



COLISLINN STEADINGS
NEWMILL ON SLITRIG, HAWICK, SCOTTISH BORDERS

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Converted steading with Mill and around 10 acres.

Hawick 3.8 miles ■ Edinburgh City by-pass 45 miles
Newcastle Airport 52 miles

Acreage 3.97 ha (9.80 acres)

- Converted steading of around 10 acres with self-contained annexe and outbuildings.
- 3 reception rooms and 2 bedrooms in the main house.
- Annexe with 2 bedrooms and kitchen/living room.
- Flexible living accommodation.
- Large easily maintained lawned garden, greenhouse and vegetable area.
- Outbuildings with the potential for a variety of uses.
- Stock fenced grazing on either side of the property divided into three paddocks.

Galbraith

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OnTheMarket







DESCRIPTION

Colislinn Steadings is situated in a small hamlet in the Scottish borders yet within easy reach of all the amenities available in neighbouring towns. The original stone and pitched slate roof buildings included a mill and are thought to date back to 1772. Together they make up an adaptable property with plenty of character and potential.

The main house provides comfortable living accommodation most of which is on the ground floor. There is a centrally located entrance hall with glazed doors to the rear of the house. Two rooms, both dual aspect and currently used as a study and a dining room lead to the kitchen. The country style kitchen is fitted with shaker base units under a solid wood work surface and is spacious enough for a large kitchen table and also includes a double Belfast sink, an electric range cooker, an additional wood burning stove with hot plate and oven and a walk-in pantry with wall mounted storage cupboards and shelving.

The accommodation at this end of the house is completed by a separate utility room with access to the rear of the property and a wet room with shower and WC.

A large sitting room is at the other end of the house, featuring a double height ceiling with exposed beams, a wood burning stove, dual aspect windows and a glazed door to the garden. There are two large bedrooms in this part of the property that share a bathroom.

The annexe is adjacent to the house and has a separate entrance to the side opening into a utility/boot room with a useful wet room with shower and WC. Beyond the utility/boot room is a spacious open plan living room and kitchen area. Glazed double doors open to the front and stairs lead to two large double bedrooms and a bathroom on the first floor. This is an excellent space for guests and has the potential to be a holiday rental.

GARDEN, GROUNDS AND OUTBUILDINGS

To the front of the property is a driveway with room for several cars. The main garden is lawned and to the rear of the house with an enclosed vegetable area including a Hartley brick and glass greenhouse.

There is another wooded area containing garden plants and shrubs that could be redeveloped between the garages and the steel portal barn.

Connected to the house is the former mill to which the mill wheel is attached on the gable end. Internally, it is a very generous space reaching into the eaves with potential for a variety of uses. It is currently used as a workshop and includes three separate store rooms and has double doors allowing vehicle access.

Opposite the mill building there is a double garage, dog kennels and more storage.







The stock fenced grazing land is on either side of the property and is divided into three areas with the largest paddock to the north. There are two further paddocks to the south, a small productive orchard of mixed fruit trees and a useful steel portal barn with electricity and water connections. The barn is a useful space and measures approximately 15x8m.

The Slitrig Water borders the full length of the property on the eastern side while the B6399 forms the western boundary and takes you by a scenic route south to Newcastleton and to the larger town of Hawick 3 miles to the north.

LOCAL INFORMATION

Located to the south of the historic Borders town of Hawick, Colislinn Steading is set in a private and peaceful countryside location.

Hawick is centrally positioned for all the Scottish Borders market towns, as well as being only 45 miles from Edinburgh. The town is well situated with good transport links: the terminus of the Scottish Borders Railway is 20 miles north, while both mainline train services and Newcastle Airport are 52 miles to the southeast.

The town, famous for its textile industry which dates back centuries, with its connection to cashmere production still very much alive today, offers a wide range of services including supermarkets, hotels, restaurants, professional services and a primary and secondary school.

The town is an integral part of the Cashmere Trail and is the major remaining centre for that industry in the Borders. In addition the town hosts a number of spectacular events throughout the year, including the world famous Common Riding.

The Borders area is well known for its high quality field sports, including first class grouse shooting in the Lammermuir Hills and a number of extremely well run pheasant shoots.

The River Tweed and its tributaries are internationally known for the quality of their salmon and sea trout fishing. Numerous local golf courses, including the recently renovated Roxburghe Championship Course near Kelso, cater for golf enthusiasts. The area also has plenty of walking trails and cycling routes for those wanting to keep fit.

SOLAR PANELS

There are solar panels fitted to the steading roof which generate in the region of £500 PA.

ACCESS

The fields on the east side of the Slitrig Water are occasionally accessed by the farmer through the grounds of Colislinn Steading



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freenhold	Mains	Mains	Septic tank	LPG Solar Panels	Band F	F26	Available

The annexe has electric heating and immersion heater.

* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/somewhere/happy/mammal

POST CODE

TD9 9UQ

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

All integrated white goods, light fittings and curtains are included within the sale. All fitted machinery and tools are excluded.

2017 ANTI-MONEY LAUNDERING REGULATIONS

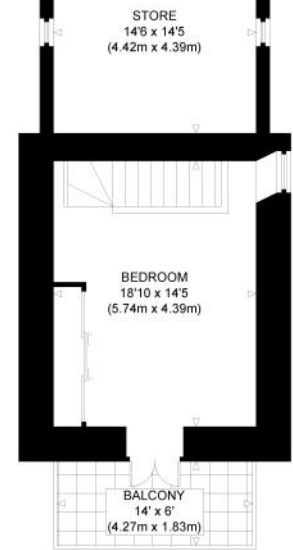
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider "First AML" will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

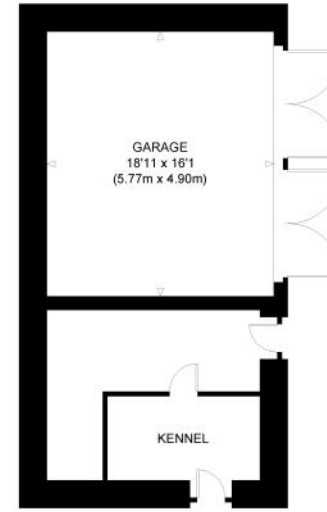
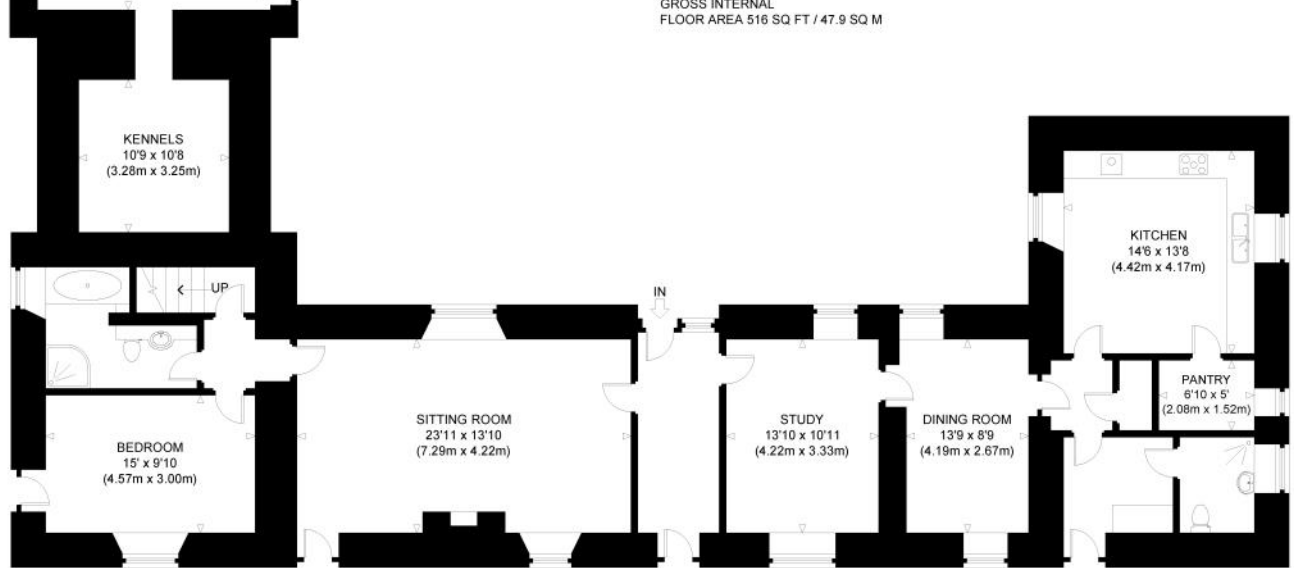
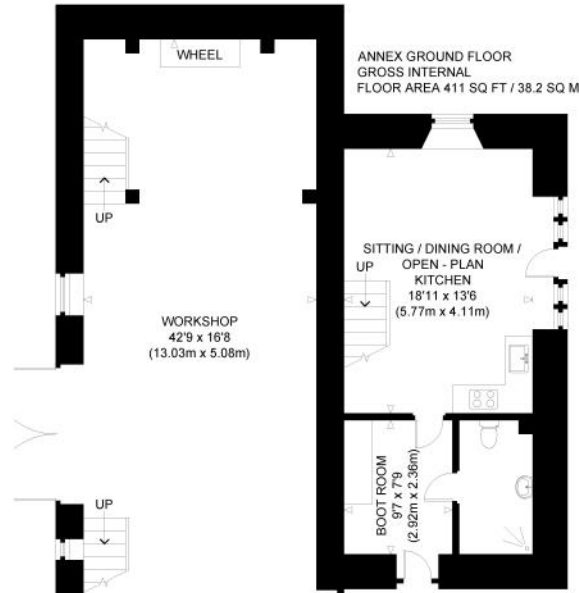
1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2.** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3.** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4.** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5.** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Solicitor, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider "First AML" will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agents on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6.** Third Party Rights and Servitudes - the subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7.** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.







