



COLISLINN HOUSE  
Hawick, Scottish Borders



# COLISLINN HOUSE

HAWICK, SCOTTISH BORDERS, TD9 9UQ

Hawick 3 miles, Carlisle 44 miles, Edinburgh 58 miles  
(distances approximate)

SCOTS BARONIAL FAMILY HOUSE, IN A PEACEFUL AND  
MAGICAL WOODLAND SETTING, ON THE BANKS OF  
THE SLITRIG WATER. SET AMIDST THE BORDERS HILLS,  
WITH A FABULOUS GARDEN AND LOVELY VIEWS

## Accommodation

- Entrance porch, hall, 3 reception rooms, 7 bedrooms, 4 bath/shower rooms (1 ensuite), kitchen (with Aga), garden room, games room, cloakroom, utility room/laundry, upstairs WC & 2 downstairs WC's, boot room, stores
  - Approximately 5,820 sq ft
- Old and new outbuildings with garaging, workshop and storage
- Beautiful garden and wooded grounds and burn, with sunny terrace
  - New kitchen garden and greenhouse
  - Prepared site for solar panels

In all about 8.5 acres  
FOR SALE AS A WHOLE



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Alnwick, Northumberland, NE66 2GD

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### Situation

Colislinn House is set in approximately 8.5 acres of private, ecologically diverse, wooded grounds, surrounded by fantastic countryside in the heart of the Scottish Borders, three miles south of the historic mill town of Hawick. It is the perfect location for a family house, positioned at the end of a private drive, high above the Horseley Burn that flows into the Slitrig Water just below the house.

Carlisle is situated approximately 44 miles to the south, with access to the M6 and a full range of services, whilst Edinburgh, approximately 58 miles to the north, also provides all the services expected of a capital city, including its international airport. Domestic and international flights also depart from Newcastle Airport, approximately 54 miles to the south-east. Carlisle is on the West Coast main line intercity rail link (Carlisle to London Euston 3 hours 25 minutes). The LNER East Coast Line station at Berwick-upon-Tweed is 46 miles away (Berwick-upon-Tweed to London Kings Cross 3 hours 36 minutes). The terminus for the Borders railway (one hour to Edinburgh) at Tweedbank (just outside Melrose) is 20 miles north of Colislinn. There is a direct bus from Hawick to Edinburgh and Carlisle.

Hawick provides a good range of local services including supermarkets, sports centre, schooling, other retail outlets and recreational facilities. Colislinn House is an ideal base for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders. It is an area renowned for its unspoilt beauty, dramatic scenery, diverse wildlife, dramatic history, strong agricultural and equestrian traditions (including Hawick's Common Riding) and a rich variety of sport (world-class salmon and sea trout fishing are available on River Tweed and its tributaries). There are wonderful opportunities for golfers, walkers and cyclists.

## Description

Colislinn House, and its surrounding land, has been in the same ownership for the last thirty years. They form a charming small country estate, an unspoilt haven for birds and wildlife, set in approximately 8.5 acres. Facing south-west, the house dates from 1896 and was built by Scottish Architect James Pearson Alison in a Scottish version of the Arts and Crafts style, also known as Scots Baronial. Colislinn is named after an ancient chief, Col, and the waterfalls (the “linns”) that run through the grounds.

Colislinn is positioned centrally, in a sunny clearing which benefits from a wonderfully light, sunny and bright, almost magical, atmosphere. It is beautifully looked after and is a much loved family home providing comfortable and adaptable accommodation together with well-proportioned reception rooms (particularly the drawing room) and retains a wealth of original Baronial features, not least its iron studded front door, entrance porch, wooden panelling, turrets, arched ceilings and the magnificent staircase leading from the hall to the first-floor landing, which highlight the quality of the workmanship. With its south-westerly aspect not only are there fabulous views from the house to the river and across the valley, but also from the sunny terrace outside the drawing room where the peace and sound of running water and birdsong can be enjoyed. Some of the policies are amongst the oldest native woodland in Scotland.

The accommodation is on four floors, with three reception rooms on the ground floor and main bedrooms (two with turrets) on the first floor. Three more bedrooms (and a bathroom) are on the second floor. The basement has tremendous scope to create comfortable office space and additional family accommodation.

(See boundary plan, and floor plans for room layout and dimensions.)





### Outbuildings

Set apart from the house is a new timber garage with space for two vehicles and a good size workshop. This building has a concrete floor, a water supply and power. Behind it is a two-room brick-built garden store. Adjoining the basement (outside the wood store) is a lean-to providing additional covered firewood storage space.

### Gardens and Grounds

Colislinn House is accessed from the public road over a bridge across the Slitrig Water. The drive winds up through the woods, alongside the river and burn, to a large gravel parking area outside the front door on the north-east side of the house. Formal gardens and lawns surround the terrace and garden room, whilst above the house is the newly established, enclosed and terraced kitchen garden with a pergola and greenhouse (water and power on site). Throughout the surrounding woodland, an ecological paradise, are magical woodland walks, covered (when in season) with magnificent snowdrops, daffodils and bluebells, and leafy glades where shafts of sunlight illuminate the forest floor. The woods provide a plentiful supply of firewood. There is direct access on to the surrounding hills and moorland, where beautiful walks and 360 degree views of the Borders countryside can be enjoyed.



