



# BANNERMANBURKE

PROPERTIES LIMITED



**Kirkton Church Kirkton, Hawick, TD9 8QJ**

**Offers In The Region Of £165,000**





- BEAUTIFUL RURAL SETTING
- SOLD WITH FULL PLANNING PERMISSIONS FOR CONVERSION TO 4 BEDROOM HOME
- SERVICES IN PLACE AND LOCATED NEARBY
- OFF STREET PARKING FOR TWO VEHICLES

**A CATEGORY C LISTED BUILDING** - A unique opportunity to purchase a rural community church dated back to circa 1840. The church will be sold with full planning permissions and building warrants in place for a beautiful four bedroom family home. The stripping back of floors and walls required for the majority of the development has already been carried out. The category C listed property is located in an elevated position, providing stunning views over the Scottish Borders countryside and beyond. The development also benefits from off street parking for two vehicles.

### The Property

Entry into the church is via two large wooden doors, which brings you into the entrance vestibule. From there the property opens out into the main hall with high vaulted ceilings and 6 stained glass windows. As per the plans for the development, the first half of the main hall will include a ground floor bedroom, family bathroom, utility room, store room and stairs to the first floor. The first floor is to consist of a further three bedrooms and two more bathrooms. The second part of the main hall is where the kitchen/dining room will be located and then leads out to the lounge which will be open to the full height of the church ceilings, showing off the architecture of the wooden beams and grand masonry archway. Off the lounge towards the rear of the property is the snug/study, incorporating the beautiful stained glass windows. There is also to be a rear cloakroom with external double doors.

### Externally

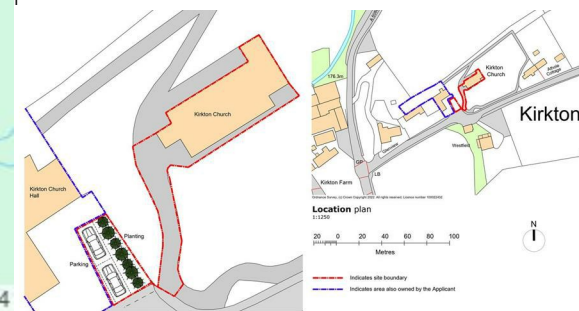
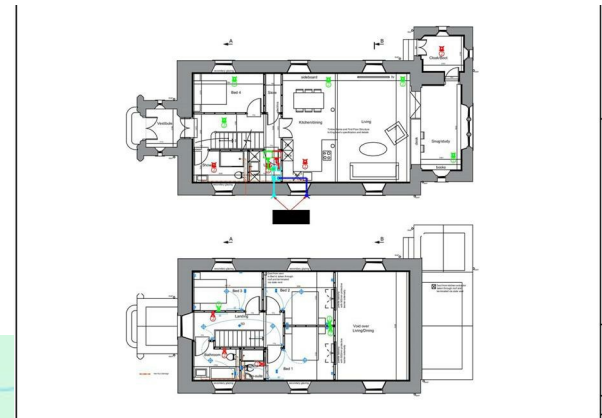
Parking for two vehicles is to be located at the foot of the double gates which lead up to the church. There's a private path from the gates that leads up to the property.

### Planning Information

The Church will be sold with full planning and Warrants in place. Further drawings and information can be found on the SBC Planning website ([https://www.scotborders.gov.uk/info/20050/planning\\_applications/530/viewing](https://www.scotborders.gov.uk/info/20050/planning_applications/530/viewing)) using the references 22/00566/FUL and 22/00567/LBC. All planning and building warrant fees, architects fees and housing contributions have been settled. NOTE: The ground floor layout on the SBC website differs slightly from the finalised layout shown, and will be updated in due course.

### Services

Mains electrics currently to the building. Existing sewage treatment plant connection and mains water connections are located in the car park.



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