



Knowetownhead Steading

Teviotbank, Denholm TD9 8RU



Completed to an exacting standard in 2017, Knowetownhead Steading is a striking and beautifully styled detached home which is super economically efficient to run, set against an outstanding backdrop of rolling hill countryside - with immaculate and fully enclosed wrap around gardens and an established woodland setting.



KNOWETOWNHEAD STEADING

Having been completely restored and transformed by the current owners, the property now presents as a luxury five bedroom architect built home with all bedrooms benefitting en-suite. The original steading was constructed in the late 18th century, although has undergone many changes since that time. Two carved pieces of stonework are embedded high up in the exterior wall of the steading one an Agnus Dei and one with a date stone of 1628. They could possibly come from the nearby Hassendean Church, which was demolished in the 1690s. This restorative position, in the sought after countryside hamlet of Hassendeanburn, hosts a perfect blend of period and contemporary style; which enjoys a focus on natural light with the feature frontage incorporating apex windows.

Internally, the bright and open outlook is complemented with an elegant finish with fresh neutral décor, crisp lines and a well-considered layout allowing for flexible and versatile use.

The main entrance makes an impressive opening statement, with the luxury of a spacious double height hallway and a fantastic visual from the steel staircase and contemporary glass panels.

The ground floor hosts comfortable public areas; including a modern and sleek open plan dining/kitchen/living room, with separate sitting room, which features a double sided convection wood burner stove, where heated air is distributed evenly around the room. This space is certainly the heart of the home, perfect for entertaining friends and family life.

Across the hall, lies a useful utility room and a bright guest bedroom with ensuite Jack and Jill shower room. Under floor heating runs throughout the lower level, alongside the solar panels it makes the property very economically efficient to run, with an excellent energy rating of A92.

Upstairs, the gallery landing with exposed Douglas Fir beams makes for a fantastic view point, with three further bedrooms on this level, all including en-suite shower room and an impressive master bedroom with ensuite bathroom with free-standing bath, walk in wardrobe and apex window overlooking the glorious countryside beyond.

Externally, the substantial fully enclosed gardens, approximately 0.75 acres, enjoys excellent privacy and are completely level and mostly laid to lawn and gravel with planted borders and a suntrap seating area

with a generous monoblock driveway.

A triple garage provides an ideal external workshop and store, with conversion potential if desired.

Unquestionably a remarkable family home and enviable find for any buyer in search of a balance between country living and access to amenities.

LOCATION

Hassendeanburn is a desirable hamlet, a blend of farming estates and modern homes, conveniently positioned some 4 miles from major town of Hawick, and easily connecting to the nearby village of Denholm. Denholm is a particularly charming and popular village set around the village green and nestled in the valley of the River Teviot approximately 6 miles west of Hawick and 7 miles east of Jedburgh. Edinburgh, is around 50 miles north-west accessible within an hour's drive via the nearby A68 with good road connections south to Newcastle, the airports and west to Carlisle via the A7.

HISTORICAL BACKGROUND

The carved pieces of stonework embedded in the exterior wall are believed to have come from the nearby Hassendean Church. Hassendean Church (also referred to as Hassendean Chapel) was dedicated to St Kintegern and is an original 12th century church, built on the banks of the River Teviot to the south of Knowetownhead. It was joined by an adjacent farm referred to as Monk's Croft and a cell called Monk's Tower. It was established by the monks of Melrose Abbey although after the Reformation, the church was granted to Walter, the Earl of Buccleuch.

ACCOMMODATION SUMMARY

GROUND FLOOR: Entrance Hallway, Living Room/Dining/Kitchen, Sitting Room, Utility Room, Bedroom with Ensuite Jack & Jill Shower Room.

FIRST FLOOR: Three Bedrooms with Ensuite Shower Rooms, Master Bedroom with Walk in Wardrobe & Ensuite Bathroom. Extensive Driveway and Triple Garage.

HIGHLIGHTS

- Stunning semi-rural location with a range of amenities closeby
- Immaculately presented both internally and externally
- Sizable property with flexible layout ideal for a growing family
- Excellent energy efficiency

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

SERVICES

Mains water, ground source heating, solar panels, private drainage, mains electricity.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating A

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email 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 £825,000 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. 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.



