



Galbraith

HAWTHORNSIDE GRANGE
BONCHESTER BRIDGE, SCOTTISH BORDERS



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Stunning former farmhouse full of charm and character.

Bonchester Bridge 1.2 miles ■ Jedburgh 6 miles ■ Edinburgh 56 Miles
Sits in approximately 0.44 ha (1.1 acres) of ground.

- 3 reception rooms, study, 5 bedrooms.
- Enjoying beautiful rural, yet accessible, location.
- Set in superb scenic countryside with enviable views.
- Traditional L-shaped steading/byre which includes storage, workshop/ garaging.
- Steading which provides opportunity for further development.
- South facing garden with woodland.



Galbraith

Scottish Borders
01573 224 244
kelso@galbraithgroup.com

A member of
OnTheMarket



SITUATION

Hawthornside Grange lies just to the north west of Bonchester Bridge and off the A6088.

Bonchester Bridge is a small and popular village situated in an area of great natural beauty, lying on the Rule water. It has good access to both the A68 near Carter Bar and A7 at Hawick which provides convenient access north towards Edinburgh and south towards Newcastle and Carlisle respectively. The village has a pub, various shops and schooling provision in Hawick.

Kielder Water and Forest Park, the biggest man made lake in northern Europe and the biggest working forest in England (covering 250 square miles) is approximately 15 miles to the southeast of Bonchester Bridge.

There are a wide array of recreational activities on the doorstep including walking and cycling amongst the stunning scenery.

A wider range of shops and amenities can be found in nearby Jedburgh or Hawick.

DESCRIPTION

Hawthornside Grange is full of character and charm, providing spacious accommodation throughout. The family home retains many period characteristics as well as being thoughtfully renovated and cared for by the present owners

Perfect office space has been created to the rear of the property, however this room could also be used as a music room or playroom. All windows have been replaced within the property by the present owners and a new Reillo boiler has been installed

ACCOMMODATION

Ground Floor:

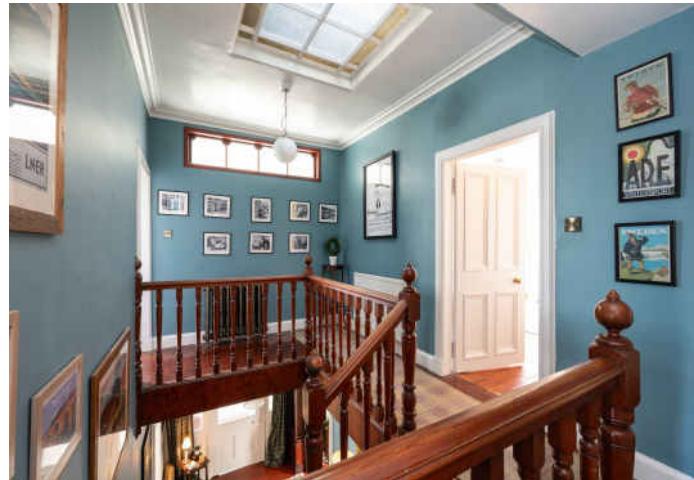
Vestibule, reception hall, drawing room, dining room, sitting room/ study, office, breakfasting kitchen, utility room, WC, and stores.

First Floor:

Spacious landing, principal bedroom with en suite (with shower, wash hand basin and WC), four further bedrooms, family bathroom (with wash hand basin, WC, bath with shower over)

GARDEN AND GROUNDS

The driveway leads to a generous parking area for several cars. The house offers a great deal of privacy and is sheltered from the road by an area of woodland and grass. Garaging is to the side of the house.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Mains	Private	Oil	Band F	E41

The front of the property has a generous south facing garden of just over one acre comprising lawn, flower beds, ornamental trees and woodland.

OUTBUILDINGS

An L-shaped range of steading buildings with two adjacent buildings lies within the confines of the approximate 1 acre of ground.. These steading buildings offer great potential for conversion to residential use subject to suitable planning. They have had planning consent in the past but this has since lapsed..

