



# BANNERMANBURKE

PROPERTIES LIMITED



**Roanoke Netherraw, Lilliesleaf, Melrose, TD6 9EP**

**Offers In The Region Of £340,000**



# Roanoke Netherraw, Lilliesleaf, Melrose, TD6 9EP

## Offers In The Region Of £340,000



■ SITTING ROOM ■ KITCHEN ■ DINING ROOM/BEDROOM 4 ■ FAMILY BATHROOM ■ THREE BEDROOMS ■ DOUBLE GLAZING AND OIL CENTRAL HEATING ■ BOTHY WITH SHOWER AND WC FACILITIES PLUMBED AND MEZZANINE LEVEL ■ FRONT AND REAR GARDENS WITH LARGE DRIVEWAY AND TWO INTEGRATED OUTHOUSES ■ DOUBLE GARAGE WITH POWER AND LIGHT ■ BEAUTIFUL RURAL SETTING

We are delighted to present this charming detached country cottage, complete with an attached bothy offering excellent conversion potential. Set within beautifully maintained garden grounds featuring mature shrubs and blossom trees, the property enjoys a truly idyllic setting in the sought after Netherraw area near Lilliesleaf. Additional features include generous parking for multiple vehicles, a double garage, oil fired central heating, three bedrooms, and approximately 1.25 acres of private woodland creating a wonderful opportunity for peaceful rural living.

### The Town

Lilliesleaf is a charming village located in the central Scottish Borders just south of Melrose and south east of Selkirk, benefiting from a Primary School, Village Hall, Public house and Church. The village is well located for all Borders towns, and also for the Borders General Hospital and the Scottish Borders Council Headquarters. The surrounding countryside offers many leisure pursuits such as golf, walking, horse riding etc.

### Travel

Lilliesleaf 2 miles Melrose 8 miles Hawick 8 miles Galashiels 11 miles Jedburgh 10 miles Edinburgh 45 miles Newcastle 68 miles

The A68 provides a through-route to Edinburgh and south to Newcastle. Rail links are available at Tweedbank, Galashiels, Berwick-Upon-Tweed and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

### The Property

The property is entered from the front into a covered porch where a double glazed door leads to the hallway. The hallway gives access to the sitting room, kitchen, dining room and family bathroom and has an access hatch to the loft space with pull down ladder. The bright kitchen is located to the rear with double glazed door to the rear garden and garage. Good range of floor and wall mounted units with ample work surface space and tiling to splashback areas. Well equipped with washing machine, dishwasher, under counter fridge and freezer, integrated microwave, integrated single electric oven and four burner electric hob - all included in the sale. Ceiling spotlights, Karndean flooring and neutral décor complete the space. From here a door leads to the dining room or fourth bedroom, which can also be accessed from the hallway. Double glazed window to the side, carpet flooring, central

heating radiator and ceiling light. Also on the ground floor is the family bathroom that consists of WC, wash hand basin and bath with electric shower above and shower boarding to the bathing area. Double glazed window, vinyl flooring, central heating radiator and ceiling spotlights.

A spacious and bright sitting room is located to the front with large double glazed windows overlooking the beautiful front garden, allowing lots of natural light through. The main focal point of the room is the open grate fire set in a Fyfe stone fireplace with slate hearth. A back boiler is still in use (along with the oil boiler) and a cupboard houses the cylinder. Laminate flooring, central heating radiator and ceiling light finish the space. From here a door leads through to a rear hallway where there is access to all three bedrooms. Two double rooms are located on the ground floor, both with double glazed windows, neutral décor and carpet flooring and a third dormer bedroom is accessed via carpeted stairs to the first floor.

There is excellent potential to incorporate the Bothy into the main house, creating a spacious principal bedroom suite with direct access from one of the existing bedrooms, together with an ensuite shower room and dressing room. The Bothy is accessed from the front of the property via a covered porch and a double glazed door. It currently requires renovation, although pipework is already in place for the proposed shower room. There is also access to a mezzanine level of an equivalent footprint, reached via a pull down Ramsay ladder.

### Room Sizes

SITTING ROOM 4.88 x 4.08

KITCHEN 3.50 x 3.80

DINING ROOM 3.77 x 3.22

BATHROOM 2.40 x 1.85

BEDROOM 3.67 x 2.92

BEDROOM 3.91 x 2.90

DORMER BEDROOM 5.50 x 3.00

BOTHY ROOM 5.00 x 3.70

BOTHY SHOWER ROOM 2.00 x 1.71

### Externally

Roanoke is set within a beautiful plot featuring a mix of gardens and patio areas, all bounded by mature hedging which provides an excellent degree of privacy. A double garage with power and light offers a significant advantage, while the property also benefits from ample parking. Two integrated

outhouses provide useful additional storage, and the rear garden includes clothes drying facilities.

Gated access from the side of the property leads to the adjoining woodland, extending to approximately 1.25 acres, with no Tree Preservation Orders in place. A beautiful blossom tree in the front garden, together with a variety of well established shrubs and mature trees, brings an abundance of colour throughout the spring and summer months.

### Directions

What3words///resides.public.boardroom

Leaving Lilliesleaf on the B6400 (East), take a right at the junction and continue on the B6400 for approx 1 1/2 miles. Take a right into Netherraw and the property is located on the right hand side.

### Sales and Other Information

#### Fixtures and Fittings

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

#### Services

Reed bed sewage system, spring water, electricity, oil. Council Tax band C



**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](mailto: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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

**Roanoke**



**Important:**

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.