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**CUM-BYE, STEELE ROAD, NEWCASTLETON, HAWICK, TD9 OSQ**  
**BEAUTIFUL COUNTRY COTTAGE WITH LARGE GARDEN**

**EPC E**  
**OFFERS AROUND £205,000**



# CUM-BYE, STEELE ROAD, NEWCASTLETON, HAWICK, TD9 0SQ

## OFFERS AROUND £205,000



Cum-Bye forms a charmingly quirky country cottage set in a generous plot with beautiful mature gardens to the side and rear. With stunning views over the surrounding countryside, the property offers spacious and versatile living accommodation on one level and has an array of pleasing traditional features.

Entered from the front, a small vestibule provides access to the master bedroom and the dining room/lounge. The master bedroom is a double room to the front with a range of built in wardrobes. The dining room/lounge is also situated to the front and has practical tiled flooring and timber ceiling beams and an original range cooker (ornamental) provides a pleasing focal point. From here a door leads through to the kitchen and another door leads through to the Sitting Room. The cosy galley kitchen is a well utilised space with a range of timber floor and wall units, tiled splash backs and tiling to the floor. There is a Belfast sink and space for a dishwasher and electric cooker. A timber door from the kitchen leads through to the conservatory which is a useful additional facility located overlooking the back garden with double doors out.

The second sitting room/public room is a cosy and inviting space with carpet flooring, ceiling beams and a range cooker (ornamental) in situ. From here the utility room and shower room can be accessed and a separate door leads to the second bedroom. The utility room is decorated in a shade of pale green and has space for a range of under counter white goods and a door through to the shower room which is a three piece shower room with wash hand basin, WC and shower enclosure with electric shower. A cupboard houses the water tank. Finally, the second bedroom overlooks the front of the property with stunning open views. This room has neutral decor with a feature wall in blue and carpet flooring.

Externally the property benefits from off street parking to the front and a timber garage and shed. The gardens extends to the rear and side and has a variety of pathways meandering through mature trees and shrubs. There are various patios and chipped areas and a wooden bridge leads over the small pond. To the rear of the property are various stone built outhouses and the oil tank is located here also.

Cum-Bye is located within a small hamlet of properties on Steele Road, not far from the village of Newcastleton with stunning views over the surrounding countryside (4 miles). Newcastleton enjoys an active community life and offers a very good range of recreational amenities as well as several small shops and restaurants catering for everyday needs, (with Hawick and Carlisle supplying a wider range, both within easy driving distance and served by a good local bus service). The village also has a Post Office, excellent butchers, church and health centre in addition to hotels. Copshaw Common Riding and the Newcastleton Music Festival are popular annual events, and there is an abundance of outdoor pursuits available including walking, fishing, golfing and mountain biking which are

well served with the neighbouring Kielder Forest Park and the 7stanes trails. The nearby fascinating Hemitage Castle offers a superb attraction and the village Heritage Centre provides an insight into the local history of such a historic area. Newcastleton has an excellent primary school, with secondary education found in nearby Hawick or Langholm. The property is also within easy reach of the M6 and Carlisle to the South, with access there to the main line train network.

### ROOM SIZES:

Sitting Room 4.78 x 4.81  
Dining Room/Lounge 4.43 x 4.78  
Kitchen 2.42 x 4.34  
Utility 3.17 x 1.44  
Conservatory 5.59 x 2.52  
Master Bedroom 4.00 x 4.18  
Bedroom 2 4.21 x 4.28  
Shower Room 3.11 x 2.08

**EPC RATING: E COUNCIL TAX BAND: D**

**FIXTURES AND FITTINGS:** The sale shall include all carpets, light and bathroom fittings.

**SERVICES:** Septic tank drainage, mains electricity, oil central heating and double glazing. Private water supply.

**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

