

C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Carlisle/M6 Motorway 33 miles, Hawick 7 miles, Langholm 16 miles, Edinburgh 66 miles
(All distances approximate)

COLTERSCLEUCH, TEVIOHEAD, HAWICK, SCOTTISH BORDERS, TD9 0LF



An impressive six bedroomed country house with three reception rooms, mature gardens, drive and parking area together with a detached two bedroomed cottage which are both attractively situated on the banks of the River Teviot and convenient for the local towns of Hawick and Langholm.

The house is situated just off the A7 trunk road from Carlisle to Edinburgh and has a number of interesting features but is in need of some upgrading. It has the benefit of oil fired central heating with some secondary and double glazed windows and could be improved to create a very spacious family home or could continue to be used for a bed and breakfast enterprise as it has been in the past. The cottage has been converted from some outbuildings and has the benefit of oil fired central heating and UPVC framed double glazing

**GUIDE PRICE: £460,000 FOR THE PROPERTY AS A WHOLE
or £305,000 for the house, gardens and drive with parking area but excluding
the cottage and adjoining car port, parking space and garden area**



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

website: www.cdproperty.co.uk - email: office@cdproperty.co.uk



SITUATION

Colterscleuch is situated just off the Carlisle to Edinburgh trunk road within the scattered settlement of Teviothead which lies about 7 miles south of the town of Hawick and 16 miles north of the town of Langholm with the city of Carlisle and the M6 Motorway lying about 33 miles to the south and Edinburgh lying about 66 miles to the north east. The position of the property is shown arrowed on the attached large and small scale Location Plans.

DIRECTIONS

If travelling from the south turn off the M6 at Junction 44 and take the A7 to Langholm and Hawick. After travelling through Langholm continue on the A7 to Teviothead and Colterscleuch is then situated on the left about 16 miles north of Langholm.

If travelling from the north from Edinburgh take the A7 to Hawick and Langholm and Colterscleuch is then situated on the right about 7 miles south of Hawick.

DESCRIPTION

The extent of Colterscleuch is shown coloured in pink on the attached Site Plan with the vehicular right of way to the cottage as well as a secondary access to the rear of the house along the adjoining shared access lane shown coloured in light brown on this plan. The main access to the house is along a tarmacadam drive leading directly off the main road. This leads to a parking area at the front of the house and mature well stocked gardens with lawns extending to about 1 acre (0.40 hectares) in area surrounding the property. There is also a path down to the River Teviot and riparian rights in the river. The extent of the cottage with adjoining grounds is shown coloured in pink and hatched in black on the Site Plan. The Vendors are prepared to consider an offer for Colterscleuch House without this cottage and the adjoining grounds as well as an offer for the whole property.

SERVICES

The house and cottage have the benefit of mains electricity with foul drainage to a shared septic tank installation which is positioned on land lying to the north of the property. There is also a private water supply to the house and cottage from a tank situated on land lying to the south east of the property. A telephone is installed in both the house and cottage subject to British Telecom regulations.

**LOCAL AUTHORITY**

Scottish Borders Council, Newtown St Boswells, Melrose, TD9 0SA.
Tel: 01835 824000, Fax: 01835 825001.

COUNCIL TAX

Colterscleuch House is listed under council tax band G and the standard charge payable for the 2010/2011 financial year is £1,806.67. Colterscleuch Cottage is listed under council tax band D and the standard charge payable for the 2010/2011 financial year is £1,084. Both these charges are exclusive of water and sewage charges.

POSSESSION

Vacant possession of the main house and gardens is available upon completion of the sale. Colterscleuch Cottage is let on a short assured tenancy at a rent of £346.66 a calendar month for a two year term with effect from the 10th August 2009. The tenants have indicated that they would, however, be prepared to vacate the property at an earlier date, if vacant possession is required by a purchaser.

SOLICITORS

Geo & Jas Oliver WS (Mr. J.A.L. Oliver dealing), 13 High Street, Hawick, TD9 9DH. Tel: 01450 372791, email: joliver@gandjoliver.co.uk.