The portion of outbuilding closest to the house has been converted into a garage and is presently being used as a spacious workshop, set over two floors.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/indirect.position.microchip

POST CODE

TD9 8QT

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

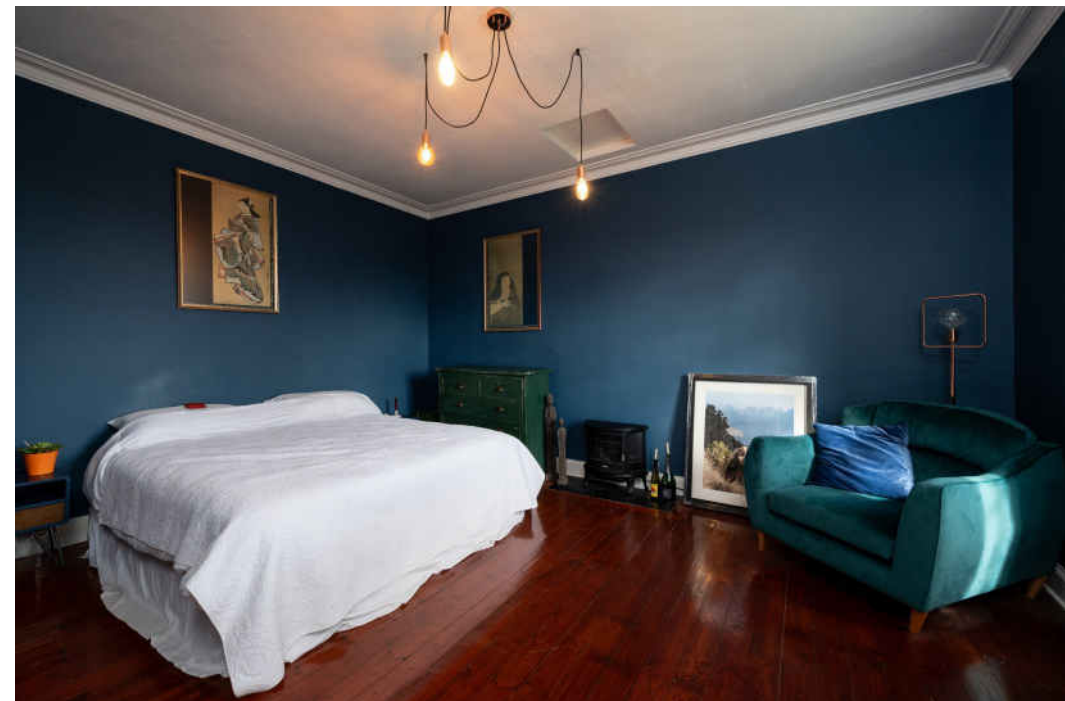
SOLICITORS

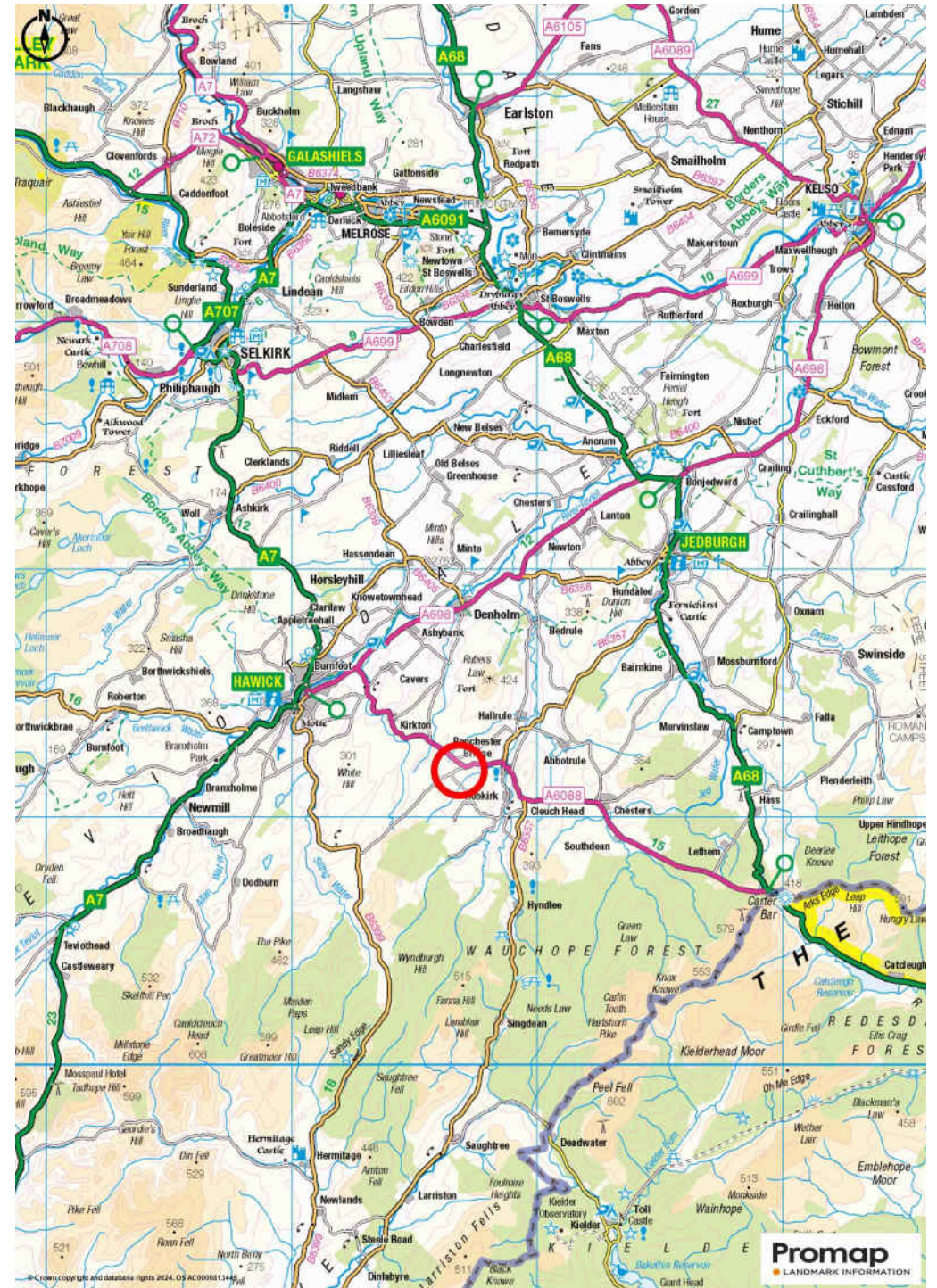
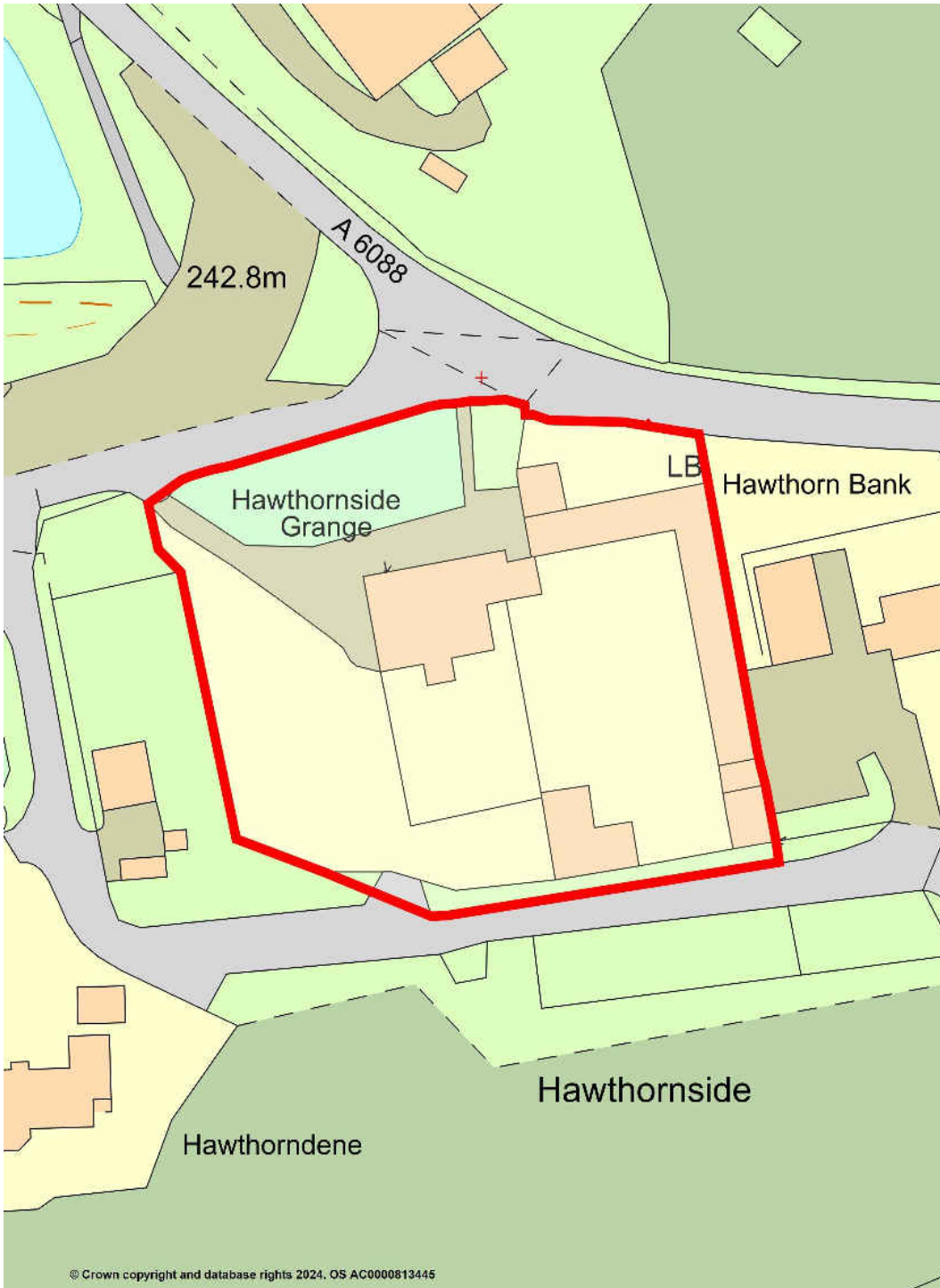
Geo & Jas Oliver, 13 High Street, Hawick, TD9 9DH.

