



Courtyard Cottage, Hassendeanburn - TD9 8RU

Offers Over £130,000

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Courtyard Cottage

Hassendeanburn, Hawick

A beautifully presented stone-built cottage tucked away in the peaceful hamlet of Hassendeanburn, offering charming interiors, countryside tranquillity and complete privacy.

- Charming stone built cottage
- Peaceful and secluded rural setting
- Stylish open-plan living
- Characterful sliding barn doors
- Velux windows
- Picturesque approach alongside Hassendean Burn

Accommodation Comprises

Internal: Kitchen, Living Area, Bathroom, Bedroom

External: Resident Parking, Courtyard



Property Description

Built in 1796, Courtyard Cottage is a charming stone-built, one-bedroom semi-detached cottage nestled within the picturesque hamlet of Hassendeanburn. Enjoying a wonderfully secluded position, the property offers excellent privacy and a peaceful rural setting.

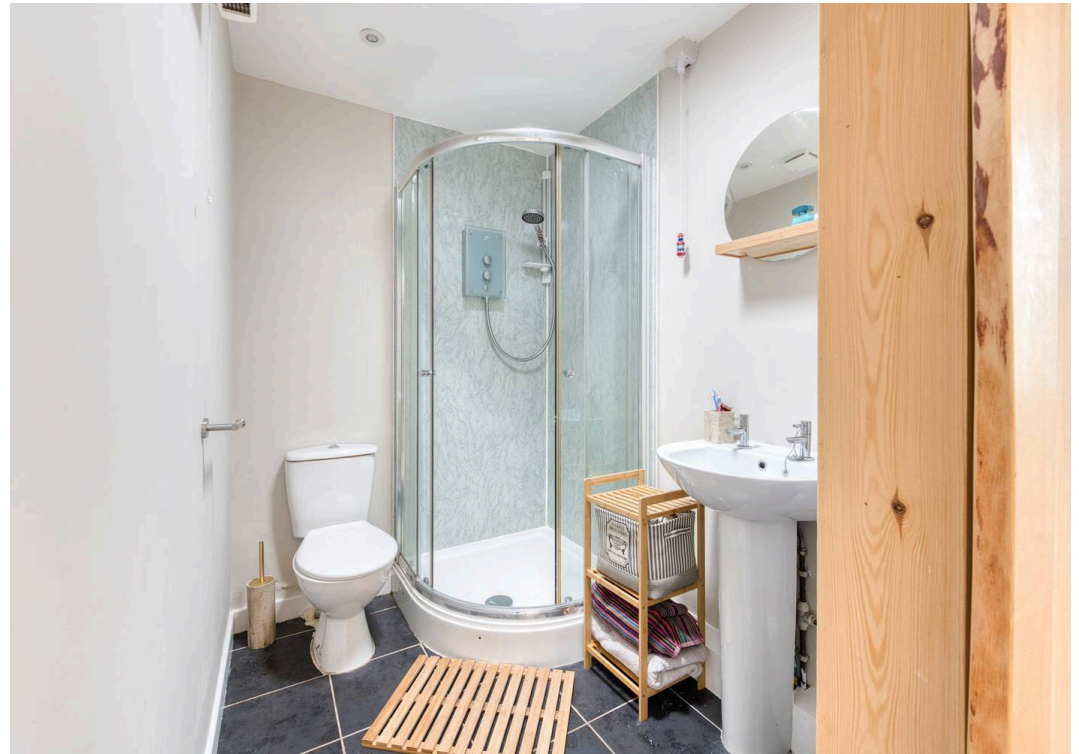
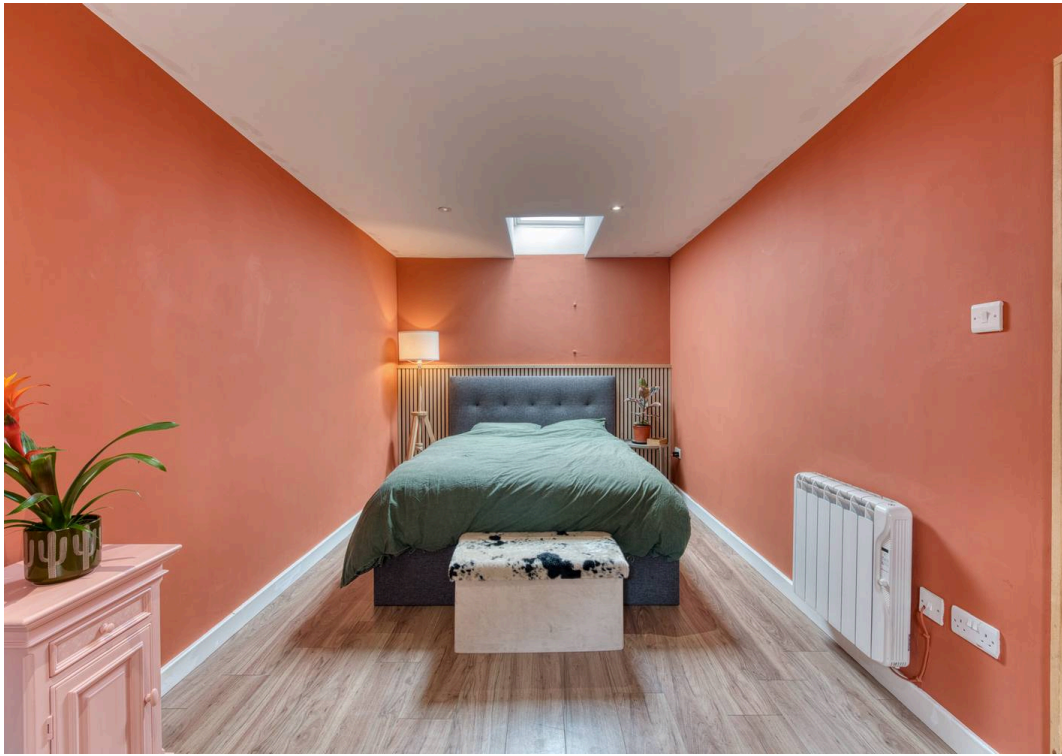
Upon entering, you are welcomed into a stylish open-plan living and kitchen area. The well-appointed kitchen is fitted with an electric hob, integrated fridge/freezer and washing machine and benefits from a Velux window which fills the space with natural light.