OFFERS

Offers for the whole property or for the main house and grounds only should be submitted in Scottish legal form to C & D Property Services, 17/19 High Street, Longtown, Carlisle, CA6 5UA. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendors and the selling agents, however, reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

VIEWING

Strictly by appointment only with the sole selling agents on 01228 792299.

**COLTERSCLEUCH
HOUSE**

This is substantially built of stone under a hipped slate roof and has many interesting features including hardwood panelled doors throughout, window shutters in the main rooms and spacious hall and landing with attractive wrought iron stairs to first floor and stained glass landing window. The accommodation briefly comprises:-

GROUND FLOOR

Vestibule

with mosaic tiled floor, solid hardwood front entrance door and part glazed inner door to hall.

Hall

with hardwood floor, double radiator, telephone point, attractive wrought iron stairs to first floor and doors off to drawing room, dining room, shower room and kitchen.

**Sitting Room**

17'6" x 15'7" (5.36m x 4.76m) with two secondary glazed windows with shutters, traditional cast iron radiator and open fire with imitation stone fireplace and tiled hearth.



Dining Room

18'8" x 15'9" (5.69m x 4.81m) with secondary glazing to front window and UPVC framed double glazed window to side, both with shutters, with two traditional cast iron radiators, open fire with tiled fireplace and hearth, three wall lights and two built in jam cupboards.



Shower Room

7'6" x 4'2" max (2.31m x 1.27m) with shower cubicle with electric shower and tiling, low level W.C., pedestal wash hand basin, secondary glazed window, single radiator, "Xpelair" extractor fan and folding door to understairs storage cupboard.

Kitchen

25'3" x 13'0" max (7.69m x 3.98m) with doors to pantry, sitting room and rear hall, oil fired "Aga" cooker which heats water and radiators, back stairs to bedroom 6, UPVC framed double glazed windows, tiled floor, floor units, sink unit with 1½ bowls, mixer tap and single drainer and second sink unit with single drainer with wall and floor units adjoining and worktops over.



Living Room

14'8" x 13'11" (4.48m x 4.25m) with open fire with tiled fireplace and hearth, double radiator, UPVC framed double glazed window, small cupboard and telephone point.

**Pantry**

12'4" x 7'7" (3.75m x 2.32m) with shelving, one secondary glazed window and one UPVC framed double glazed window.

Rear Hall

with storage cupboard with electric meters and rear entrance door.

FIRST FLOOR**Landing**

with attractive staircase leading up from hall, ornate stained glass landing window, double radiator, fitted cupboard and doors off to five bedrooms and bathroom.

Bedroom 1

15'10" x 15'6" (4.84m x 4.74m) with two secondary glazed windows, double radiator and old fireplace (not in use).



Bedroom 2

15'8" x 10'8" (4.76m x 3.24m max) L-shaped with secondary glazed window, single radiator and sealed off fireplace.

Bedroom 3

18'8" x 13'11" (5.69m x 4.24m) with wall niche, one secondary glazed window and one UPVC framed double glazed window, single radiator, traditional cast iron fireplace (not in use) and wash hand basin built into former jam cupboard.

**Bedroom 4**

13'11" x 12'8" (4.25m x 3.86m) with boxed in fireplace, double radiator, UPVC framed double glazed window, vanity unit with wash hand basin, shower cubicle and airing cupboard with hot water cylinder and shelving in fitted cupboards with louvered doors.

Bedroom 5

12'3" x 10'8" (3.75m x 3.32m) with single radiator, vanity unit with wash hand basin, secondary glazed window, traditional cast iron fireplace with hardwood surround (not in use).

Bathroom

8'1" x 5'6" (2.47m x 1.69m) part tiled with panelled bath with shower above, pedestal wash hand basin, low level W.C., pine panelled ceiling, single radiator, heated towel rail and secondary glazed window.

