BANNERMANBURKE
PROPERTIES LIMITED

Linnview Ashkirk, Selkirk, TD7 4PD

Offers In The Region Of £725,000

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▪ EQUESTRIAN PROPERTY OF OVER 10 ACRES WITH GALLOPS, STABLES, FLOODLIT ARENA AND MORE▪ STUNNING SETTING WITH BREATHTAKING VIEWS▪ SPACIOUS PROPERTY OFFERING FLEXIBLE ACCOMMODATION ▪ TWO KITCHENS▪ SITTING ROOM▪ CONSERVATORY ▪ 6 BEDROOMS▪ 2 BATHROOMS▪ EXPANSIVE GARDEN GROUNDS AND ENTERTAINING SPACES ▪ EPC RATING D

A rare opportunity to acquire a beautifully located equestrian property of approximately 10 acres. This well presented 3 bedroom bungalow with 3 bedroom annex is set in a stunning rural location and comes complete with extensive equestrian facilities, ideal for private use or professional setup. Enjoying panoramic countryside views, the property includes a comfortable bungalow, offering bright and flexible accommodation, eight quality stables with power and water, professionally constructed, floodlit all weather arena, perfect for year round training, private gallop/racecourse, offering superb exercise facilities and paddocks and grazing land, all set within stunning scenic landscape. This superb equestrian setup offers privacy, space, and outstanding potential in a truly beautiful setting. Whether you're a competitive rider, breeder, or simply seeking a country lifestyle with excellent facilities, this unique property delivers on every level.

The Village

Ashkirk is a small rural village nestled in the rolling hills of the stunning Scottish Borders. Located just off the A7, 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 nearby Galashiels and Tweedbank.

Travel

Selkirk 5 Miles, Hawick 5 Miles, Galashiels 14 Miles, Tweedbank 14 Miles, Edinburgh Airport 53 Miles, Newcastle Airport 64 Miles. The property sits adjacent to the A7 with convenient regular bus routes North and South.

The Property

Main House
A timber front door with glazed side panel opens into a bright vestibule, currently used as an office, but easily restored to a practical entrance space with storage. A glazed door leads into the central hallway, which gives access to all principal rooms and features neutral décor, checked carpet, loft access, and central heating. The front facing sitting room is a bright, elegant space with double patio doors opening onto a decked seating area, perfect for relaxing and enjoying the stunning surroundings. Tastefully decorated in neutral tones with ceiling cornicing, the room features a electric stove style fire on a slate hearth, recessed lighting, and a stylish vertical radiator. Seamlessly flowing from the sitting room, the kitchen and conservatory create a fantastic open plan living space, ideal for family life and entertaining. The kitchen is fitted with sleek, handleless white units, solid timber worktops, and a large central island with breakfast bar. Integrated appliances include an oven, microwave, hob, and extractor, dishwasher, and space and plumbing for a washing machine. A picture window over the sink frames lovely rear garden and countryside views. Double doors open to the conservatory, a bright and inviting room glazed on three sides to fully appreciate the stunning outlook. Currently used as a dining room, it features laminate flooring, tasteful décor, and a door leading directly into the garden, perfect for year round enjoyment. The family bathroom is beautifully finished with a contemporary four piece suite including a double shower enclosure, bath, WC, and vanity unit. Neutral tones, stylish vinyl flooring, and chrome fittings complete the space. There are three well proportioned double bedrooms, each with fitted wardrobes, neutral décor, and lovely outlooks. The master bedroom is to the rear with the other two facing the front of the property with countryside views, and one includes a lockable connecting door to the annex, offering exceptional flexibility.

Annex
The generously sized annex can be accessed independently or via the main house, and provides fantastic potential for extended family, guest accommodation, or rental use.
A central hallway leads to a modern kitchen with built-in electric oven and hob, stainless steel sink, tiled splashbacks, and plumbing for a washing machine. A side window and rear garden door allow plenty of natural light. The shower room features a walk-in shower enclosure, WC, and wash hand basin, with neutral finishes, vinyl flooring, and a chrome heated towel rail. There are three spacious double bedrooms, each enjoying countryside views and finished in neutral tones with carpeted flooring and central heating.

