



Sunnylea, Parkdaill, Hawick, Roxburghshire





Exceptionally comfortable and cleverly extended **arts & crafts** family house with river frontage.

Summary of accommodation

Hall | Three reception room | Five bedrooms | Three bath/shower rooms (one en suite)
Study | Kitchen | Downstairs WC | Utility room

Garage block | Enclosed garden | River frontage and trout fishing

Approximately 3015.5 sq ft

In all about 0.63 acres

For sale as a whole

Distances

Hawick 2 miles, Carlisle 41 miles, Edinburgh 51 miles

(All distances and times are approximate)



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Situation

Sunnylea is situated in the heart of the Scottish Borders in the leafy suburbs of Hawick, on its southern edge, by the banks of The River Teviot. A good selection of shops and services is available in the town. Road connections are very good; Carlisle has a regular main line intercity rail connection to the north and south. Galashiels, approximately 19 miles to the north, provides a regular service along the re-opened Waverley line linking the Scottish Borders and Edinburgh (journey time approximately 55 minutes).

The area has a good selection of schools with nursery, primary and secondary in the locality. This part of the world is noted for its sporting opportunities and facilities with golf courses, rugby grounds, cycling, shooting and fishing. This is "Reiver Country"; the surrounding countryside is famous for its scenic beauty and strong equestrian tradition with the annual Common Riding being a major feature in Hawick's historic, and social calendar. For those who enjoy walking, the opportunities are almost endless.

Directions

Head out of Hawick for Carlisle on the A7 and Sunnylea lies approximately two miles from the centre of Hawick, on the south side – between The River Teviot and A7. On entering Parkdaill from Hawick on the A7, turn right off the main road into a cul de sac and the drive to Sunnylea lies directly ahead.

The property

Sunnylea was built in the 1930's by Scotland's motorcycle grand prix winning racer (19 wins) James aka "Jimmie" Guthrie. Sunnylea is a substantial, beautifully presented, five bedroom Arts and Crafts family house. It was cleverly extended by the current owners, thereby adding two more bedrooms and two bathrooms, all the while retaining many of the original features such as the fine wooden floors throughout the house, together with other mahogany and cedarwood features. The reception rooms are both spacious, and well proportioned.











Of particular note are the garden room and dining room, their use being interchangeable, with enough space in the garden room for the "home office". These rooms, together with the living room and well-equipped kitchen, are the focus of the house providing fantastic space (along with the garden/terrace) for entertaining.

With an enclosed garden, at the front of the house are well stocked, terraced flower beds with block paved paths and drive extending around the side of the house to the extensive lawn that stretches down to the riverbank (separated by a fence). At the end of a drive is a double (tandem) garage and attached workshop or possible office space. Separated from the garden by a fence is a bridleway (owned) that leads down to and across the river which is used by equestrians all year for fording the river.

