Leydens Cottage Leydens Road Denholm TD9 8NB

Offers Over £390,000

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In search of a truly unique home in the Scottish Borders…
With exceptional chocolate box charm and character in abundance, this 18th Century thatched cottage is a love-at-first-sight home - a rare period property, expertly maintained, and perfectly placed in the picturesque village of Denholm.

A quintessentially Scottish location, Leyden's Cottage is nestled in the very heart of the village; a quiet spot just off the larger towns of Hawick and Jedburgh, but well capable of providing a wonderful spot to enjoy both country living while remaining well catered for and well connected, it is an increasingly popular area for house hunters wishing to take the pace down a notch or two. The stunning cottage celebrates its historical roots by retaining natural wood elements, exposed beams and, of course, the thatch work roof, while blending carefully with more contemporary features and resulting in a home that feels relaxed, comfortable and lived in.
The outdoor space provides a colourful flourish; with a sheltering garden to the front with hedging, and a sizeable half-acre mature rear garden to enjoy to the rear. Expertly cultivated to host planted borders, a large lawn and vegetable garden. In addition there is a wooden garden shed and a decked seating area.

The Property

Dated pre 1775, Leyden's Cottage comprises of three single-storey cottages, having been restored in 1896 and further refurbished in the early 21st century to create an upper level. Retaining the original footprint and features was vital to the success of this restoration, with much of its historic character and detailing still beautifully in place - ranging from the thatched reed roof with turf ridge, sash and case windows, eyebrow dormer window, with deep window cills, stone-built fire surrounds and magnificent exposed 18th Century timber-pegged roof trusses. The cottage is both flexible and deceptively spacious in terms of accommodation. On the ground floor, a welcoming hall leads to a large living & dining room with an impressive stone fire surround and multi-fuel stove. The adjoining refurbished kitchen is fully fitted with Shaker-style units topped by butcher’s block wooden worktops and includes a modern range cooker. Completing this level is a bathroom with shower over bath and glass shower screen, streamlined storage and contemporary subway wall tiling. Two comfortable bedrooms are also positioned on the ground floor, the smallest of which is currently used as a store-room for Air B&B purposes. The principal bedroom is a feature in itself; positioned on the

upper level it extends to just off the full footprint of the cottage below, providing a palatial open-plan suite incorporating bedroom, sitting area and bathroom – with a stand-alone bathtub and stylish finish.

Location

Denholm is a particularly charming and popular Borders village; centred around the traditional green with a host of independent shops, cafes 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 to local secondary's at Hawick & Jedburgh. The village is renowned for its idyllic beauty, encircled by open countryside and excellent scenery. Denholm today is a tranquil and very pretty Conservation Area listed as a 'planned village' as opposed to the more usual organic villages in the region. Located six miles or so equidistant from Hawick and Jedburgh, 50 miles from Edinburgh, and only 16 miles from the English border at Carter Bar, Denholm is conveniently placed for access to a wide variety of outdoor pursuits, schools, local amenities, historic attractions and places to eat.

Additional Information

A Listed. The roof of Leyden's Cottage is thatched with water reed which is now more readily available than the original oat straw. The ridge is turf - a Scottish tradition. The vegetation that naturally grows along the ridge is a normal feature of this vernacular roof style. Thatch, if properly maintained, should last up to 60 years. Maintenance involves replacing the ridge and 'dressing' (basically combing) the reed every 12 years or so. The entire roof at Leyden's Cottage was renewed in 2005 and was re-ridged and 'dressed' in 2016. Work carried out at that time to thatched roofing in Scotland was covered under Historic Environment Scotland's Thatched Property Maintenance Grant scheme.

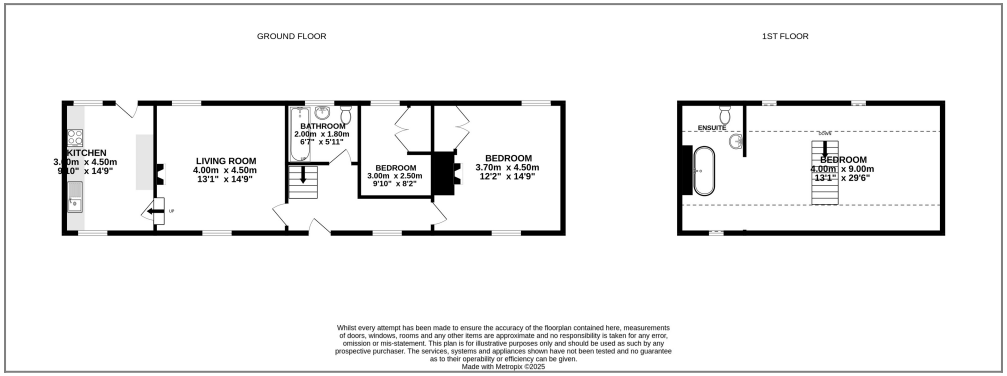
Air B&B

Leyden's Cottage is currently utilised and run as an Air B&B business, annual income figures shall be made available to interested parties if requested.

What we like about this property

Historical Features, Exceptional Outdoor Space & Privacy, Village

Life, Flexible Layout



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