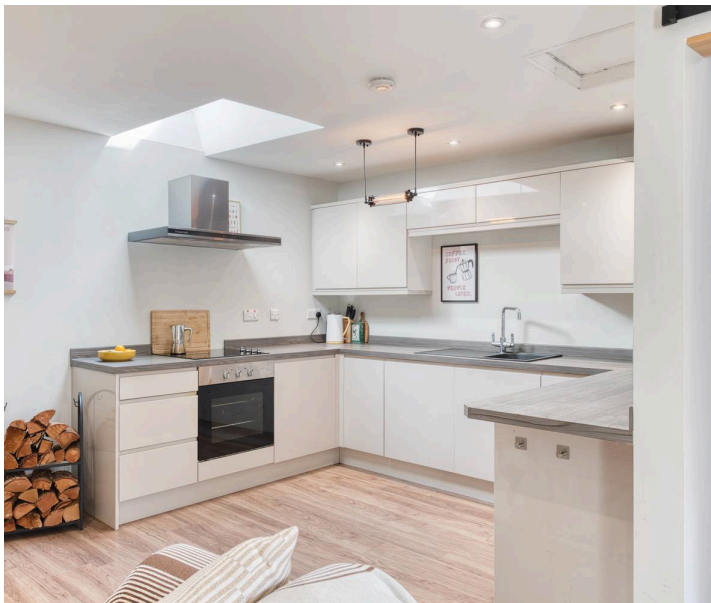
The inviting living area is centred around a cosy log burner, creating the perfect space to relax and unwind. Sliding barn doors separate the living accommodation from the bedroom and bathroom, adding both character and a contemporary cottage feel.