Bedroom 6

14'6" x 9'8" (4.43m x 2.95m) with low level W.C., wash hand basin and UPVC framed double glazed window. This bedroom has access via the rear stairs from the kitchen.

OUTSIDE**Store**

9'3" x 7'1" (2.82m x 2.61m) with oil tank and oil fired central heating boiler.

Car Port**Grounds**

with tarmac drive and parking area to the front of the house and gardens with lawns, shrubs and mature trees, well stocked borders and beds, river bank and access down to the River Teviot.



COLTERSCLEUCH COTTAGE

This is a detached cottage built of stone under a hipped slate roof which was converted from some outbuildings a number of years ago. It has the benefit of an oil fired central heating system and UPVC framed double glazed windows and external doors and the spacious accommodation briefly comprises:-



Kitchen

15'9" x 12'6" (4.80m x 3.81m) with stainless steel sink unit with double bowl and mixer tap, plumbing for automatic washing machine, floor units with worktops over and tiled splashbacks, exposed stone wall, single radiator, built in display cupboard, steps up to living room, UPVC framed rear entrance door, "Xpelair" extractor fan, airing cupboard with hot water cylinder and shelving and oil fired central heating boiler.

Living Room	18'8" x 15'0" (5.70m x 4.57m) with UPVC framed double glazed patio doors to front garden and patio area, stone fireplace with flame effect LPG fire and stone shelving for television, double radiator, telephone point and door to hall.
Hall	9'0" x 6'9" (2.76m x 2.06m) with single radiator, cupboard with shelving, UPVC framed front entrance door, telephone point, doors to two bedrooms and bathroom, hatch to loft.
Bedroom 1	16'0" x 11'6" (4.89m x 3.52m) with double radiator and two windows.
Bedroom 2	15'9" x 10'6" (4.80m x 3.22m) with double radiator and two windows.
Bathroom	8'9" x 8'0" (2.66m x 2.47m) part tiled with panelled bath with separate shower cubicle, low level W.C., pedestal wash hand basin and "Xpelair" extractor fan.
<u>OUTSIDE</u>	
Car Port	with adjoining parking area
Front Garden	with patio area
Pathway	giving access around rear of cottage with adjoining garden strip.



