



## HARHOLM

STICHILL, KELSO TD5 7TD

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Harholm is an individually designed detached bungalow situated within approximately one acre of garden ground and enjoying stunning uninterrupted views. Located in a quiet village setting the bright, extremely spacious, versatile and well appointed family sized accommodation comprises:-Vestibule, Entrance Hall, Open Plan Fitted Kitchen/Family Room, Sun Room, Utility Room, Cloakroom, Lounge, 3 Double Bedrooms (1 with en-suite Shower Room), Family Bathroom and Detached Double Garage/ Workshop/Office. There is an extensive enclosed garden surrounding the property laid mainly in lawn with patio areas and a range of established plants, shrubs and trees. The property benefits from oil central heating, is fully double glazed and being offered for sale with all fitted carpets, floor coverings, curtains, blinds and light fittings.

**VESTIBULE:**

A double timber door opens into a vestibule with 2 double shelved storage cupboards. Parquet tiled floor. Glazed inner door with side panel.

**ENTRANCE HALL: 7.87m x 4.51m**

A glazed door with side panels opens from the vestibule into an exceptionally large entrance hall giving access to all rooms. Velux windows provide an abundance of natural light. Wall lighting. 2 c/h radiators. 3 double power points. 2 large walk-in storage cupboards, 1 containing electric meters and burglar alarm system. Large shelved linen cupboard with c/h radiator. Fitted carpet. Hatch to attic space.

**KITCHEN/FAMILY ROOM: 6.05m x 3.78m**

**KITCHEN:**

With windows to front and side. Roller blind. Cream sink unit with drainer and mixer tap. Range of fitted pine base and wall units with contrasting worktops and tiling between. Breakfastbar with storage cupboards and shelving. Plumbed for dishwasher. Electric cooker point. Heated towel rail. 1 double and 3 single power points. Spot lighting. Vinyl flooring.

**FAMILY ROOM:**

Bright room with feature brick fireplace, wood burning stove and display shelving to either side. C/h radiator. 3 double power points. Wall lighting. Coving. Vinyl flooring.

**SUN ROOM: 5.78m x 2.03m**

Glass double doors from the family room open into a spacious sun room with windows to front and sides giving a most stunning view over the garden and beyond towards the Cheviot Hills. Spot lighting. Telephone point. TV aerial. 2 double power points. Fitted carpet. Patio doors to garden.

**UTILITY ROOM: 4.53m x 1.75m**

Spacious utility room with Belfast sink and tiled splashback. Fitted base and wall units. C/h boiler. Xpelair fan. 3 single power points. Fluorescent lighting. Vinyl flooring. An inner stable door leads to a vestibule with window to side (2.30m x 1.48m), 1 double power point, coving, c/h radiator, coat hooks and parquet tiled floor. Stable door to garden.

**CLOAKROOM: 2.42m x 1.22m**

With frosted window to side. White WC with mahogany seat. Wash band basin set within a vanity unit with storage cupboards below. C/h radiator. Coving. Vinyl flooring.

**LOUNGE: 5.78m x 4.74m**

Bright and spacious room with picture window to front giving a superb view over the garden and beyond and vertical blinds. Feature open coal fireplace with tiled hearth, timber surround and mantel. Wall light. 5 double and 5 single power points. TV aerials. 2 C/h radiators. Fitted carpet.

**MASTER BEDROOM WITH EN-SUITE SHOWER ROOM:  
BEDROOM 1: 4.74m x 4.07m**

An archway from the entrance hall leads to the master bedroom with window to front giving a lovely open view over the garden and beyond. 2 double fitted wardrobes with hanging rails and shelving. Display shelf with TV aerial and storage cupboard below. C/h radiator. Telephone point. 2 double power points. Fitted carpet.

**EN-SUITE SHOWER ROOM: 3.03m x 1.65m**

Modern en-suite with frosted glass window to side. White WC with mahogany seat and pedestal wash hand basin with splashback, mirror, shaver point and lighting. Electric stainless steel shower with glass screen. Heated towel rail. Ceramic tiled floor.

**BEDROOM 2: 4.38m x 3.12m**

Double bedroom with feature round window to rear. Further window to side with vertical blinds. Wash hand basin set in a vanity unit with mirror and lighting and storage cupboard below. Double fitted wardrobe with hanging rails and shelving. C/h radiator. 3 double and 1 single power points. Coving. Fitted carpet.

**BEDROOM 3: 4.53m x 4.20m**

Bright double bedroom with window to side and vertical blinds. Double fitted wardrobe with hanging rails and shelving. 3 double power points. C/h radiator. TV aerial. Fitted carpet.

**BATHROOM: 2.84m x 2.37m**

Spacious bathroom with frosted glass window to rear. White suite comprising WC, pedestal wash hand basin with mirror above, lighting, shaver point and bidet. Tiled to dado around WC, wash hand basin and bidet with contrasting tiling. Bath with mahogany panel and tiled splashback. Separate fully tiled shower cubicle with stainless steel shower and glass door. Storage cupboards. Coving. Heated towel rail. Fitted carpet.





**GARAGE:**

Entrance gates open into a tarred driveway which has an abundance of private parking and leads to a double detached garage situated at the side of the property. At the rear of the garage is a door leading into a workshop area with workbench and an inner door leading to an office with power points, lighting, window to side and storage units. There is also a range of log stores to the side of the garage.

**GARDENS:**

The property is surrounded by an extensive and neatly maintained enclosed private garden which is laid mostly in lawn. There is also an extensive range of mixed hedging, established/ mature plants, flower beds, shrubs and trees providing an abundance of colour. There are also patio areas from where to sit and enjoy the summer sunshine and the stunning views.

**GENERAL:**

Harholm is a desirable detached bungalow set within approximately one acre of private garden ground in a quiet residential area and enjoys wonderful open views. Internally, the property is extremely bright and has a pine finish to all doors, facings and skirtings. There is also an abundance of storage space.

**SERVICES:**

Mains water, drainage and electricity are connected. Oil central heating.

**BURDENS:**

Council Tax – Band G. EPC Rating – D

**VIEWING:**

Strictly by appointment through the selling agents.

**ENTRY:**

By negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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**TAITS**  
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ  
T: 01573 224 311  
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ  
T: 01835 344 911  
E: info@taits.co.uk