



Yethouse Farm
Newcastleton | Roxburghshire | TD9 0TD

YETHOUSE FARM





Yethouse Farm is an outstanding collection of properties, nestled above the popular village of Newcastleton and offering superb views of the Liddesdale landscape. Offered for sale as a whole, Yethouse Farm is currently set up as a luxury holiday let business, with one owner's residence and two four-star holiday units. This offers an excellent business/lifestyle opportunity with excellent turnover and occupancy rates but is equally suitable for multi-generational living.

The properties are all detached and have private landscaped gardens, with terrific views and a high level of privacy. Stone built under slate roofs, the properties have all been completely renovated by the present owners over the past 23 years and have been a real labour of love. The detail and quality of workmanship is second to none.

The Bastle is the owner's private home and consists of three double bedrooms (one en-suite), a

kitchen/breakfast room with pantry and separate utility/boot room and two superb reception rooms. It also has a private gated parking area, with large, detached garage, workshop and shed, a large private garden to the rear and a unique walled garden to the front of the property, with bespoke garden pavilion.

The Farmhouse sleeps eight and comprises three double bedrooms, three bathrooms and three reception rooms, with generous private garden and shared driveway parking (there is potential to create private driveway access for this property).

The Barn sleeps six and has three double bedrooms, two bathrooms and an impressive, vaulted sitting/dining room. The gardens were professionally landscaped, and there is an attached garage and private gated driveway.

THE BASTLE

The property is accessed via a part glazed front door that opens into a bright and welcoming hall. The hall offers built in bookcases, an understair cupboard and carpeted stairs rising to the first floor.

The kitchen/breakfast room is fitted with an excellent range of solid oak units and granite worksurfaces. There is an electric range cooker, an integrated dishwasher and a built-in breakfast table, with ample room for further dining furniture. Windows to the front elevation allow ample natural light in. Adjacent to the kitchen is a smart, fully fitted pantry, with WC off, and the pantry in turn leads through to a large utility/boot room, comprising a range of storage units, twin sinks and plumbing for white goods. There is a deep shelved linen cupboard and a door leading to the rear garden.

The ground floor living room enjoys full height windows to the rear, giving exceptional views over the surrounding landscape, and there is a wood burning stove and sliding patio doors to a covered and sheltered terrace.

Two double bedrooms (one presently used as an office) and a modern shower room, complete the ground floor accommodation.

Upstairs the principal bedroom can be found, which is a lovely bright room with a wall of built-in wardrobes, and a feature claw foot freestanding bath. There is a bespoke fitted dressing room and a contemporary en suite shower room.

The first floor sitting room is the star of the show and offers the most incredible views over the Liddesdale landscape, from full height windows to the rear elevation. There is a wood burning stove, a vaulted ceiling and sliding patio doors to a roof terrace.

Outside

The Bastle enjoys a beautiful, fully enclosed landscaped garden to the rear, with outstanding views. Comprising areas of lawn, box hedging, raised flower beds, paved paths and a charming pergola. There is a sheltered, covered terrace, ideal for al fresco entertaining, a sizeable greenhouse, potting shed and composting area.

To the side of the house is a gated, gravel driveway providing ample parking, which in turn leads to a large, detached outbuilding. The outbuilding comprises a carport, shed, workshop and storeroom and is suitable for a variety of uses.

In addition, there is the most beautiful area of walled garden located to the front of the property, nestled in the middle of all three houses. This charming fully enclosed space comprises a smart paved terrace with shaded dining area, lawn, Hornbeam trees, and mature shrubs and bushes. There is a bespoke garden pavilion, with louvred shutters to the front, lime plaster interior, wood burning stove, stone floor and built-in speakers. A specially commissioned stained-glass window is a real feature of this unique space, which has in the past been used for many special events, including a wedding.