Details prepared 9th June 2010 Ref: RWS

Important Notice

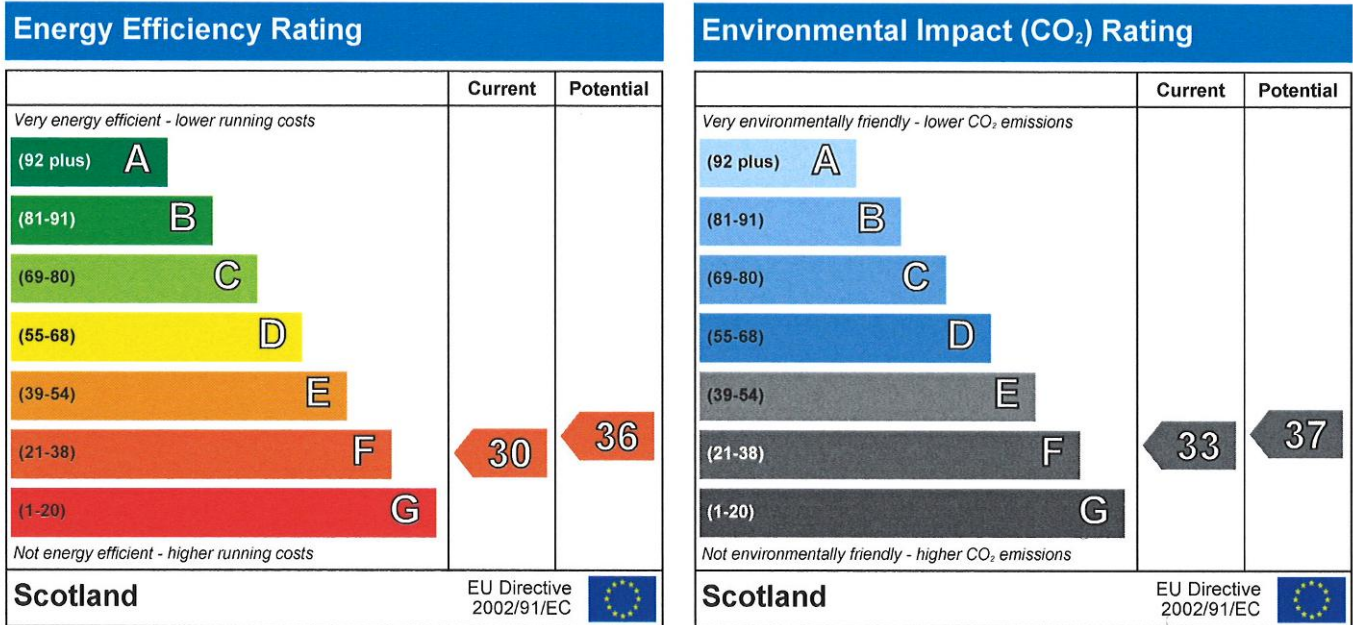
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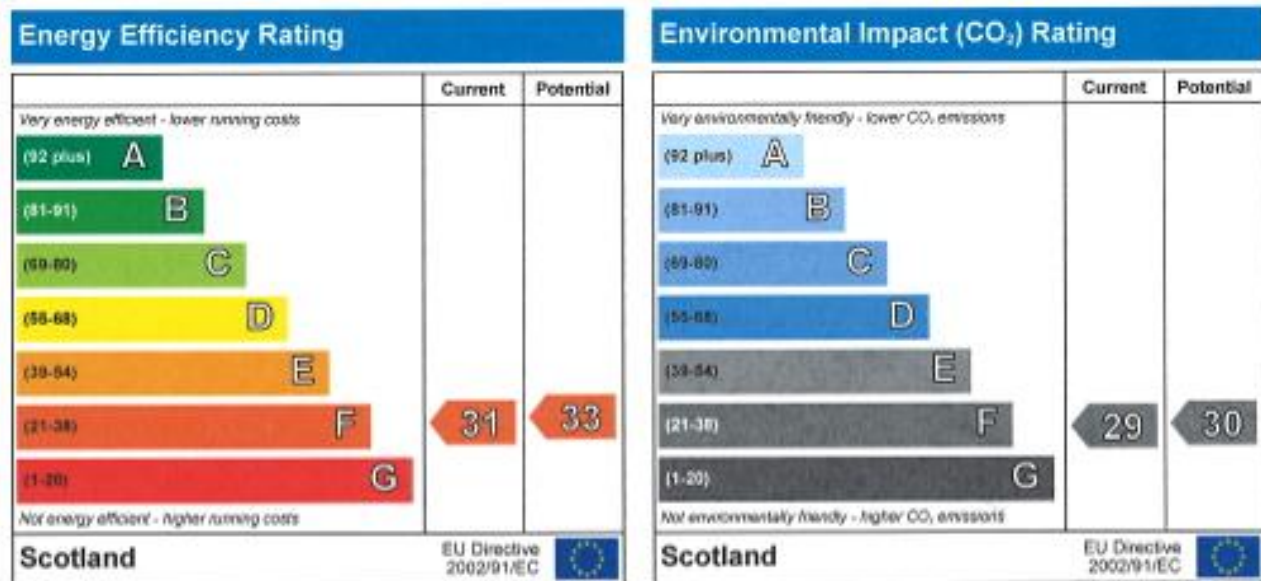
Home Report

A home report is available for both Colterscleuch House and Colterscleuch Cottage comprising a Single Survey and Valuation, an Energy Report incorporating an Energy Performance Certificate and a Property Questionnaire. The Energy Performance Certificate Graphs for both the house and cottage are shown below and a copy of the Reports are available for inspection at the selling agents office or they can be forwarded by email.