The generous double bedroom is flooded with natural light from a Velux window, creating a bright and airy atmosphere. The well-proportioned bathroom features a spacious shower and offers a bright, fresh feel throughout.

Approaching Hassendeanburn, you are greeted by a picturesque track running alongside a flowing burn, beautifully setting the tone for the tranquil lifestyle this delightful cottage offers. From the courtyard, steps lead directly down to the river, where a charming little bridge to cross the burn adds to the cottage's unique and idyllic setting. The property also benefits from resident parking.







General Remarks

What3words

///hopping.blip.snapper

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

EPC Rating TBD

Local Authority

Scottish Borders Council

Services

Mains Water

Private Drainage – Shared Septic Tank

Electric Central Heating

Fixtures and Fittings

All fitted flooring, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Courtyard Cottage is not listed nor does it lie in a conservation area.

AGENT NOTE

The property may not be used as a holiday let.





Area Insights

Nestled in the peaceful hamlet of Hassendeanburn, Courtyard Cottage enjoys a truly idyllic setting in the heart of the Scottish Borders. Surrounded by rolling countryside, woodland walks and quiet country roads, the area is perfect for those seeking a slower pace of life while still remaining within easy reach of nearby towns and amenities.

The picturesque approach into Hassendeanburn, alongside a burn which flows into the River Teviot, and scenic rural landscape, immediately sets the tone for this tranquil location. Outdoor enthusiasts are particularly well catered for, with excellent walking, cycling and countryside trails nearby, including the popular Hassendeanburn Circular route, while the cottage is also within easy commuting distance of the proposed new Center Parcs development in Selkirkshire.

Nearby, the historic town of Hawick offers a wide range of local amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities. Renowned for its rich textile heritage and strong sense of community, Hawick is one of the principal towns within the Borders and provides excellent everyday convenience while retaining its traditional character.

The attractive market town of Jedburgh is also within easy reach and is well known for its historic abbey, charming streets and local attractions. Positioned close to the A68, Jedburgh provides convenient access both north towards Edinburgh and south towards Newcastle.

Other popular Borders towns including Kelso, Melrose and Selkirk are all accessible by car, each offering their own unique blend of history, independent businesses, countryside pursuits and community events.

The wider Scottish Borders region is celebrated for its stunning scenery, outdoor lifestyle and welcoming communities, making Hassendeanburn an ideal location for those looking to enjoy peaceful rural living without feeling isolated.





Useful Links

Denholm Village Community Website -

<https://www.denholmvillage.co.uk>

Cream Puff - <https://www.facebook.com/creampuffdenholm>

The Denholm Meet -

<https://www.facebook.com/thedenholmmeet>

Auld Cross Keys Inn - <https://crosskeysdenholm.co.uk>

Denholm Folk Festival -

<https://www.denholmfolkfestival.com>

Out there Artisan - <https://out-thereartisan.co.uk/>

Bowhill House - <https://www.bowhillhouse.co.uk/>

Teviotdale Leisure Centre -

<https://www.liveborders.org.uk/sport-and-leisure/our-facilities/teviotdale-leisure-centre>

Wilton Lodge Park & Hawick Museum -

<https://www.liveborders.org.uk/sport-and-leisure/parks-and-play-areas/wilton-lodge-park>

Visit Hawick - <https://www.visitmidlothian.com/explore/the-scottish-borders/hawick>

