

**KELSO**

**Call: 01573 400 399**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



# Duncanhaugh Mill

Town Yetholm, TD5 8PR

Located within the picturesque village of Town Yetholm, nestled at the foot of the Cheviot Hills with stunning open views over the Bowmont Valley, Duncanhaugh Mill is a wonderful family home which has the added benefit of a semi-detached cottage, currently used as a successful holiday let. The properties offer the exciting opportunity to be transformed into a single, spacious residence, if desired, or can remain as they are, offering immediate and lucrative business potential with the ready-made holiday rental. The properties are presented in immaculate order throughout and benefit from an abundance of attractive and additional features which really require an in-person viewing to fully appreciate. The properties are located on a plot of approximately 1 acre, featuring beautifully landscaped garden grounds that maximise the available space. A detached garage and spacious driveway offer convenient private parking. Additionally, there is an option to lease a large field of approximately 3.2 acres, along with a stable block adjacent to the property.



# Duncanhaugh Mill

Town Yetholm

## DUNCANHAUGH MILL

- Hall
- Scullery/Utility Room
- Shower Room
- Open Plan Lounge/Kitchen/  
Dining Room
- Downstairs Snug
- Large Work Room
- Master Bedroom
- En-Suite Shower Room
- Two Further Double  
Bedrooms
- Bathroom

## OUTSIDE

- Large Landscaped Garden
- Detached Garage
- Large drive
- Approximately 3.2 acres  
of grazing and stables -  
available to lease.

- Oil Fired Central Heating
- Double & Triple Glazing

## COTTAGE

- Hall
- Lounge
- Dining Kitchen
- Double Bedroom with En-  
Suite



**LOCATION:**

The rural village of Town Yetholm is situated around 7 miles from Kelso and has a thriving community. There are excellent local amenities located within the village including a primary school, post office, church, hotel, garage and petrol station, general store and tea room. There are numerous village societies and group activities with three well-used public hall venues. Secondary education and more comprehensive shopping facilities are available in Kelso. The area has lots to offer those with an interest in country pursuits and is an ideal location for fishing on the River Tweed or walking in the Cheviots.

**FIXTURES & FITTINGS:**

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

**SERVICES:**

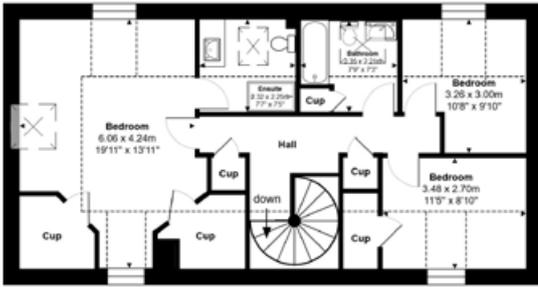
Mains water and electricity. Oil fired central heating, double and triple glazing. Private drainage to a septic tank, shared between both properties.





# Duncanhaugh Mill, Town Yetholm, TD5 8PR

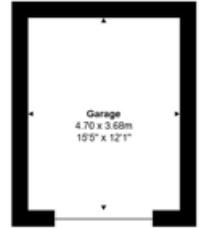
Approximate Gross Internal Floor Area: 305.1 m<sup>2</sup> ... 3284 ft<sup>2</sup> (excluding garage)



**Second Floor**  
Approximate Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>



**Annexe (holiday let)**  
Approximate Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>



**Garage**  
Approximate Area: 17.3 m<sup>2</sup> ... 186 ft<sup>2</sup>



**Ground Floor**  
Approximate Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>



**First Floor**  
Approximate Area: 97.7 m<sup>2</sup> ... 1051 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Interested in this property?

Kelso

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Opening Hours:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 12.00 noon

Also At:

Galashiels, Tel 01896 758 311

Jedburgh, Tel 01835 863 202

Hawick, Tel 01450 3723 36

Kelso, Tel 01573 400 399

Melrose, Tel 01896 822 796

Peebles, Tel 01721 723 999

Selkirk, Tel 01750 723 868

### VIEWING:

Strictly by appointment with the Selling Agent.

### ENTRY:

By mutual agreement.



Full members of:





Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.