COLTERSCLEUCH COTTAGE

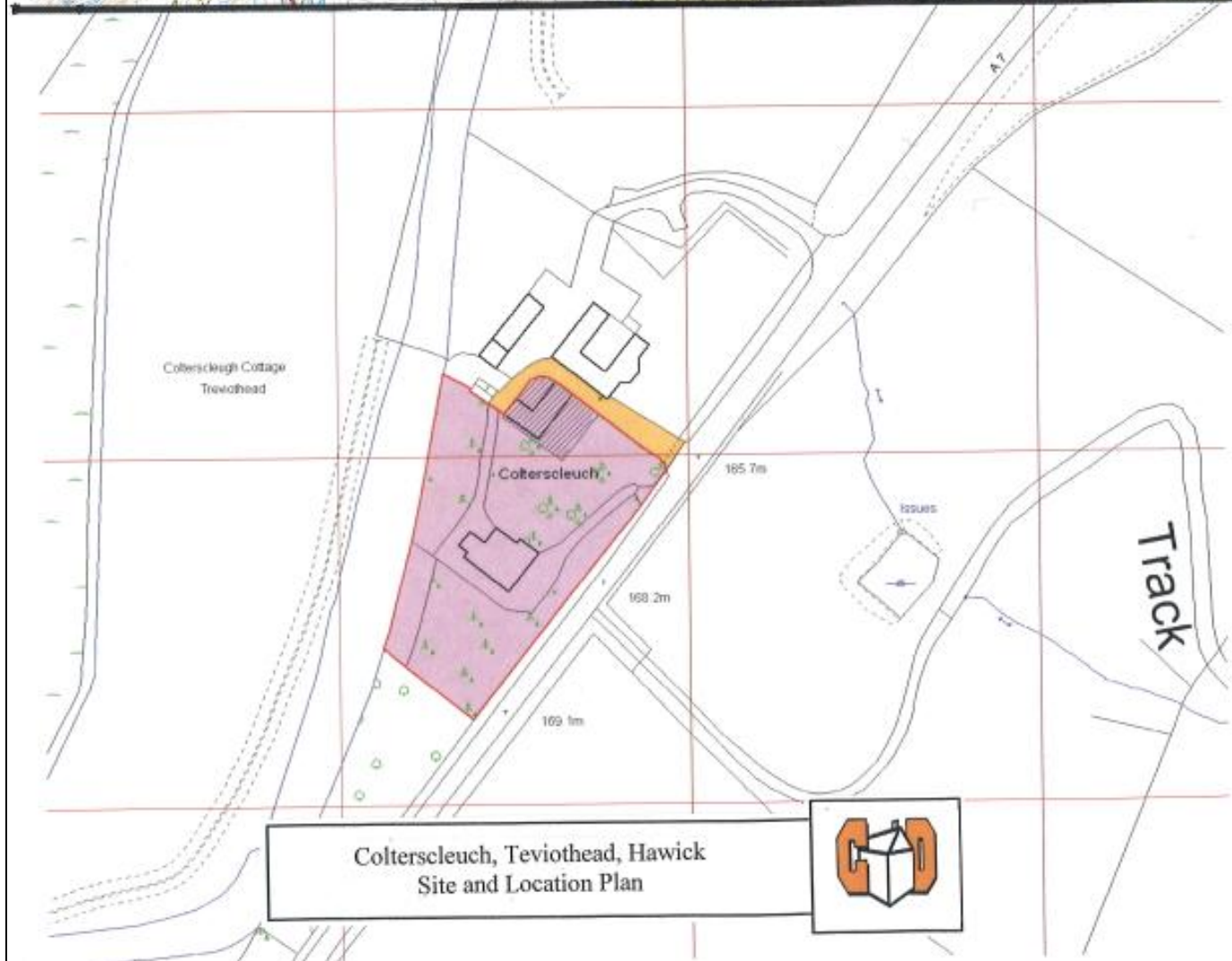
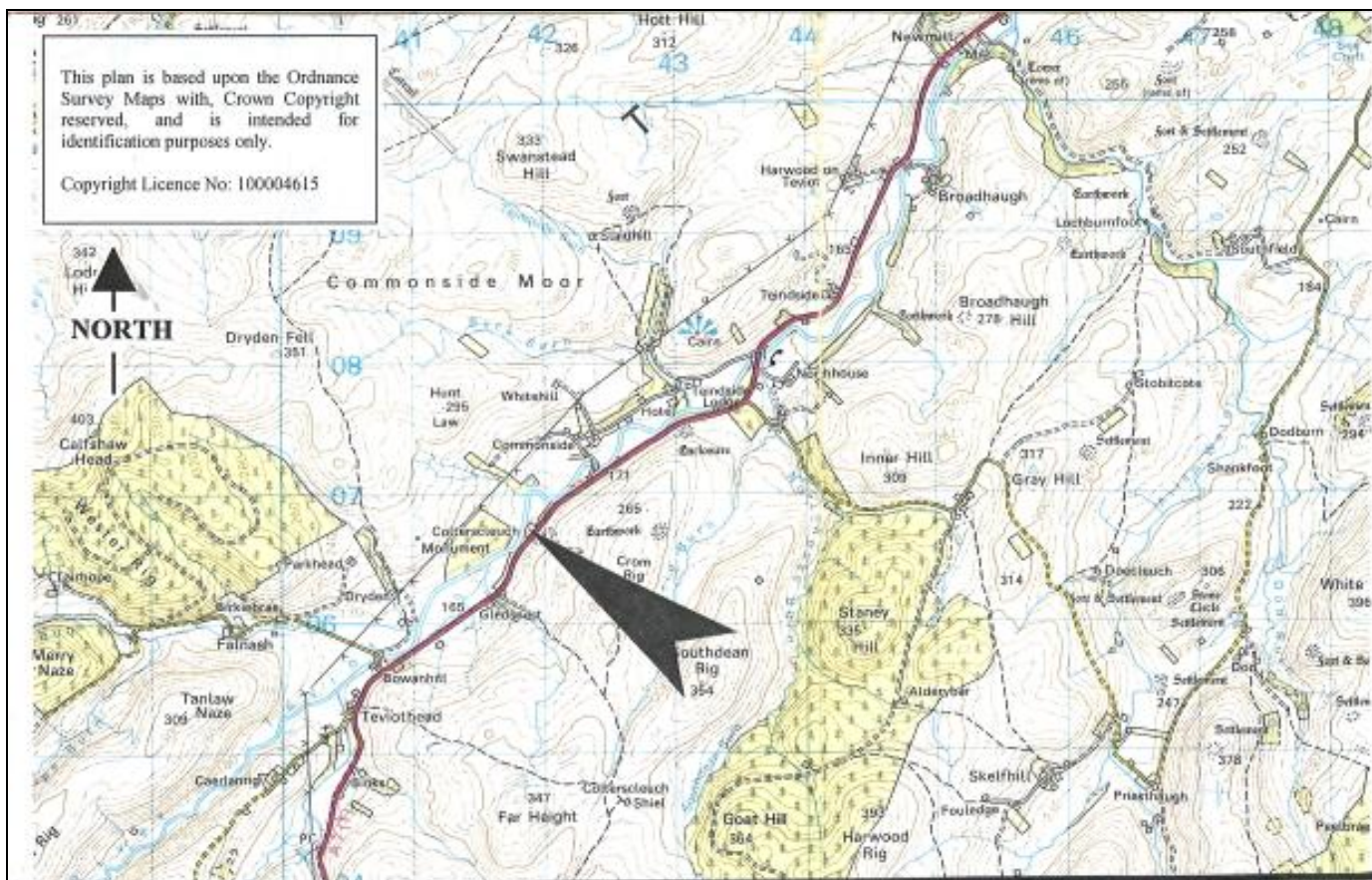


COLTERSCLEUCH HOUSE



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Colterscleugh, Teviothead, Hawick
Site and Location Plan



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NORTH

**Colterscleuch, Teviothead, Hawick
Location Plan**