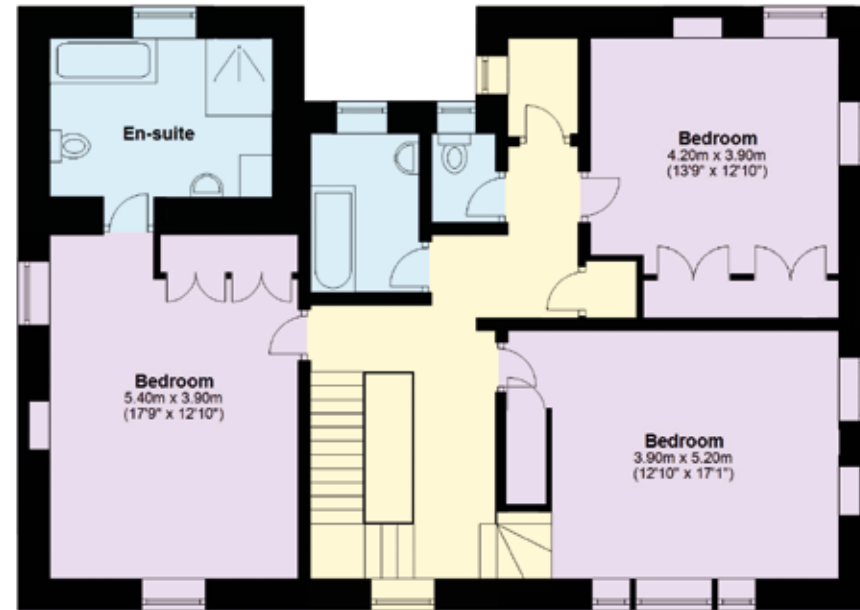
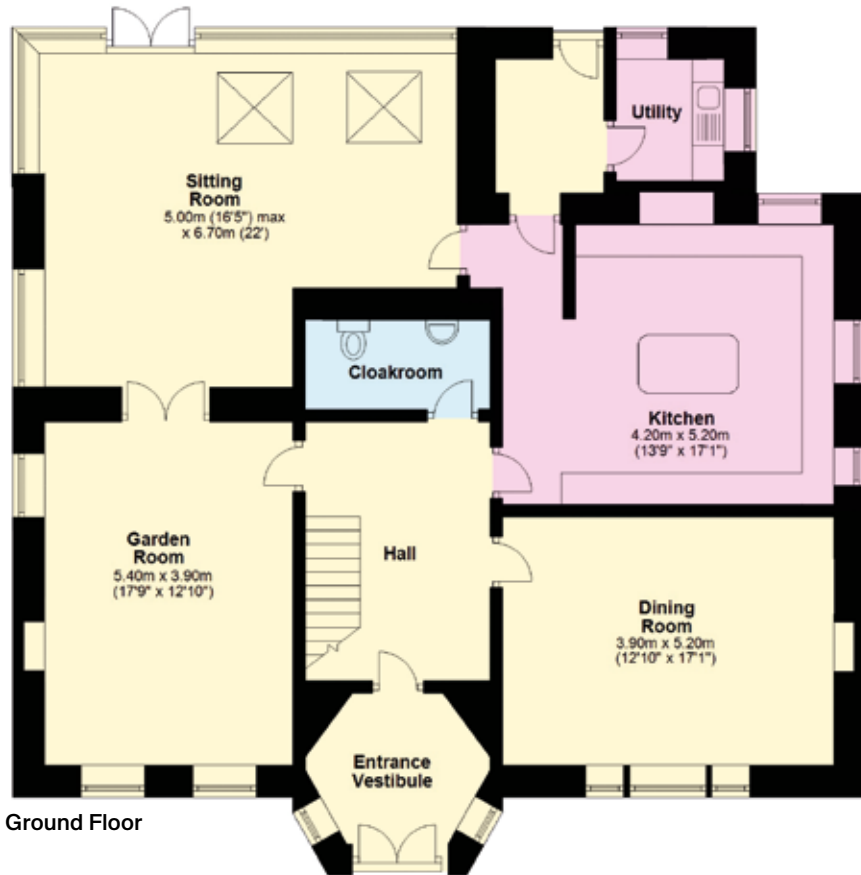




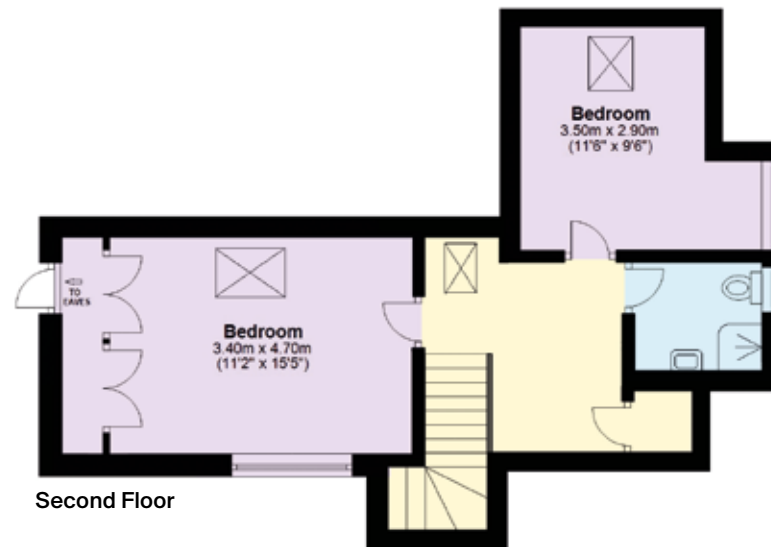
Approximate Gross Internal Floor Area

3015.5 sq ft / 280.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Services

Mains water and electricity, oil fired central heating, drainage to a septic tank and "Starlink" broadband. Electricity generated by solar panels is sold in to the National Grid. These services have not been tested and therefore there is no warranty from the agents.

EPC rating

D

Outgoings

Sunnylea – Council Tax band F

Tenure

Vacant

Offers over

£500,000

Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Selling Agents. Prior to making an appointment to view, the selling agents strongly recommend that you discuss any particular points, which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing date

A closing date by which offers must be submitted will be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.





Conditions of sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation. Fitted carpets and some of the light fittings are included in the sale.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2022. Photographs dated September 2022

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