



12 Bowmont Court Kelso, TD5 8JY



- 5 bed
- 4 public
- 5 bath

This elegant country home sits proudly in a premium position within Sunlaws Village – with wonderful privacy and majestic outlooks, the beautifully upgraded and extended accommodation could rival any modern day mansion with its luxurious proportions, impeccable quality of craftsmanship and tasteful interior design. Framing this grand home is a restorative countryside backdrop; with far reaching southerly views from the beautifully landscaped garden stretching over the golf course to the Teviot, arched Viaduct and hills beyond, 12 Bowmont Court offers the rare opportunity for a buyer to enjoy the best of town and country.



A masterclass in superior home styling and design, this enviable home is set within the central Borders, in the charming countryside village of Sunlaws, just two miles outside Kelso. The property truly provides all a modern buyer could wish for – with a choice of public rooms for family, entertaining, dining and relaxing, the Georgian inspired property has a simply stunning garden room extension; running the width of the property and linking the kitchen, dining room and lounge to create a wonderful flow between rooms, open plan aspect and endless flexibility of use. With well-considered renovations throughout completed by the current owners, the kitchen itself is a showcase in design; with streamlined cabinetry and an elegant country finish, the solid wood kitchen has a granite counter with stylish island unit and complementing dresser, and provides an abundance of clever storage with integrated appliance, as well as a welcoming social family space. In addition to the further four reception rooms, the ground floor also caters for practical elements, with a comfortable study, cloak and boot room and a separate utility room – essentials for modern life. A beautiful oak stair extends to the first floor, again providing wonderful proportions and a tasteful décor in muted tones with excellent levels of natural light and fine elevated views over the gardens and neighbouring landscape. A generous master suite sits quietly to the rear of the property and includes a well-appointed shower room and dressing room, with two additional ensuite bedrooms ideal for guests, two further double bedrooms and the family bathroom.

12 Bowmont Court benefits a wonderful plot set overlooking the exclusive Schloss course – a golfer's delight, the position is a haven for those in search of quiet setting with no onlooking properties while still benefitting great access to nearby amenities. Set to the outer edge, allowing those fantastic views and privacy, a generous drive allowing ample parking and turning space accesses the double garage; with the paved drive bordered by recessed solar lighting and a manicured lawn with established conifers and hedging. A retaining wall with stone steps lead gently down to a stretch of patio, extending round the periphery of the property, with a fantastic outdoor kitchen set to one side, ideal for hosting elaborate al fresco events and entertaining with adjacent pizza oven and opening onto the main terrace to the rear. With colourful herbaceous borders, native trees and a large section of lawn, the main section of garden is mature and beautifully landscaped – with a panoramic outlook and southerly aspect.

LOCATION

Being set just four miles from the vibrant town of Kelso, Sunlaws Village was completed in 2007 and is a tucked away location with some impressive neighbours; with the exclusive Schloss Roxburgh Golf Hotel & 18-hole course just a short walk, including Spa facilities, the property also overlooks majestic landmarks including the Roxburgh Viaduct spanning the River Teviot, and the glorious Eildon Hills beyond.

Heiton itself is a charming village, lying approximately 2 miles from the vibrant town of Kelso; with the exclusive Sunlaws development opening to the edge of the village, and just a short drive to town. The area is exceptionally well connected via the A698, with easy links to Edinburgh and Newcastle, as well as nearby towns Kelso and Jedburgh. Heiton is under 30 minutes' drive from the Borders rail link to Edinburgh, and 40 minutes to Berwick-Upon-Tweed station connecting nationally.

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders as a result. With a range of amenities and the charming cobbled high street filled with independent shops and retailers, there are several major superstores to the edge of town, a recently completed High School, medical and banking facilities, making it an excellent choice for the modern buyer.

ACCOMMODATION LIST

GROUND FLOOR: Reception Hallway, Drawing Room, Dining Room, Garden Room, Kitchen & Family Room, Utility Room, Study, Cloakroom with W/C.

FIRST FLOOR: Landing, Master Bedroom with Shower Room and Dressing Room, Two Guest Bedrooms, each with Ensuite Shower Rooms, Two Further Bedrooms, Family Bathroom.

EXTERNAL: Drive, Double Garage, Outdoor Kitchen, Patio, Terrace, Lawns.

HIGHLIGHTS

- Premium Location and Rarely Available Position

- Lifestyle Balance – Semi Rural with Excellent Transport Links
- Exceptional Privacy
- Luxuriously Proportioned Accommodation
- Immaculately Presented
- Fantastic Contemporary Design
- Double Garage
- Excellent Plot Size & Garden
- Country Outlooks

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Double glazing.

ADDITIONAL INFORMATION

All integrated appliances, carpeting, curtain poles and blinds are included in the sale price. The light fittings and curtains are available by negotiation.

The internal floor space extends to approx 335m².

MEASUREMENTS

See Floorplan

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Band C.

VIEWING & HOME REPORT

Viewings are strictly by appointment only. Interested parties are asked to view the Virtual Tour and Home Report prior to arranging an appointment.

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 8pm 7 days a week.

PRICE & MARKETING POLICY

Offers Over £795,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.