



BANNERMANBURKE

PROPERTIES LIMITED



Wester Essenside, Ashkirk, TD7 4PG

The Threshing Mill is a stunning property which forms part of a former stone steading in the lovely hamlet of Wester Essenside, approx 2 miles from the village of Ashkirk. Set in beautiful countryside and together with 5 acres of land, stables and horse arena, The Threshing Mill offers well appointed and versatile family living accommodation whilst retaining many traditional features which have been aesthetically modernised over the years. Externally there is a double garage and store room to the front with the potential of developing an area over the garage subject to relevant permissions, along with a large lawned area, running stream with bridge across, two patio areas and rear courtyard.

Ample parking for several vehicles.

- BEAUTIFUL MILL CONVERSION ▪ APPROX 5 ACRES OF GRAZING LAND/PADDOCKS ▪ EQUESTRIAN ARENA (40m x 20m) ▪ 3 STABLES, TACK ROOM AND FIELD SHELTERS ▪ FIVE BEDROOMS (ONE ENSUITE) ▪ TWO PUBLIC ROOMS ▪ FAMILY BATHROOM AND SHOWER ROOM ▪ LARGE DINING KITCHEN ▪ COURTYARD ▪ LAWN, PATIOS, COURTYARD, DRIVEWAY, DOUBLE GARAGE AND STORE

OFFERS IN THE REGION OF £495,000

Wester Essenside is a quiet hamlet, just 2 miles from the village of Ashkirk in a private and peaceful location. Ashkirk is a small rural village nestled in the rolling hills of the stunning Scottish Borders. Located just off the A7, it is ideal commuting distance to Edinburgh. Ashkirk has its own golf course and driving range, The Woll Golf Course and Restaurant and the popular Smiddy Bar pub.

A variety of shops, supermarkets and recreational facilities can be found in the nearby towns of Selkirk and Hawick along with primary and secondary schooling. Rail links direct to Edinburgh can be found at Galashiels and Tweedbank.

Selkirk 5 Miles, Hawick 9 Miles, Galashiels 14 Miles, Tweedbank 14 Miles, Edinburgh Airport 53 Miles, Newcastle Airport 64 Miles

The Property

Viewing is highly recommended to fully appreciate the size and how unique The Threshing Mill is. Offered for sale in excellent order with flexible living accommodation and private and well maintained grounds. A private courtyard to the rear is accessed from the rear hallway. The property has good broadband connection and plenty of space for a home office if so desired. The equestrian facilities are located just around the corner from the property and are made up of three stables, tack room, yard, hay stores, field shelters and equestrian arena with approx 5 acres of fenced off grazing/paddocks. The stables have both water and electricity and there is an automatic feeder to the trough which services both fields. Lovely forest tracks from here are ideal for hacks. The arena measures 40m x 20m.

Accommodation

Utility Area 5'5" x 7'9" (1.64 x 2.37)

Located just off the vestibule, this room houses the oil boiler and has kitchen units with sink and drainer and plumbing for a washing machine.

Dining Kitchen 20'6" x 22'2" (6.25 x 6.75)

This generous sized room is ideal for cooking, dining and family gatherings with patio doors leading to the garden. The kitchen units are solid oak with black granite worktops and has an integrated dishwasher, electric oven, gas hob and Belfast sink.

Sitting Room 18'11" x 18'2" (5.77 x 5.54)

This large double aspect room features traditional ceiling beams and solid oak flooring and double doors provide access to a beautiful patio located to the front of the property. Access to mezzanine level and lower public room.

Family Bathroom 6'8" x 9'9" (2.03 x 2.97)

Nice bright room comprising of wash hand basin, WC and roll top bath. Attractive ceiling beams.

Master Bedroom with Ensuite Shower Room 15'4" x 17'5" (4.67 x 5.32)

Spacious room with Juliet balcony to the rear garden. Fitted wardrobes provide good storage with attractive sliding doors. Sliding doors provide access to the ensuite shower room which is fitted with WC, shower enclosure and wash hand basin (1.36 x 1.40)

Double Bedroom 11'11" x 9'11" (3.64 x 3.02)

Located to the side of the property with lovely views of the courtyard and surrounding hills. Attractive ceiling beams.

Double Bedroom 13'3" x 10'9" (4.03 x 3.27)

Bright room with large Velux window and ample space for bedroom furniture. Decorated in fresh neutral tones.



Double Bedroom 7'6" x 10'6" (2.29 x 3.19)

A further double bedroom with built in storage and Velux window.

Shower Room 8'2" x 4'7" (2.50 x 1.39)

This lovely shower room comprising of 3pc suite of wash hand basin, WC and shower enclosure provides bathroom facilities for three of the double bedrooms on the first floor.

Mezzanine Level Bedroom 15'10" x 18'0" (4.82 x 5.48)

This beautiful bright and spacious room is located to the front of the property with spiral staircase providing access to the lower living room. This versatile room could be used for a variety of purposes and is also accessed from a small rear hallway from the sitting room.

Living Room 17'1" x 17'1" (5.21 x 5.20)

Located on the lower level of the Mill House with two sets of double doors providing access to the driveway. This additional living space also features a wood burning stove, solid wood flooring and spiral staircase to the mezzanine level.

Sales and other Information**Fixtures and Fittings**

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

Services

Septic tank drainage, water, oil and electricity.



Directions

From the A7, turn off to Ashkirk and follow the road past The Woll Golf Course. Continue straight on this road for approx 2 miles (do not follow the road to the left signed for Roberton). Once at Wester Essenside, The Threshing Mill is located on the right hand side, just opposite large work sheds.

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.



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