



# Upepo

Kirkton, Roxburghshire, TD9 8QJ



Upepo is a detached six bedroom architect designed and stylish contemporary home on the outskirts of the Roxburghshire hamlet of Kirkton. The property enjoys a quiet country location within easy reach of the nearby Borders Town of Hawick, and sits in generous garden grounds with the house itself set well back from the gated entrance. The property sits up a level with the living accommodation designed to take advantage of the panoramic views and outlooks with a balcony and French doors off the sunroom and dining kitchen.

#### LOCATION



## LOCATION

Kirkton is a charming hamlet of traditional properties, situated in stunning Borders countryside located on a quiet back road with little passing traffic from Denholm to Kirkton. Denholm enjoys excellent amenities with a range of local shops, village pubs, restaurants, coffee shop, garage and Primary School. Secondary education facilities are available nearby at Hawick or Jedburgh, with private education located at St Mary's in Melrose. Hawick, which lies some 4 miles distant, includes major supermarkets, banks, doctor's surgery and dentist, with leisure and sporting facilities available including a swimming and sports centre. The much acclaimed Wilton Park is popular for walks and there is a thriving theatre and cinema scene thrives at 'The Heart of Hawick'. The area is renowned for its beautiful scenery and has strong rugby and horse riding connections.

## ACCOMMODATION SUMMARY

Entrance Vestibule, Central Hallway, Sun Lounge, Living Room, Family Room, Kitchen, Study, Utility Room, Cloakroom, Master Bedroom with Dressing Room and en-suite Bathroom, Family Bathroom and Three further Bedrooms. **FIRST FLOOR:** Landing, Two Double Bedrooms, Bathroom, Shower Room and Walk in Attic/Games Room.

## ENTRANCE

A double gated entrance leads to a generous sweeping drive with parking and a covered below balcony carport and electric operated spacious single garage. The drive leads up through the gardens to additional parking with a paved patio and connecting steps up from lower level. French doors open to the sunroom next to the main entrance which leads through to an attractive entrance vestibule with glazed door and side panels providing good natural light. Beech flooring extends throughout the main hall, sunroom and dining area complimented by attractive light timber doors and finishings. The sunroom provides real wow factor with views on three sides and a further set of French doors out to the balcony and enjoys outlooks over the surrounding gardens, great privacy and fantastic views over the Borders countryside. A "Barbas" multi-fuel stove set onto a slate plinth provides the essential country style and allows year round use. Double doors open off the hall to the dining kitchen again with dual aspect windows and French doors out to the balcony. The kitchen area is generous with a good range of oak fronted units and again lovely outlooks with dual aspect windows. Appliances include integrated fridge/freezer, gas hob, integrated double oven and grill and dishwasher below a double sink with windows to the front. Carpeted stairs lead off the front of the dining area to the integral garage below. A must for every large family home the TV room or

snug lies across from the sunroom with matching double doors, new carpeting, and wall mounted "Barbas" log effect fire with windows either side of the chimney breast to the side garden. A dedicated utility area and washroom lies on the far side of the hall with direct access to the garden, drying area and patio. This houses the Worcester combi boiler and Zanussi dryer with space below units for further appliances and provides an ample drying area. A study lies off the front hall again with dual aspect windows and nearby cloakroom with WC and corner washhand basin. The master bedroom lies at the far end of the inner hall and again has been newly carpeted and enjoys good privacy with a window to the side orchard and a large window overlooking the garden to the woodland beyond. The bedroom benefits from double wardrobes and additional shelved cupboards providing ample storage and the en-suite is a generous size with both a bath and shower unit with adjustable jets. There are three further downstairs bedrooms, two double bedrooms with built-in wardrobes, one to the front and one to the rear, and a further single bedroom with rear facing window which is served by a shower room with large corner shower cubicle, WC and washhand basin. There is ample storage provided by a shelved hall cupboard and further walk-in under stair cupboard and carpeted stairs with attractive astragal banister leads to the upper floor.

## UPSTAIRS ACCOMMODATION

A velux over the mid-landing provides good natural light and the stairs lead to a landing area with bedrooms at either end, both generously proportioned and with dual aspect windows, one to the front and one to the rear again providing great views. The upper floor is served by two bathrooms, one with shower the other with bath. The upper floor accommodation has been newly carpeted throughout. Ideal for any large family, the property includes a spacious converted walk in attic providing adaptable accommodation which would make an ideal games room with walk-through storage to front.

## GARAGE

The garage has a solid floor, windows to the rear and an electrically operated door to the front. A store houses a gun cabinet and there is provision for connecting to a generator with alternative supply in the unlikely event of extreme weather. The garage is spacious and well-appointed with power points, lighting and an ideal storage workshop area and space to the side for parking the ride-on lawn mower which is available by negotiation.

## EXTERNAL

There are generous lawned gardens to the rear with further lawned areas to the front and established screen planted borders lining the driveway. The gardens

are well sheltered and planted with a variety of specimen trees and bushes with the LPG storage tank concealed within a set of evergreen trees. An attractive low stone wall boundary lines the driveway and the property is fenced to the rear with stock-proof fencing to the adjoining paddock and countryside beyond. A small orchard lies to the far side with enclosed area of raised beds, greenhouse, and soft fruits. Mown paths lead round the house which includes a natural area of wild garden with heather beds and attractive plantings framing the entrance.

## SERVICES

Mains electricity and water. Private drainage. LPG central heating.

## ADDITIONAL INFORMATION

The carpets and other floor coverings, curtains, blinds, window poles, lights and light fitting where fitted together with the integral appliances, garden bench, picnic tables and garden furniture are included in the sale. The ride-on lawn mower is available by negotiation.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Rating D

## VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

## FLOOR PLAN & DISCLAIMER

A floor plan is available for guidance only and should not be relied upon. All measurements are approximate and are taken at the widest point. Whilst this plan and 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.

## MARKETING POLICY

Offers 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.





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