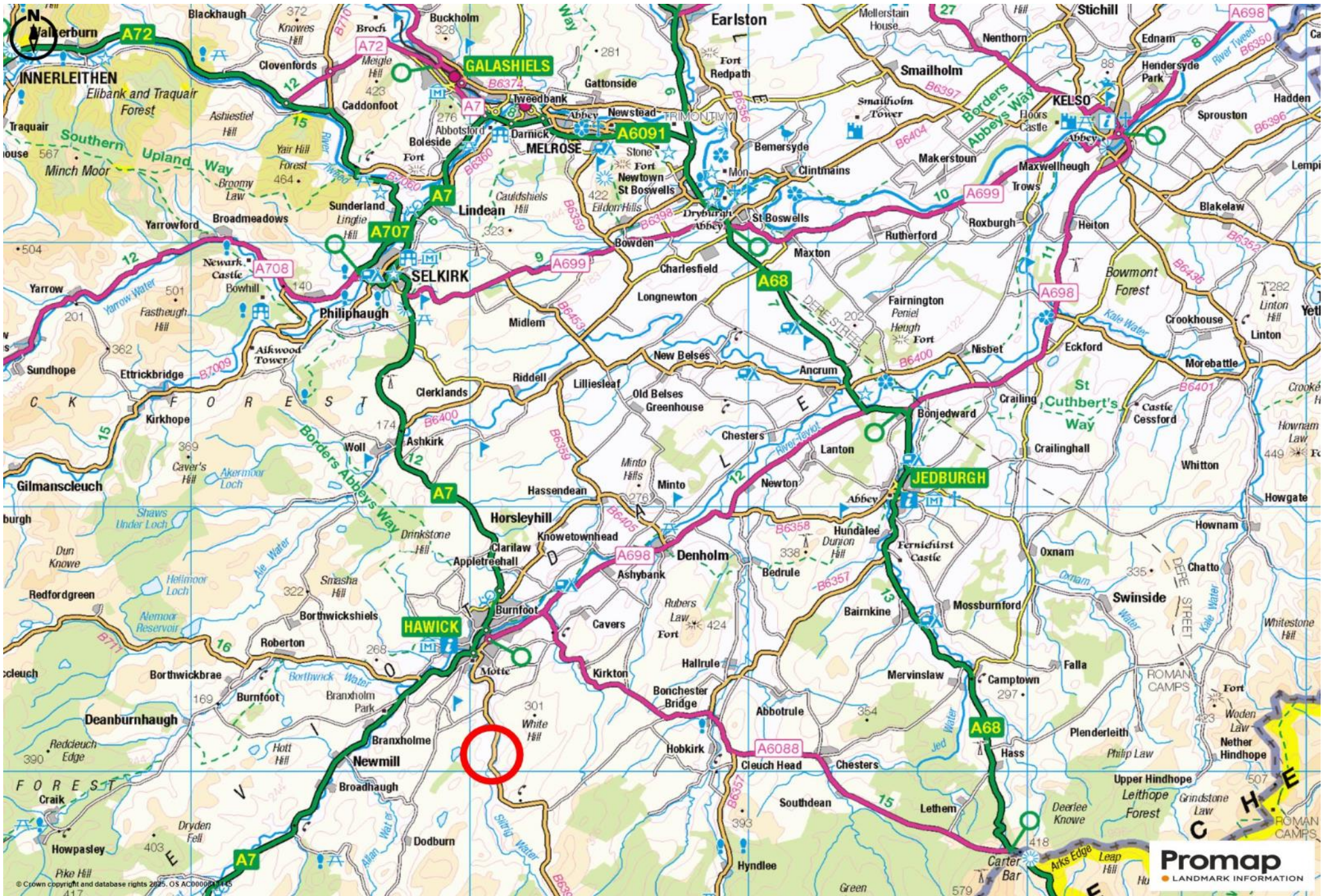
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 728 SQ FT / 67.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 516 SQ FT / 47.9 SQ M



COLISLINN STEADING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3143 SQ FT / 292.0 SQ M (EXCLUDING VOID)
EXTERNAL ANNEX FLOOR AREA 803 SQ FT / 74.6 SQ M
EXTERNAL GARAGE FLOOR AREA 516 SQ FT / 47.9 SQ M
TOTAL COMBINED FLOOR AREA 4462 SQ FT / 414.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.





Galbraith