

Hawick
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Rosecroft, Dene Road, Denholm, TD9 8LU

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Property Highlights:

Sympathetic period renovation - Built in 1871, formerly a stocking factory and tailor shop, now beautifully modernised while retaining hardwood floors, original doors, fireplaces and historic character.

Versatile multi-wing layout - two independent staircases leading to separate upper-floor wings, offering potential for up to five bedrooms or flexible multi-generational living.

Self-contained annexe - Private upper-floor accommodation including snug lounge, kitchen, bathroom and bedroom - ideal for guests, extended family or creative work.

Extensive outbuildings - New detached garage with studio above, adjoining single garage and multiple outhouses providing exceptional storage and workspace.

Generous mature gardens - Surrounding plush garden grounds offering colour, privacy and a peaceful rear aspect.

Multi-car driveway - Ample off street parking to complement the practicality of the home's generous footprint.





Description

Rosecroft is a remarkable detached home built in 1871, originally serving as a stocking factory and tailor shop, now beautifully transformed into a warm, character-filled residence in the heart of Denholm. The property has been sympathetically renovated over the years, blending modern comfort with the charm of its period origins. Hardwood floors, original doors and carefully preserved architectural details sit effortlessly alongside high-quality contemporary finishes, creating a home that feels both timeless and inviting. Rosecroft is a property of genuine quality - elegant, welcoming and filled with character. Modern in its comfort, rich and creative in its history, all thoughtfully designed for flexible living. A truly special home in a beautiful Denholm village setting.

The main house offers an impressive and versatile layout, with the potential to be used as a five-bedroom residence depending on a buyer's needs. The ground floor flows through a series of welcoming spaces, including a generous lounge featuring characterful stocking factory windows and stone fireplace, formal dining room, cosy sitting room with Coalbrookdale fireplace and a bright sunroom that captures natural light throughout the day. The kitchen is finished to a high standard, with a honed-slate floor, granite worktops and Smeg range cooker designed for everyday ease while remaining in keeping with the home's heritage. A utility porch and W.C. complete the ground level.

The principal staircase leads to the main upper-floor accommodation, where the master bedroom enjoys its own dressing room/office, accompanied by a second well-proportioned bedroom and a beautifully finished family bathroom. This wing feels calm and private, offering a restful retreat from the main living areas. A second staircase leads to the self-contained upper-floor annexe - a superbly flexible space ideal for guests, extended family, creative work or independent living. This wing includes a snug lounge, kitchen, bathroom and an additional bedroom, all arranged to offer comfort and autonomy while remaining part of the main residence. The separation of the two upper-floor wings adds a rare level of versatility to the home's layout.

Externally, Rosecroft is surrounded by generous, mature garden grounds to the front and rear, providing colour, privacy and a sense of tranquillity. The rear aspect is particularly private, offering a peaceful setting for outdoor dining or quiet relaxation. A multi-car driveway

ensures ample parking, while the property also benefits from a new detached garage with a studio above - perfect for hobbies, work or additional accommodation. Several outbuildings and an adjoining single garage further enhance the practicality of this exceptional home.

Location

Denholm is a vibrant, picturesque conservation Borders village centred around its iconic village green, offering a welcoming community and a peaceful rural atmosphere. Surrounded by rolling countryside and scenic walking routes, it provides everyday amenities including a nursery and primary school with woodland playground, cafés and restaurant, two popular inns, hairdresser, petrol station, garage and local shops, all within easy reach of Hawick, Jedburgh and Selkirk. Charming, well-connected and full of character, Denholm remains one of the area's most desirable village locations.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Home Report Value | EPC

£525,000 | EPC: E

Services

Mains electricity, water and drainage. The property is served by oil central heating.

Fixtures and fittings

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

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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Approximate Gross Internal Area = 206.75 sq m / 2225 sq ft

Outbuilding = 56.0 sq m / 603 sq ft

Total = 262.75 sq m / 2828 sq ft

(Excluding Utility Porch / Boiler Store)

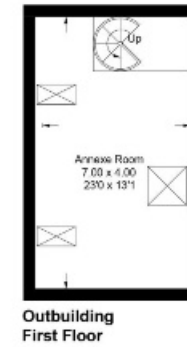
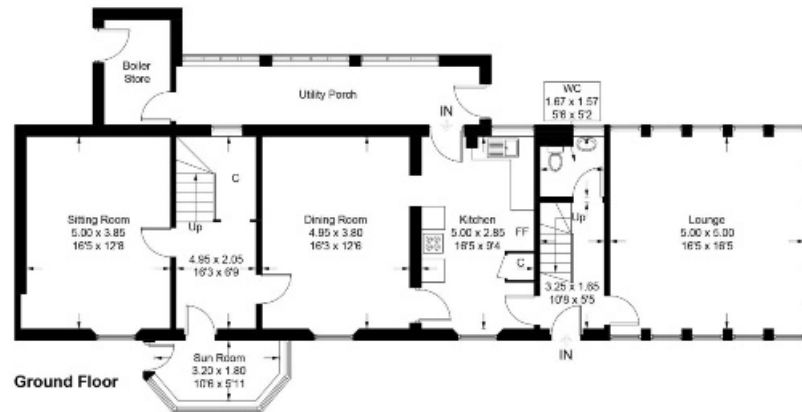


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325587)



Interested in this property?
Hawick
Call 01450 372336

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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