### Services

Private water supply and mains electricity. Private drainage. Oil fired central heating. New electric Aga. Ground works have been completed for the installation of PV panels – details and budget costs are available from the selling agent. These services have not been tested and therefore there is no warranty from the agents.

### Council Tax

Colislinn House – Band H

### EPC

Colislinn - Rating of F (27)

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### Tenure

Freehold with vacant possession on completion.

### Viewing arrangements

Strictly by appointment through GSC Grays.

T: 01665 252 070.

### Offers/Closing date

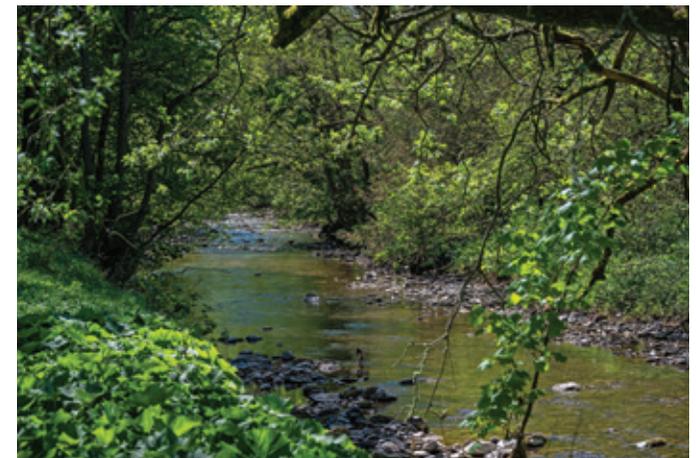
Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