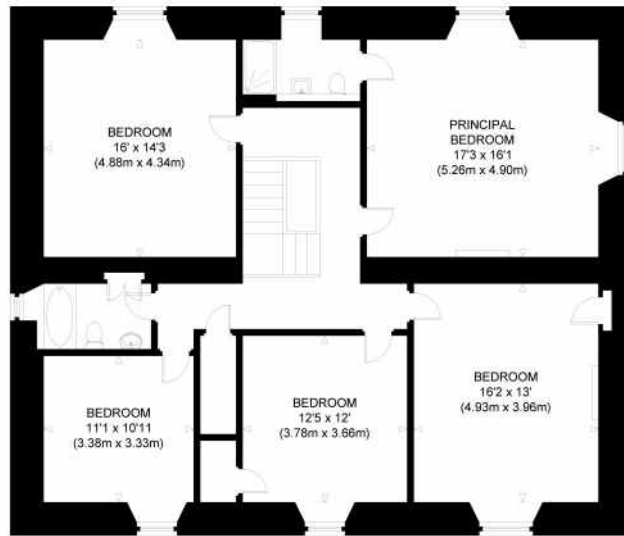
2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

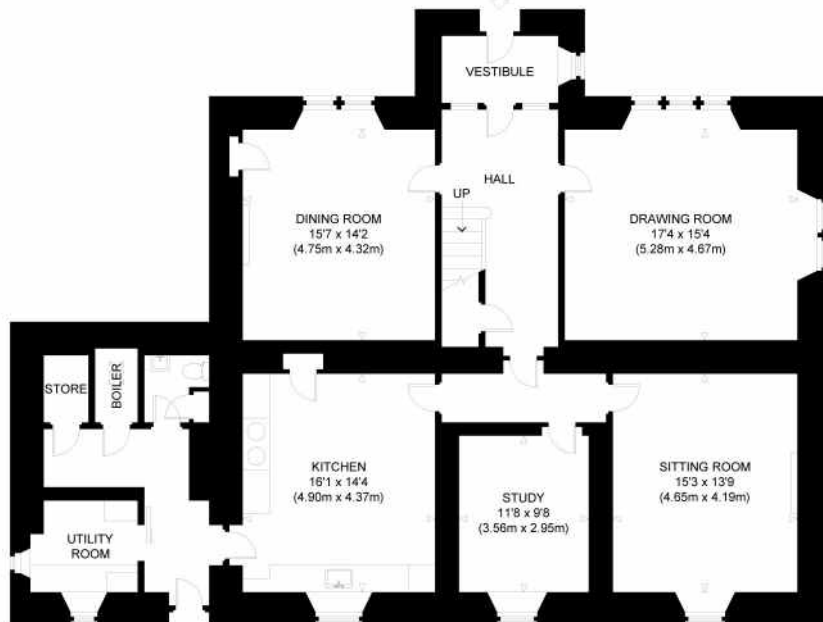
Failure to provide required identification may result in an offer not being considered.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1478 SQ FT / 137.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1797 SQ FT / 167.0 SQ M

HAWTHORNSIDE GRANGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3275 SQ FT / 304.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2024.



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