



BANNERMANBURKE

PROPERTIES LIMITED



Causewayfoot Cottage Wolfelee, Hawick, TD9 9TF

Offers Over £355,000



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- SITTING ROOM ■ LOUNGE ■ DINING KITCHEN ■ FOUR DOUBLE BEDROOMS ■ BATHROOM AND SHOWER ROOM ■ BEAUTIFUL GARDEN GROUNDS WITH BURN AND FISHING RIGHTS ■ NEWLY BUILT WORKSHOP AND TWO ROOM CABIN ■ AWAITING APPROVAL FOR SINGLE STOREY DWELLING IN GROUNDS ■ GARAGE AND DRIVEWAY ■ EPC RATING E

An exciting opportunity has arisen to purchase this impressive and quirky detached four bedroom country cottage, located in a picturesque rural setting, on the edge of Bonchester Bridge. Set in approx an acre of wonderful garden ground where there is lots to explore with summerhouse, waterfall/burn, mature trees and shrubs and patio, all to be enjoyed with a high level of privacy. The garage and driveway provide parking for several vehicles. An area of ground located opposite the cottage with large workshop and two room cabin/home office/studio, is a great advantage. The owners have submitted plans and are awaiting a decision for the erection of a single storey dwelling in these grounds opposite the cottage, which will be included in the sale. The decision is pending, although verbal approval has been given. Viewing is a must to fully appreciate the undisturbed countryside views, peaceful location and potential.

The Village

Bonchester Bridge is a quiet hamlet located in a semi rural location in the heart of the Scottish Borders. Surrounded by rolling hills and open countryside, it really is a delightful peaceful getaway from the busier towns and cities whether this be permanently or for a holiday. Day to day facilities can be found in the village which has a popular Inn, and the larger towns of Hawick and Jedburgh offer more comprehensive shopping and recreational activities in addition to a choice of two secondary schools.

Travel

Hawick 13 Miles, Jedburgh 15 Miles, Carlisle 43 Miles, Newcastle 54 Miles, Edinburgh 55 Miles,

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. The A68 provides a through-route to Newcastle and the A1. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Viewing is a must to fully appreciate this hidden gem on the outskirts of Bonchester Bridge. The property has been maintained since ownership to a high standard and upgraded with newly installed double glazed sash and case windows along with a stunning new kitchen and shower room. The roof has been redone also and the addition of a large workshop and two room cabin makes for an ideal home business. There are also fishing rights in the river and planning for a single storey dwelling in the ground opposite the

cottage is imminent.

The property is entered from the front via a double glazed door into an entrance vestibule. From here there is access to the lounge located to the front and side of the property with double aspect views. This room is versatile in use and would make an ideal dining room/ home office or further bedroom. The sitting room which is also accessed from the entrance vestibule is warm and cosy and hosts a log burning stove, ideal for cooler winter months. A staircase from here provides access to a double bedroom and bathroom, ideal for guest accommodation.

The dining kitchen is accessed from the sitting room or French doors from the garden and has been installed to a high spec with high gloss cashmere base and wall units, integrated fridge freezer, dishwasher, microwave, oven and hob and the addition of two ceiling dome skylights allows lots of natural light. Ample space for a dining table and chairs. The floor standing boiler is located in here also.

A couple of steps from the kitchen lead to the remainder of the accommodation via a hallway, where three double bedrooms with large built in cupboards and shower room are located. A large walk in cupboard provides great additional storage and all rooms are decorated in fresh neutral tones. The shower room boasts a large double walk in shower enclosure with electric shower.

Room Sizes

Vestibule 1.55 x 1.55
Lounge 4.85 x 4.00
Sitting Room 5.22 x 4.00
Dining Kitchen 2.66 x 7.15
Double Bedroom 3.34 x 3.49
Bathroom 3.26 x 2.00
Double Bedroom 3.37 x 3.16
Double Bedroom 5.00 x 3.93
Double Bedroom 2.82 x 4.80
Shower Room 2.40 x 01.97

Externally

Beautiful garden grounds hug Causewayfoot Cottage and offer an abundance of mature trees, shrubs, burn and is home to much wildlife including the red squirrel and deer. A summerhouse lends itself to peaceful outdoor relaxation,

all while maintaining a high level of privacy. The driveway to the front along with garage, provide ample parking. Just across from the property is a very large area of ground with newly built workshop with power and light and a two room cabin which would be ideal for a home office/studio or small business. This area of ground has recently been granted planning permission (verbally) for a single storey dwelling. More information can be found on the Scottish Borders Council planning portal with the reference number: 23/00297/FUL.

A new dry stone dyke wall runs alongside the river where there is fishing rights and the remainder is bounded by hedging and fencing. This area provides additional parking also. Causewayfoot Cottage is beautifully positioned, nestled in stunning countryside with very little passing traffic, an absolute must see.

Directions

From Bonchester Bridge travelling south on the A6088, take the turning for Newcastleton/Kielder (B6357) and continue for approx a mile. After the entrance for 'Wolfelee', turn right down a brae/hill towards Causewayfoot Cottage which is located on the right hand side as the road sweeps to the right.

What3words for property is wired. grownup. detective.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, summer house, work shop and cabin, included in the sale.

Services

Septic tank drainage, spring water supply, oil and electricity.



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.

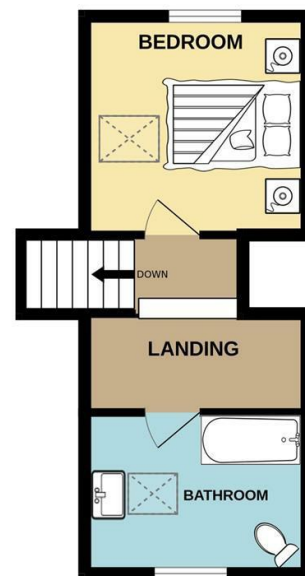


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



CAUSEWAYFOOT COTTAGE, BONCHESTER

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