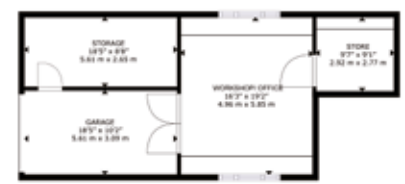






FLOOR 1

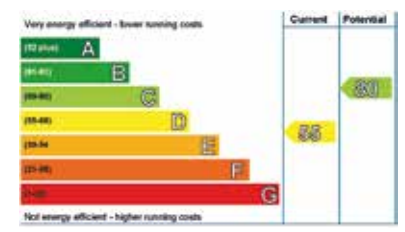
FLOOR 2



OUTBUILDING



GROSS INTERNAL AREA
 1ST FLOOR: 2,335 sq. ft, 217 m², 2ND FLOOR: 1,088 sq. ft, 101 m²
 EXCLUDED AREAS: GARAGE : 189 sq. ft, 17 m²
 PATIO: 219 sq. ft, 20 m²
 TOTAL: 3,422 sq. ft, 318 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



THE FARMHOUSE

This lovely property is approached via the main gravel driveway, with ample parking. The main entrance is to the front of the property, via a porch and reception hall.

The sitting room is a lovely space, with woodburning stove, fitted bookshelves to one wall, windows to the front and side elevations and a glazed door opening out to the private garden. There is a formal dining room and a cosy living room with open fire, while the kitchen/breakfast room offers a good range of fitted units and complementary surfaces, an electric range cooker and integrated dishwasher. A modern shower room completes the ground floor accommodation.

From the main stairs, access is given to two large double bedrooms (one with en suite bathroom) and a main bathroom. A second set of stairs found at the rear of the house leads up to a semi open plan double/twin bedroom with fitted storage cupboard.

Outside

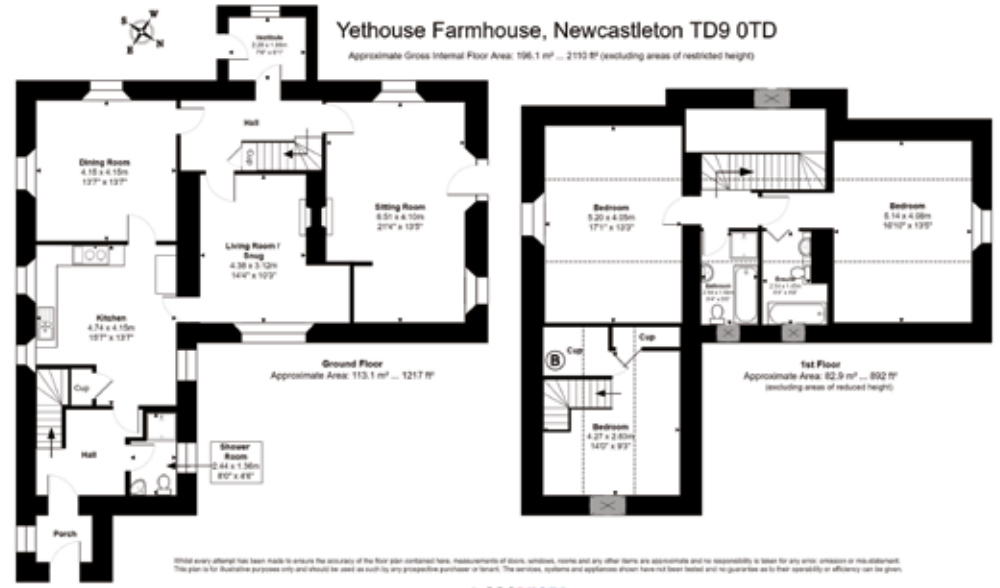
The gorgeous, landscaped garden wraps around the house and is predominantly laid to lawn, with patio, gravelled paths, well stocked borders and unrivalled views across the surrounding countryside. There is a unique open fronted summerhouse, positioned to enjoy shelter and the very special views, and which offers the ideal place for entertaining, reading, or wildlife spotting.

N.B While the access to this property is currently via the main shared driveway, it would be possible to create a private access for this house.

