



Detached 5 bedroom house for sale with wraparound garden  
Deepdale, Newcastleton, Roxburghshire, TD9 0TA





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## Guide Price

£330,000

## Description

Hidden away within Newcastleton, this private , spacious five bedroom house benefits from an attached garage and well maintained south facing garden with views over open countryside.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY







## KEY FEATURES

- Spacious and versatile family friendly accomodation.
- Privately located within the village of Newcastleton with excellent views over open countryside.
- Impressive open plan kitchen/ dining area with integrated appliance, LPG cooker and breakfast bar.
- Living room with cosy wood burning stove.
- South facing, bright and airy sun room with access to the garden.
- Five bedrooms, three of which have en-suites.
- Dedicated office offering the perfect potential to work from home.
- Tarmac off road parking and well equipped garage with great potential for conversion.
- Well maintained, south facing garden.



## Deepdale, Holmfoot, Newcastleton, Roxburghshire, TD9 0TA

*A beautifully presented detached five bedroom house on the outskirts of the village of Newcastleton with open plan accommodation, generously sized rooms and well maintained garden. Originally designed to be run as a Bed & Breakfast business, there is great scope for business opportunities or would make an excellent family home.*

The property is arranged over two floors with a good balance of reception rooms and bedrooms as described briefly below:

**Ground Floor:** Entrance Porch, Large Hallway, Living Room, Kitchen, Dining Room, Guest Double Bedroom with Ensuite, Utility Room, Study/Office, Sun room and W.C.

**First Floor:** Two Double Bedrooms with En-suites, one further Double Bedroom, one Single Bedroom and a Small Box Room.

**Outside:** The property benefits from an integrated garage with an electric door, integral workshop space and storage above. Well maintained garden with wrap around patio.



**Directions:** From the A7, follow the B6357 from Canonbie to Newcastleton for about 10 miles. The property is located just as you come into Newcastleton village, away from the B6357 down a private road.

**Situation:** Deepdale is located on the outskirts of the village of Newcastleton which lies in the attractive Liddesdale Valley of the Scottish Borders. The village is home to the Newcastleton Music Festival and only a few miles outside the village lies Hermitage Castle, a magical sight with plenty of history. To the north and south is the A7 route which allows easy commute to Edinburgh and Carlisle. The market town of Hawick lies about 19 miles to the North and the town of Langholm 10 miles West.

### **The Accommodation**

Deepdale is an attractive, well presented, five bedroom family home located on the outskirts of the peaceful village of Newcastleton in the Scottish Border in an area of outstanding beauty offering a lifestyle property for country pursuits.

The front door opens up into the entrance porch which is bright and airy which in turn opens into the large hallway with two fitted cupboards and where the reception rooms, W.C., study/office and guest bedroom can be accessed.





The Living Room benefits from a cosy wood burning stove. The impressive kitchen is the heart of the home which benefits from a range style LPG cooker with LPG hobs and extractor fan, fitted base and wall units and a breakfast bar, the perfect space for entertaining. From here, there is a bespoke brick arch through to the dining room where french doors take you to the bright and modern south facing sun room. The useful utility room is accessed off the kitchen with fitted base and wall units, and the garage can be accessed from the utility room. From the hallway the study/office is also accessed and this provides the perfect potential to work from home. A guest bedroom with en-suite consisting of a shower, toilet and wash hand basin finishes the accommodation on the ground floor.

On the first floor there are two double bedrooms, one of which benefits from a built in wardrobe, with spacious en-suites consisting of a bath, toilet and wash hand basin. There is a further double bedroom with a velux window, a single bedroom with built in wardrobes and velux window, and a box room with a built in wardrobe and velux window.

Outside there is off road parking at the front of the property and the integrated well equipped garage offers great potential for conversion. The outdoor space is perfect for those with green fingers with a well maintained private wraparound garden. Given the standard of finish, size and privacy of Deepdale, viewings are highly recommended to fully appreciate the accommodation on offer.







**Services:** Deepdale is serviced by mains water, electricity and drainage supplies and LPG gas central heating and hot water system. The property benefits from a woodburning stove and double glazed, uPVC windows.

**EPC:** D.

**Local Authority:** Scottish Borders Council, Newtown St.Boswells, TD6 0SA. Tel: 01835 824000.

**Council Tax:** Deepdale is within Scottish Borders council tax band G.

**Solicitors:** Stevenson & Johnstone (Mr Kenneth Hill dealing) 38 High Street, Langholm, Dumfries and Galloway, DG13 0JH. Tel: 013873 80428

**Fixture and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others

**Access:** Access to the property is down a private access track off the B6357, the two properties Fernedene and Straun have a right of access over part of the said access track. Further details are available from the selling agents.

**Viewing:** Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

**Website and Social Media:** Further details of this property are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @cdrural.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Offers:** Offers should be submitted in Scottish legal terms to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit :** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or their agents.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

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