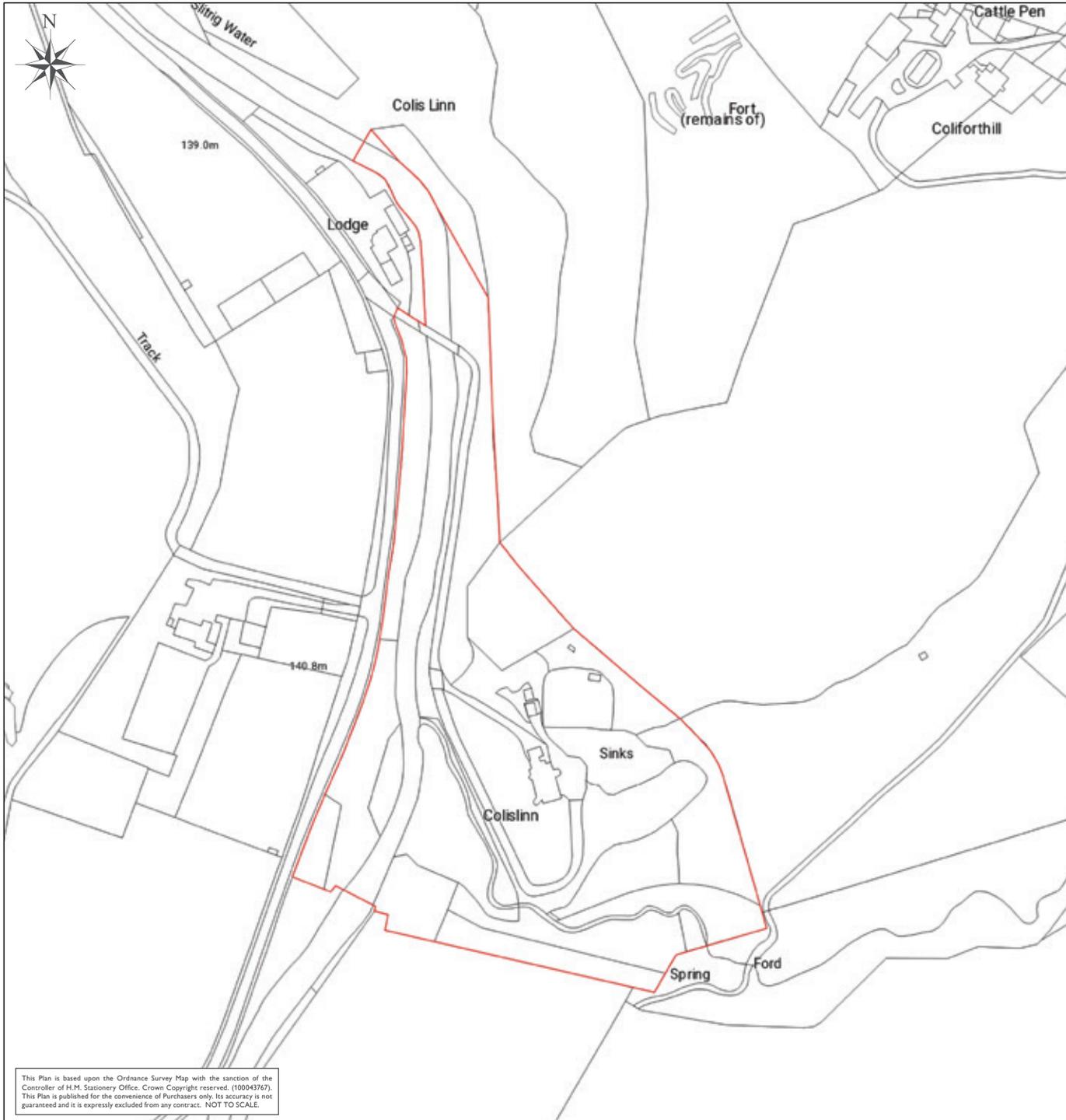
### Conditions of sale

1. Fixtures and Fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

### Entry

By arrangement.





### Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

### Solicitors

Messrs Gillespie Macandrew  
5 Atholl Crescent, Edinburgh, EH3 8EJ

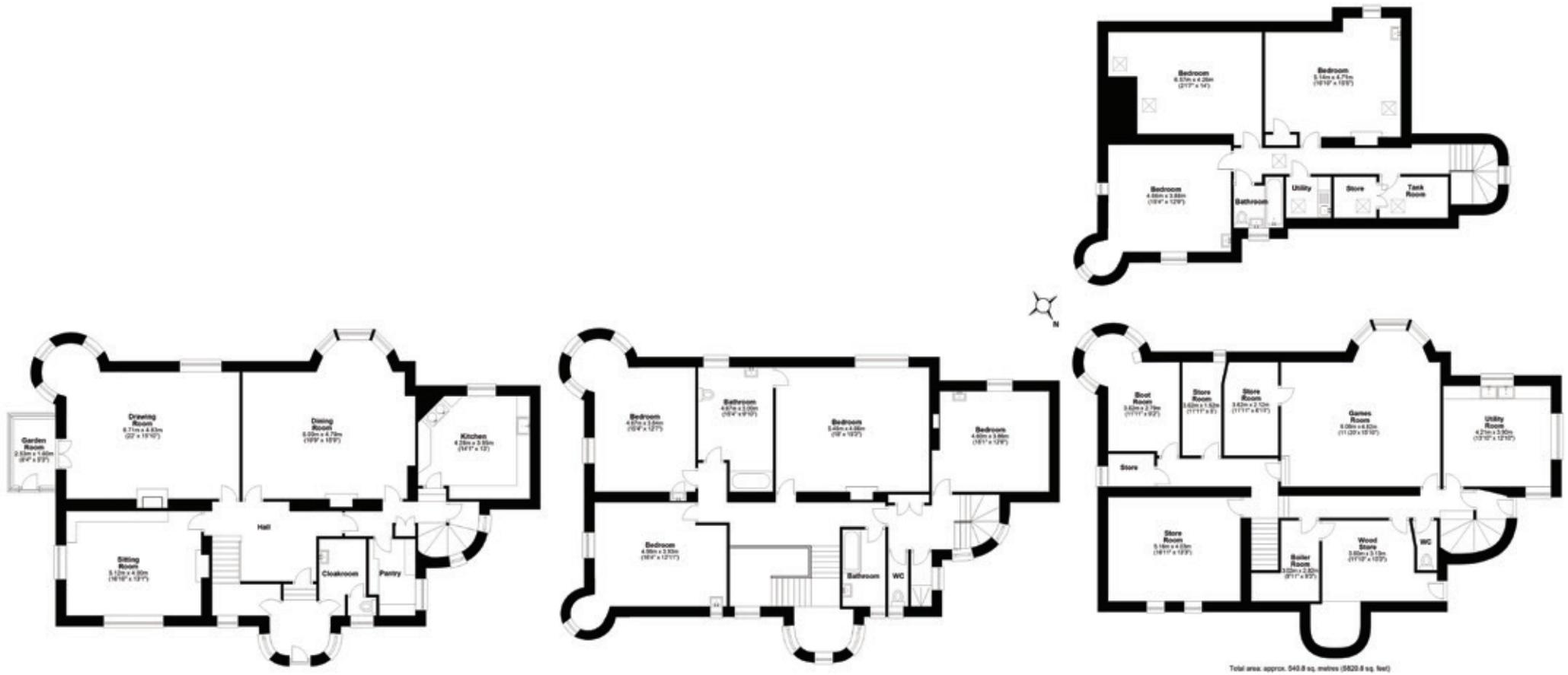
T: 0131 225 1677

### Local authority

Scottish Borders Council  
Newtown St Boswells, Melrose, TD6 OSA

T: 01835 824000

E: [customerservices@scotborders.gov.uk](mailto:customerservices@scotborders.gov.uk)



**DISCLAIMER NOTICE:**

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025  
 Photographs taken: Spring 2025