



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 which is 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.

GUIDE PRICE: £295,000

A detached two bedroomed cottage adjoining the grounds of the house is also available to purchase at a guide price of £149,000



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

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

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	<p>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.</p> <p>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.</p>
DESCRIPTION	The extent of Colterscleuch is shown coloured in pink on the attached Site Plan with 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 a cottage with adjoining grounds is shown coloured in pink and hatched in black on the Site Plan. This cottage is also owned by the Vendors and this is available to purchase at a guide price of £155,000.
SERVICES	The house has 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 from a tank situated on land lying to the south east of the property. A telephone is installed in the house 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 2011/2012 financial year is £1,806.67. These charges are exclusive of water and sewage charges.
POSSESSION	Vacant possession is available upon completion of the sale.
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 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, do, 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:-
<u>GROUND FLOOR</u>	
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.
<u>FIRST FLOOR</u>	
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

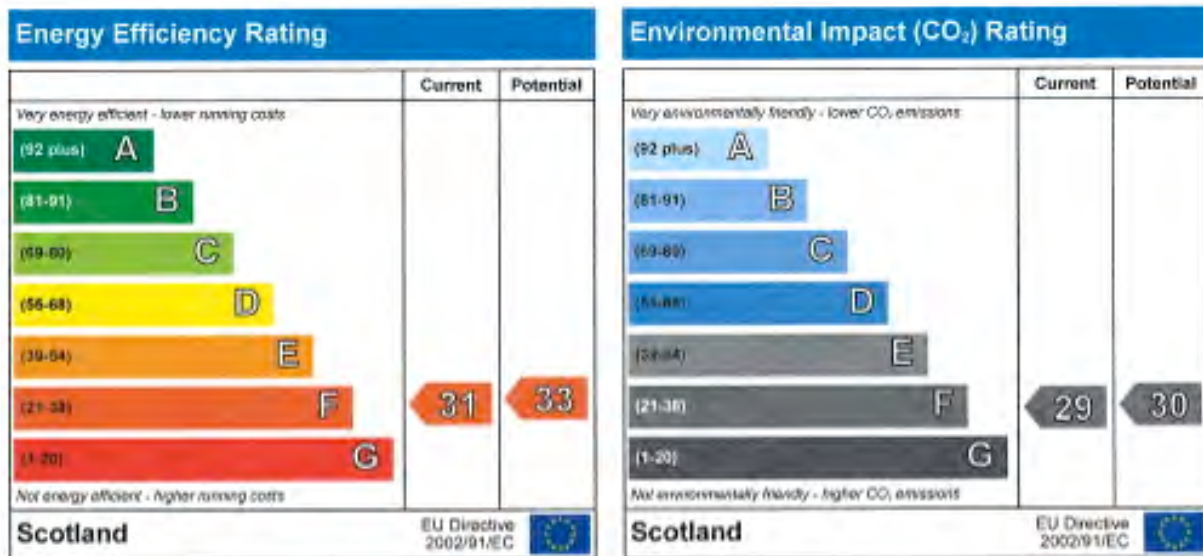
Store 9'3" x 7'1" (2.82m x 2.61m) with oil tank and oil fired central heating boiler.

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.

Home Report

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



Details prepared 9th June 2010 and amended 23rd August 2011 Ref: RWS

Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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