

CLERKLEAP NEWCASTLETON TD9 OTF



CLERKLEAP IS A TRADITIONAL SPACIOUS FORMER RAILWAYMANS DWELLINGHOUSE SITUATED IN TRANQUIL RURAL SETTING BORDERED BY THE LIDDEL WATER RIPARIAN. (FISHING RIGHTS INCLUDED) THE GARDEN GROUNDS AND PADDOCK EXTEND TO APPROX 3 3/10 ACRES. THE DWELLINGHOUSE BENEFITS FROM EXTENSIVE DOUBLE GLAZING & OIL CENTRAL HEATING THROUGHOUT. ACCOMMODATION SNUG. INNER HALL. CLOAKROOM. UTILITY ROOM. SPACIOUS OPEN PLAN LOUNGE TO KITCHEN AREA. STAIRS & LANDING. 3 BEDROOMS, CLOAKROOM & BATHROOM. ALSO INCLUDED IN THE SALE IS A DERELICT DETACHED FORMER SHEPHERDS COTTAGE BELIEVED TO BE BUILT IN OR AROUND 1762 & EXTENDED THEREAFTER TOGETHER WITH PORTACABIN/OFFICE & GARDEN STORE.

PRICE OFFERS OVER £250,000

ACCOMMODATION

SNUG

(4.30m x 3.80m)

A lovely comfortable room with wood burning stove set on an elevated stone hearth. Feature wall with natural exposed stonework. Open serving hatch to lounge/kitchen. Window to the front. Cupboard housing the central heating boiler. Stable type door giving access to the front gardens.



SNUG

INNER HALL

Access to cloakroom & utility room. Double opening stable type doors through to the open plan lounge & part glazed door through to the snug. Shelved storage cupboard. Double glazed french doors opening out on to the veranda at the side. Radiator.



SNUG

CLOAKROOM

(1.78m x 0.84m)

With wash-hand basin & W.C. Tiled above wash-hand basin. Obscured glazed window to the front.

UTILITY ROOM

(2.20m x 2.10m)

Two wall units. Worktop area. Single drainer sink unit with mixer tap. Window to front. Plumbed for washing machine & dishwasher. Radiator.

OPEN PLAN LOUNGE/KITCHEN AREA

(8.75m x 4.25m)

A delightful bright & airy room with wood burning stove set on an elevated stone hearth with contrasting surround & oak timber beam above. 4 Single wall lights. 2 x Ceiling fan lights set on ceiling roses. Picture windows to the rear overlooking the liddel water. Exposed timber floorboards. 2 Radiators.



LOUNGE

KITCHEN AREA

Polished granite worktops with ample storage below. Stainless steel circular bowl sink with chrome mixer tap. Window to rear. Built in Bosch ceramic hob & double oven. Plumbed for dishwasher. Radiator.



KITCHEN AREA

STAIRS & LANDING

With skylight dome. Doors off to 3 bedrooms, cloakroom & bathroom.

BEDROOM 1

(4.39m x 4.09m)

Large picture window overlooking the side garden. Louvre door fronted wardrobes with lighted vanity unit & display unit. Television point. Radiator.

BEDROOM 2

(4.20m x 4.06m)

Spacious bedroom with large picture window overlooking open countryside. Louvre door fronted wardrobes with lighted vanity unit & display mirror. Radiator.

BEDROOM 3

(3.32m x 1.90m)

Window overlooking the front. Telephone point. Spacious high level storage recess. Radiator.

CLOAKROOM

(1.93m x 0.95m)

Window to the front. White W.C.

BATHROOM

(3.91m x 3.08m)

Very spacious bathroom with white spa bath, two wash-hand basins (one with vanity unit) & separate W.C. Double shower cubicle with body jet shower unit. Cupboard housing the hot water tank. Lighted stone feature recess. Heated towel rail. Radiator.

OUTSIDE

Spacious garden grounds laid out mostly in lawn with a variety of mature trees plants & shrubs. Extensive paddock. Ample parking. Large timber decked area to the side of the property. Lovely views over of the Liddel water from the rear gardens. Detached former shepherds cottage believed to be built in or around 1762 & extended thereafter is to be included in the sale. All the roof timbers have recently been replaced. We are advised by the present owner that the cottage has not been inhabited for at least 30 years. A building warrant would be required if the proposed purchaser wishes to re-use this derelict cottage.



TIMBER DECKED AREA TO THE SIDE



VIEWS OVER THE LIDDEL WATER



PADDOCK



FRONT ELEVATION

OUTSIDE (cont)

Portacabin/office is situated to the side & has power & light supply. Store/outbuilding. Oil tank.

DIRECTIONS

Clerkleap is situated approximately one and a half miles south of Newcastleton. If you are traveling south from the village, turn west at the bottom of South Hermitage Street & head on to a minor road signposted for Sorbietrees and for The Riverside Holiday Park. Follow the signs for The Riverside Holiday Park, bearing right near the top of the hill and then onto a minor road, keep on going past The Riverside Holiday Park you will then see a signpost for Mangerton Farm, bear left onto an unsurfaced track and three quarters of a mile ahead on the righthand side is Clerkleap.

HOME REPORT

A Home Report will be available on this property. Prospective purchasers can obtain a copy subject to payment of an administration fee. Please contact Harper, Robertson & Shannon for further information.

SERVICES

Mains electricity, private drainage system & private water supply. The telephone is subject to the usual B.T. Regulations.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

VIEWING

Highly recommended & By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS.

Council Tax Band "E".