



The Dovecote



## The Dovecote

Offers Over £235,000

9 Towerburn, Denholm, TD9 8TB



This Charming Category B Listed Stone Cottage Offers The Perfect Blend Of Character And Modern Living Set Within 8 Acres Of Surrounding Garden Grounds.





### THE DOVECOTE

Ideal as a primary residence or lock up and leave retreat; featuring an inviting open plan living/dining area with cosy multi fuel stove, the round kitchen to the end hosts plenty of wall and base units and space for free standing appliances.

A few stairs lead down to the family bathroom and the master bedroom, with a set of additional stairs leading to a versatile space which could lend itself to a second bedroom, office space or dressing room depending on requirements.

Externally, the cottage sits in mature grounds of approx. 8 acres and hosts a useful section of communal garage space, ideal for external storage.

### LOCATION

Towerburn lies just a mile east of the popular conservation village of Denholm nesting below local landmark Ruberslaw Hill, with views to Minto Crags and within easy access to the A68 and main Borders towns, with Jedburgh and Hawick only a five minute drive. There is also 6 good golf courses within 30 minutes' drive. Denholm is a particularly charming and popular Borders village; centred around the traditional green with a host of independent shops, cafés and restaurants, the area is popular with families and retirees alike, and a favourite for those looking for a country aspect while remaining well connected. The village itself has a well-regarded primary school, with swift links both north and south. The village is renowned for its idyllic beauty, encircled by open countryside and the excellent 18 hole parkland golf course at Minto.

### HIGHLIGHTS

- Charming detached cottage
- Option for one level living
- Set within 8 acres of garden grounds
- Ideal primary or secondary residence

### ACCOMMODATION SUMMARY

Sitting Room, Kitchen, Inner Hallway, Bedrooms, Shower Room, Landing, Bedroom Two.

### SERVICES

Mains water, private drainage. Electric heating by electric smart radiators.

### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings excluding dishwasher and bathroom fittings. Factoring fee of £100 PCM to the residents association. Category B Listed.

### COUNCIL TAX

Band D

### ENERGY EFFICIENCY

Rating F

### TENURE

Freehold

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE & MARKETING POLICY

Offers over £235,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.