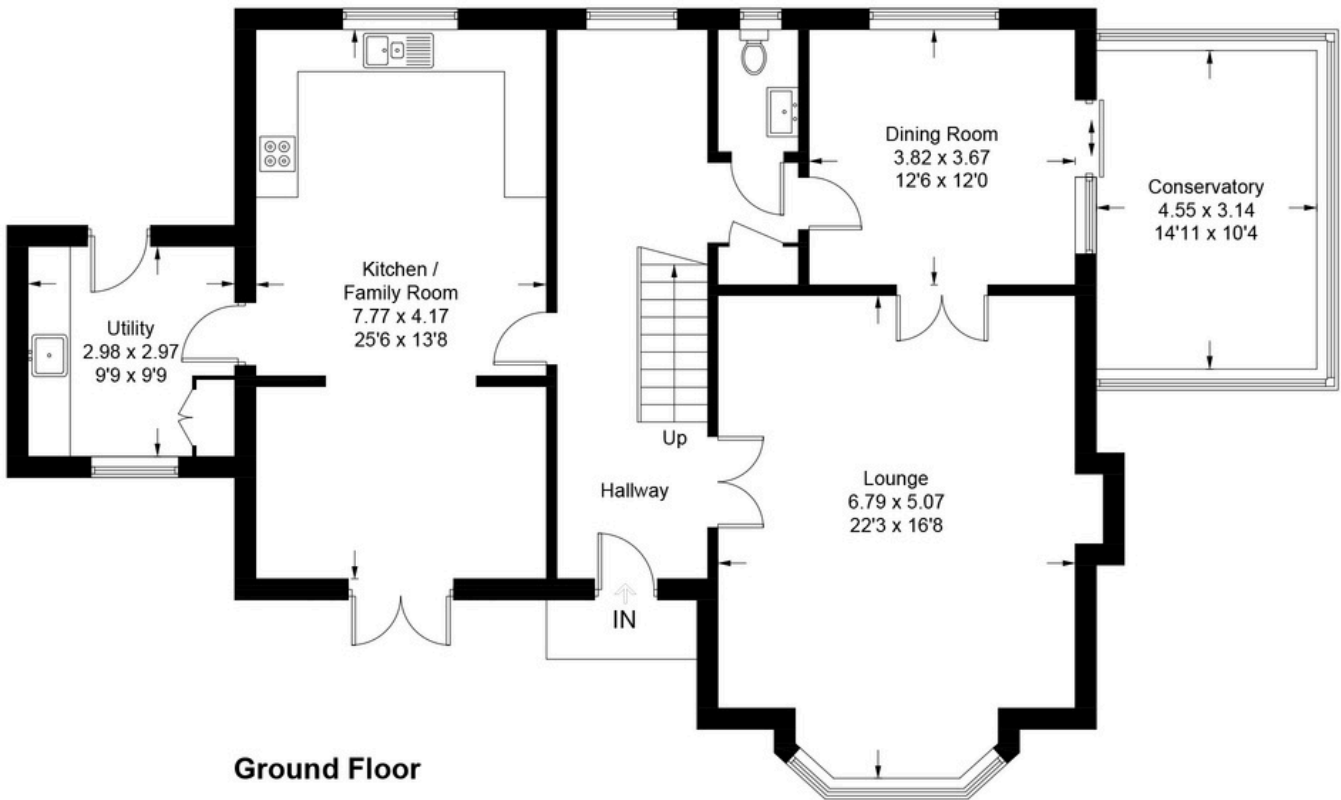
### ABOUT TAITs

At Tait's our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.





First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277679)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.