This versatile property offers a rare opportunity to enjoy peaceful rural living with modern comforts and flexibility. Whether you're seeking a spacious family home, multi-generational accommodation, or a home with income potential, this delightful property must be viewed to fully appreciate its setting, and possibilities. An Airbnb license for the property is also in place, should the owners want to rent out all, or part of the accommodation.

Room Sizes

SITTING ROOM 4.50 x 4.80
KITCHEN 5.40 x 5.97
COVSERVATORY 3.90 x 3.10
BATHROOM 2.98 x 2.27
BEDROOM 3.10 x 3.30
BEDROOM 3.50 x 3.00
BEDROOM 3.40 x 2.30
ANNEX ACCOMMODATION
KITCHEN 3.80 x 2.00
SHOWER ROOM 2.80 x 1.50

BEDROOM 3.60 x 3.60
BEDROOM 3.8 0 x 2.40
BEDROOM 3.60 x 2.50

Externally

Linnview presents an exceptional opportunity for equestrian enthusiasts. The property features a training arena, eight stables, a tack room, and a utility area equipped with a sink, plumbing for a washing machine, and access to light, power, and water. Additional equestrian facilities include a convenient showering area, a horse walker, and a private gallops course, all located just steps from your front door. Beyond the equestrian amenities, the garden grounds offer a variety of outdoor entertaining spaces. Enjoy patios, decking, a BBQ area, lawns, and a fire pit, perfect for gatherings in all seasons. Two summerhouses enhance the garden, one currently serves as a gym, while the other is set up as a bar and a cosy entertaining space to enjoy the views. benefiting from power and lighting. The property is securely enclosed with mature hedging and benefits from gated access. A spacious driveway provides ample parking for multiple vehicles or horse boxes, ensuring both convenience and privacy. A one bedroom static caravan is also included in the sale.

Directions

Heading north on the A7 from Hawick continue on for approx. 5 miles, then turn right before heading down the hill to Ashkirk, the property is on the right.
what3words///drifting.paramedic.crow

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, summer houses, sheds included in the sale. All external machinery and items pertaining to the stabling and upkeep of the land are also included in the sale if required.

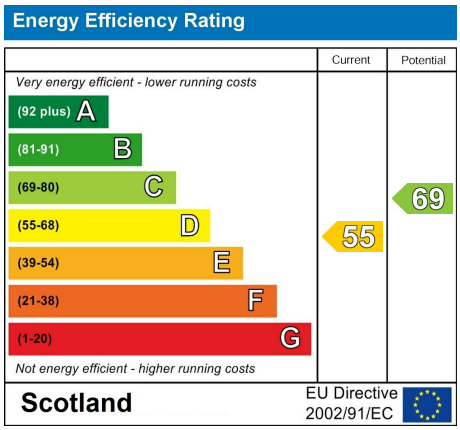
Services

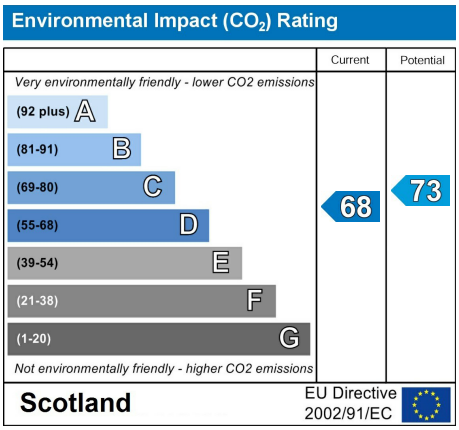
Mains drainage, water, and electricity, LPG gas. The property also has the benefit of solar panels feeding into the grid and a separate hot water panel.

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.





Linnview
Floor Plan

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