



# BANNERMANBURKE

PROPERTIES LIMITED



**Dykecroft, Newcastleton, TD9 0TD**  
**Offers In The Region Of £100,000**





# Dykecroft, Newcastleton, TD9 0TD

## Offers In The Region Of £100,000



- PORCH ■ HALLWAY ■ KITCHEN/SITTING ROOM ■ DOUBLE BEDROOM ■ SHOWER ROOM ■ POTENTIAL FOR FURTHER ACCOMMODATION ■ FENCED GARDEN ■ OUTHOUSE ■ RURAL LOCATION WITH SPECTACULAR VIEWS ■ EPC RATING G

We are delighted to bring to market this gem of a property. In need of complete renovation, this picturesque rural cottage would make a fantastic project. Original features such as the range cooker, fireplaces, timber cottage style doors and stone flooring add to the uniqueness of this residence. Set in beautiful rolling hills with breathtaking views, Newcastleton village is just a 5 minute drive away where local amenities including café, hotel and shops can be found. Once restored, this lovely stone built cottage would make an ideal down size opportunity, holiday home or rental investment.

### The Village

Newcastleton, also known as "Copshaw Holm" is a village in Liddesdale, the Scottish Borders, just a few miles from the border with England, on the Liddel Water. Newcastleton is a popular destination for outdoor enthusiasts with Rock UK outdoor activity centre on the doorstep as well as excellent walking trails and cycle routes. A traditional music festival is held every year in Newcastleton and Hermitage Castle is located nearby and dates back to 1240. Local amenities such as a café, hotel, and convenience store can all be found in the village.

### Travel

Newcastleton has direct bus services to Hawick and Carlisle with buses running throughout the day.

### Distances

Hawick 22 miles, Langholm 12 miles, Carlisle 26 miles, Edinburgh 76 miles.

### The Property

Entered from the front into a porch, a solid wood door leads into the hallway with stone flooring and original timber doors. A large cupboard within the hallway has space and plumbing for a washing machine and the electric meter and switch gear is in a timber unit. Access to the kitchen/living room, shower room and main bedroom, all on the ground floor. The open plan kitchen/sitting room spans the length of the property with a double

glazed window to front, taking in the superb views and a lovely church style window is to the rear. A bank of units with sink and drainer and space for electric oven runs the length of the room. Decorated in neutral tones with exposed beams to the open space above and timber flooring. The impressive cast iron fireplace is the centrepiece of the room. Recessed shelving and timber panelling are nice features also. The main bedroom is located to the front with double glazed window looking out over the Border hills. Large versatile room which could be used as a living room also. The original cast iron horseshoe style fireplace is a lovely focal point. Exposed timber beams to ceiling, painted in neutral tones with carpet to floor.

The shower room is located to the rear and comprises of shower enclosure with shower, WC and Belfast sink. Timber panelling throughout and stone flooring. A large wall mounted cabinet provides ample storage.

A carpeted staircase leads to the Attic level. On the turn are storage cupboards housing the water tank. The landing has a window to the front with power and storage and would make a lovely reading nook. A large window to the side overlooks the kitchen via open beams and could possibly be converted to provide additional accommodation as an old fireplace is still in place. To the other side of the landing is a another room with window to the front, coombed ceilings and eaves storage. This room is currently set up as a bedroom however significant renovation is required to make this room fit for purpose. This property, properly converted would make a beautiful home and viewing is highly recommended to appreciate the potential.

### Room Sizes

Kitchen/Sitting room 5.20 x 4.00

Double Bedroom 4.00 x 5.28

Shower Room 2.10 x 1.80

Attic room 4.00 x 2.90

Nook 3.70 x 2.16



## Externally

Bounded by fencing with gates to allow parking, the property is surrounded by garden ground with mature trees and hedging. Integrated outbuildings to the rear.

## Directions

Traveling south from Hawick continue through the village of Newcastleton and turn left at the signpost for Dykecrofts. Continue over the bridge, bear left and follow the road up and round to the left. At the sign for Rock UK, keep right, continue on for another mile over the cattlegrid, past Yethouse self catering accommodation head over a second cattlegrid pass Lantern Cottage and the property is next on the right.