Borders Railway – Tweedbank Station -

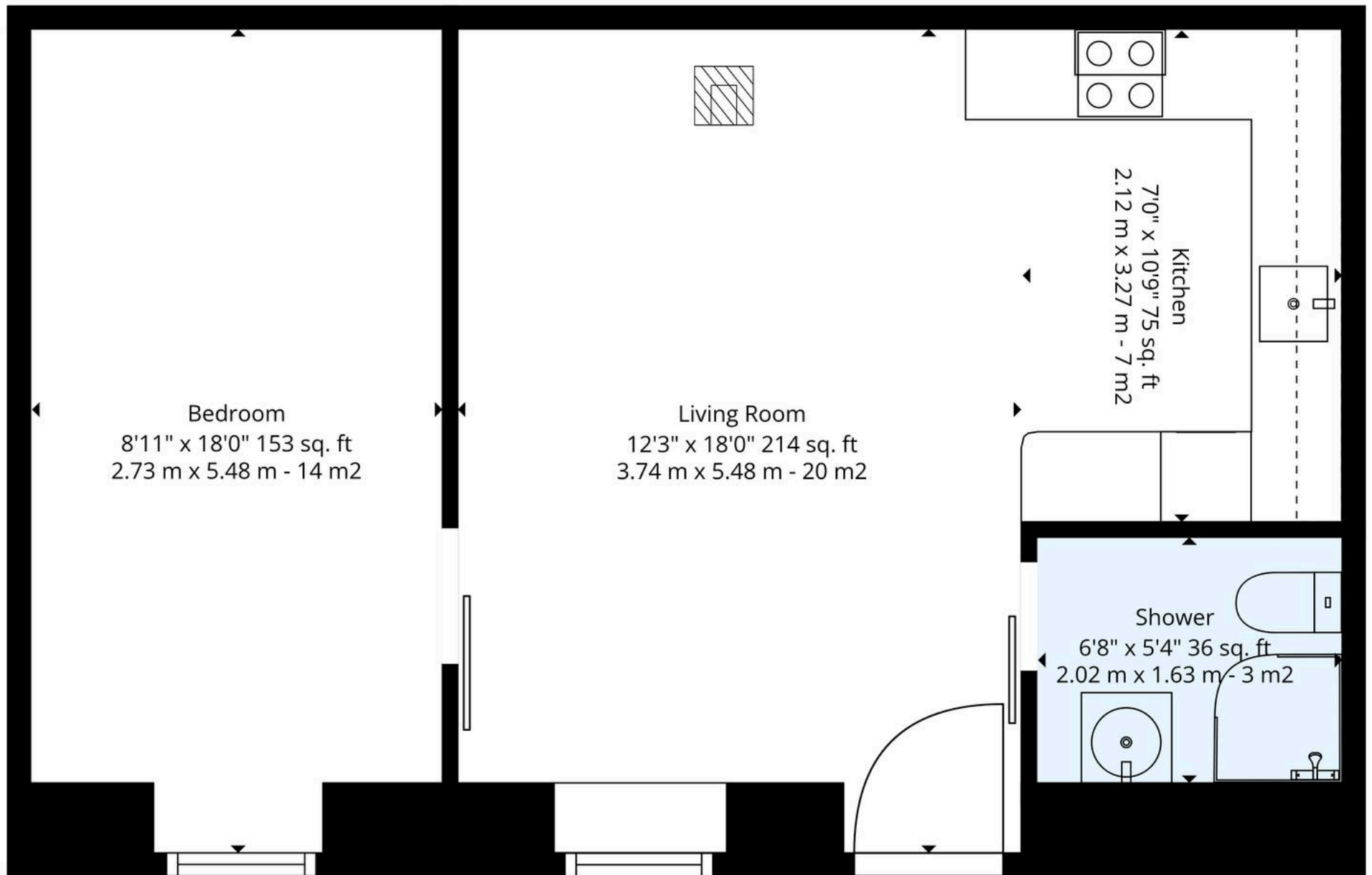
<https://www.scotrail.co.uk/scotland-by-rail/great-scenic-rail-journeys/borders-railway-edinburgh-tweedbank>

Hawick Golf Club - <http://www.hawickgolfclub.com>

Hawick Rugby Football Club - <https://hawickrfc.co.uk>

Hawick Common Riding -

<http://hawickcommonriding.co.uk>



Total: 489 sq. Ft, 45 m2
1st Floor: 489 sq. Ft, 45 m2
Excluded Areas: Walls: 73 sq. Ft, 7 m2





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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