



BANNERMANBURKE

PROPERTIES LIMITED



Main Street, Denholm, TD9 8NU

An amazing opportunity has arisen to purchase the Fox and Hounds public house and restaurant with living accommodation above, three bedroom cottage, courtyard and bar with an array of outbuildings and large garden with garage. This property presents an exceptional opportunity, featuring thriving business potential, live-in accommodation, and strong holiday let income/private home possibilities. Situated in the sought-after village of Denholm, the property benefits from a vibrant and flourishing community that serves both the local area and the wider Scottish Borders region. Viewing is essential to fully appreciate the full scope and potential of this unique opportunity.

- "THE PEND" THREE BEDROOM COTTAGE CURRENTLY RUN AS AIR BNB
- FOX AND HOUNDS PUBLIC HOUSE WITH FUNCTION ROOMS
- OWNERS ACCOMMODATION ABOVE THE FOX AND HOUNDS
- LARGE COURTYARD WITH EXTERNAL BAR AND SEATING
- MULTIPLE OUTBUILDINGS RIPE FOR CONVERSION
- LARGE GARDEN TO THE REAR WITH GARAGE AND ACCESS
- DESIRABLE VILLAGE LOCATION
- SOLD AS A GOING CONCERN

OFFERS IN THE REGION OF £335,000

The Village

The beautiful village of Denholm lies between Hawick and Jedburgh and is well situated for easy access to the A68 and A7, linking to main Borders towns and Edinburgh and Carlisle beyond. This historic village is one of the most sought after villages in the Borders. Set around an attractive village green, its amenities include a post office and general store, popular cafe/restaurant, antique shop, coffee shop, butchers, hairdressers, garage, church, two village pubs and village hall. There is an award-winning primary school, with secondary schools available in either Jedburgh or Hawick. The 18-hole Minto Golf Course is nearby and the village is a focus for local events such as the Jimmy Guthrie Memorial Run. The vibrant community life is complimented by the idyllic rural setting close to the River Teviot, Minto Hills and Ruberslaw, providing easy access for walking and cycling.

Travel

Hawick 5 miles, Selkirk 14 miles, Jedburgh 6 miles, Kelso 17 miles, Galashiels 20 miles, Melrose 17 miles, Newtown St Boswells 12 miles, Carlisle 49 miles, Edinburgh 50 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

The Pend Cottage

The Pend Cottage is located adjacent to the Fox and Hounds and is connected at first-floor level, offering flexibility and potential for integrated use. This busy AirBNB, with confirmed bookings until December 2025 is very well presented with sitting room, including a multi fuel stove, dining kitchen, utility room and shower room located on the ground floor and three double bedrooms and WC on the upper level. The heating is electric, windows are sash and case and there's front and rear access to the cottage. An array of outbuildings to the rear of the property offers excellent potential for conversion into additional accommodation, subject to the necessary planning permissions.

The Fox and Hounds

Entered from the main street of Denholm, the ground floor comprises of a bar with seating, lounge area, WC facilities, access to the cellar and access to the courtyard. The bar area to the front is beautifully presented and has been very well maintained over the years. The lounge with WC facilities is a versatile space which is nice and bright with three windows overlooking the courtyard. The hallway grants access to the cellar, which serves as both a practical drinks store and housing for the bar system equipment.

The first floor comprises of a function room/restaurant, well equipped kitchen for both business and personal use and owner accommodation of dining room, sitting room and bathroom with access via a staircase to the double bedroom and dressing room.

The function room is again immaculately presented and set up with tables and chairs for service. A small bar area is a great advantage along with a WC. Windows to the side allow lots of natural light through.

The kitchen is spacious and benefits from a good range of units with ample preparation areas, fridges, dishwasher, fryers and large stove and gives access to the owners dining area and sitting room. Both the dining room and sitting room are a good size and nicely decorated in neutral tones. The sitting room benefits from a multi fuel stove and is located to the front with sash and case window. A door from here connects to The Pend Cottage and another leads to a rear hallway where the bathroom is located and stairs to an upper level that house a double bedroom, dressing room and attic room storage.



Room Sizes

The Pend Cottage

Sitting Room 4.70 x 4.67

Dining Kitchen 4.70 x 2.70

Shower Room 3.05 x 1.75

Utility 1.80 x 1.10

Bedroom 4.30 x 4.70

Bedroom 4.00 x 2.08

Bedroom 4.70 x 2.80

WC 0.78 x 2.10

The Fox and Hounds

Bar and Lounge 5.65 x 4.71

Rear Lounge 9.20 x 3.66

Kitchen 4.70 x 4.09

Function Room 6.86 x 5.48

Owners Dining Room 2.92 x 3.60

Owners Sitting Room 4.80 x 3.60

Owners Bathroom 1.90 x 1.80

Owners Bedroom 3.60 x 4.80

Owners Dressing Room 1.80 x 1.98

Attic Room 5.65 x 4.70

Externally

This property boasts exceptional outdoor space, including a spacious courtyard nestled between the two buildings, versatile outbuildings ideal for conversion, a bar, and a beautifully maintained large garden with seating areas and a garage. Ample on street parking is available with lots of local amenities nearby.

Directions

The Fox and Hounds/The Pend Cottage is located on the Main Street of Denholm.

[What3Words:///lushly.pony.wreck](https://www.what3words.com/#!/lushly.pony.wreck)

Sales and other information

Fixtures and Fittings

Offers around £335,000 are invited for the freehold and heritable interest in the property. This includes the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. (The piano and other small personal items will be removed prior to sale) Stock in trade will be sold at valuation on the date of entry. Business accounts available only on viewing, to interested parties.

Services

Mains drainage, water, solid fuel and electricity. Rewired 2021.



Directions

Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



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