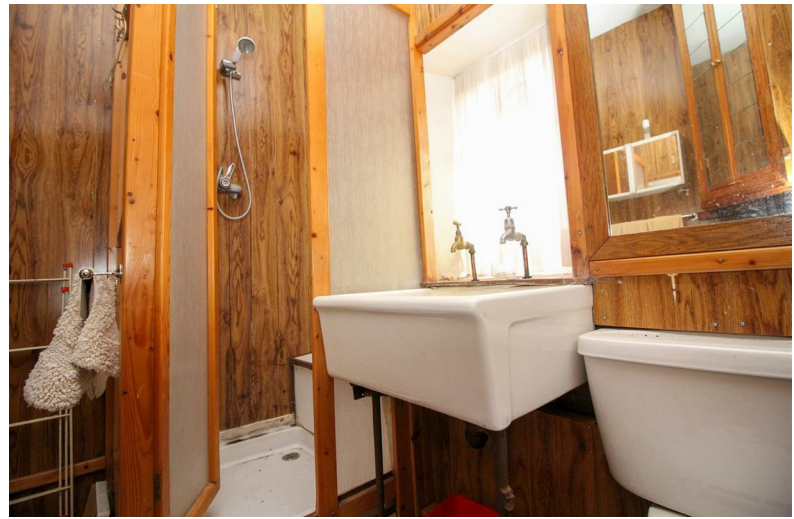
## Sales and other Information

### Fixtures and Fittings

All carpets, floor coverings and light fittings are included in the sale. This property is sold as seen and no guarantees will be given.

### Services

Mains electricity. Private water supply. Drainage to septic tank,





**Offers:**

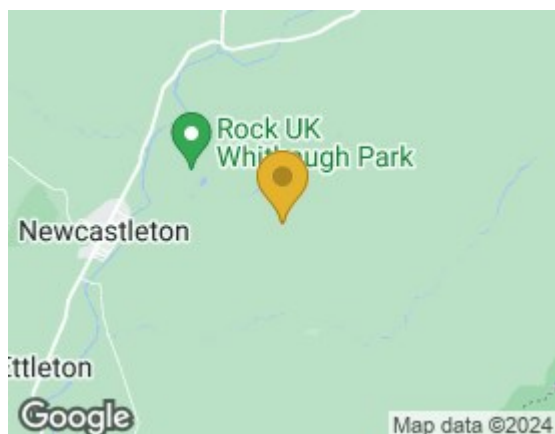
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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.

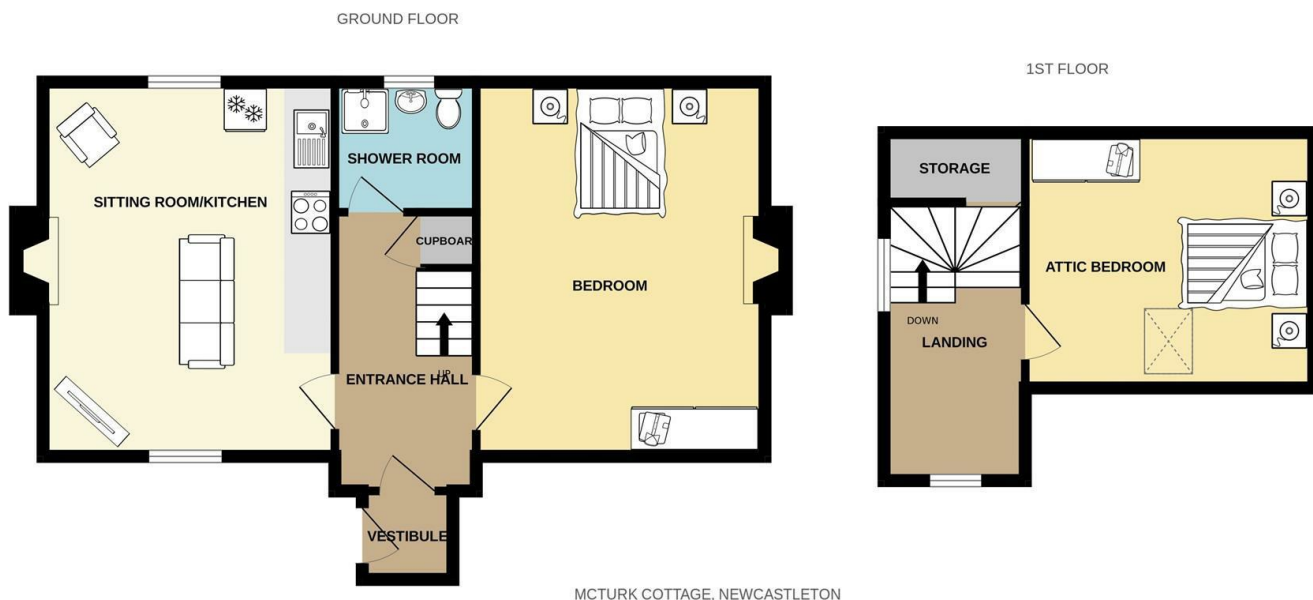
**Notice:**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		7	
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



MCTURK COTTAGE, NEWCASTLETON

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