

HASTIN^{LEGAL}&S



23 Bowmont Court

Sunlaws, TD5 8JY





This elegant country home benefits from a preferential position within the village, overlooking the salubrious Schloss Roxburghe golf course, with views over the River Teviot and viaduct. The property has been carefully upgraded in recent years and provides a wonderful extension with a well-positioned sunroom opening onto a large terrace and the garden. An ideal home for those in search of a generous home in an enviable position, 23 Bowmont Court strikes an easy balance between a countryside aspect and nearby amenities.



23 BOWMONT COURT

The accommodation has excellent levels of natural light throughout; finished in neutral tones with high quality fixtures and fittings, and providing a flexibility of use throughout the ground floor. With a choice of public rooms, including a dual aspect lounge, a dining room with spacious open plan family dining kitchen, and of particular note is the delightful garden room extension – offering a year-round room to enjoy the garden and view, and a lovely space to host friends and family.

Also positioned on the ground floor; a separate study, a snug, cloakroom and a utility room, with ample excellent storage as well as a renovated suite in the former garage providing a ground floor double bedroom and ensuite shower room; a must-have for guests and future proofing, with its own access making it ideal for multi-generational living.

Upstairs, the dual aspect master suite enjoys excellent proportions and is fitted with a range of in-built wardrobes with an ensuite bath and shower room. A second principal bedroom benefits an ensuite shower room, with three further comfortable bedrooms and a family bathroom positioned across the landing, allowing plenty of space for family or to adapt as home working and hobby areas. Set to the outer edge, allowing those fantastic views and privacy, a generous drive allows for private parking and accesses the main garden to the rear and side.

Enclosed with mature hedging and sheltering greenery, the garden enjoys a south westerly aspect, and hosts a magnificent stretch of level lawn with a large terrace, two useful timber sheds to the side and use of a sheltering orchard adjacent.

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 Roxburghe Golf Hotel & 18-hole course just a short walk, including Spa facilities, the property also overlooks majestic landmarks including the Roxburghe

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. 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 SUMMARY

Hallway, Lounge, Garden Room Extension with access onto Terrace, Study, Snug, Kitchen with connecting Dining Room, Utility Area, Double Bedroom with Ensuite Shower Room with Separate Access to Garden Area. Landing, Master Bedroom with Ensuite Bath and Shower Room, Two Double Bedrooms one with ensuite Shower Room, Two Further Bedrooms, Family Bathroom. Driveway, Patio, Terrace, Lawns, Mature Planting.

HIGHLIGHTS

- Premium Location overlooking Golf Course and River
- Lifestyle Balance – Semi Rural with Excellent Transport Links
- Exceptional Privacy
- Generously Proportioned Accommodation
- Ground Level Bedroom Suite with separate access
- Flexible Layout

- Excellent Plot Size & Garden
- Country Outlooks

SERVICES

Mains gas, electric, water and drainage. Gas central heating. Double glazed.

ADDITIONAL INFORMATION

All integrated appliances, carpeting, curtain poles and blinds are included in the sale price.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Band C.

MEASUREMENTS

See Floorplan.

VIEWING

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 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.

MARKETING POLICY

Offers over £650,000 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.

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.