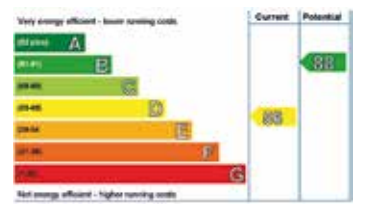








PROPHOTO



THE BARN

The front door opens directly into the kitchen/breakfast room, which is fitted with a good range of units and complementary worksurfaces. Integrated appliances include a fridge/freezer, dishwasher and electric oven and hob. There is a fitted breakfast table and windows to the front and rear. Three steps lead down to the impressive sitting/dining room, which is a wonderful space with double height ceiling and exposed timber beams, windows to the front and rear and a wood burning stove. Double doors open out to the private garden. Located to the rear of the property is a good utility/boot room, with fitted storage units, a sink, plumbing for white goods, a boiler/storage cupboard, and door to the rear garden.

The main bedroom is a generous double, with fitted dressing table and wardrobes and a contemporary fully tiled en-suite shower room. There are two further double bedrooms (one with fitted wardrobes and dressing table) and a family bathroom, comprising bath and separate shower cubicle.

Outside

A gated entrance opens into a generous driveway, which in turn leads to the attached single garage.

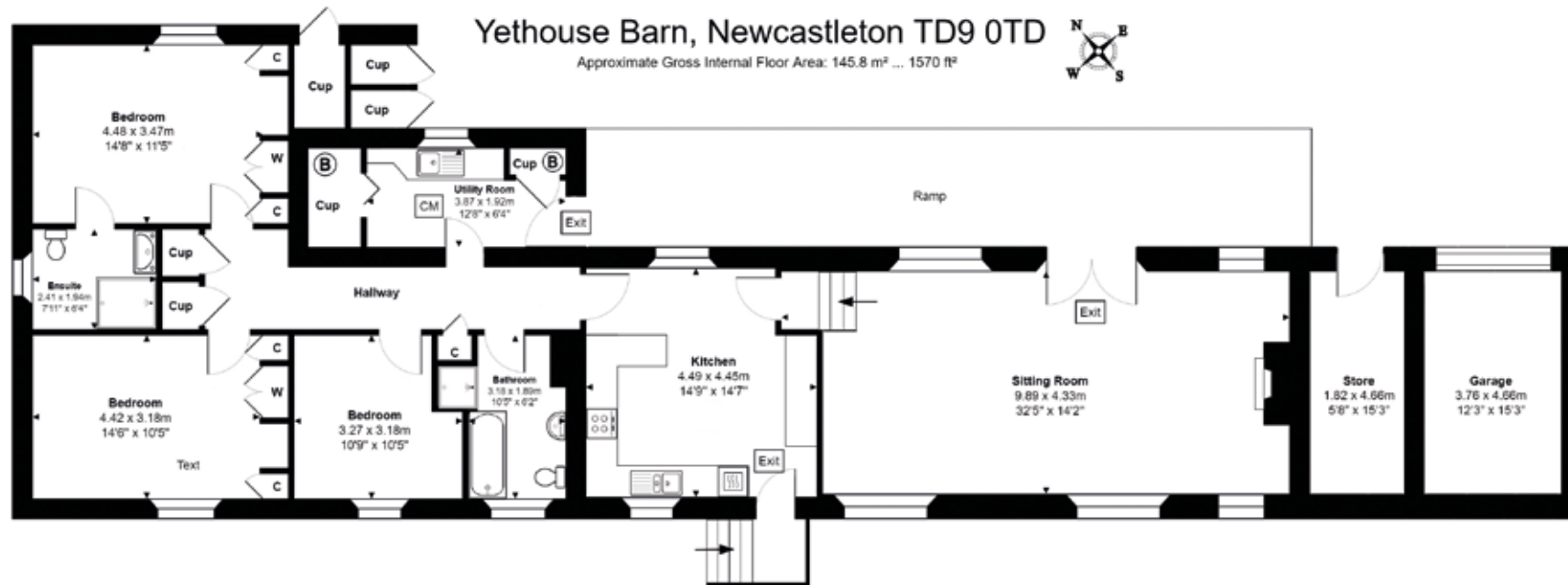
The garden is simply beautiful and was professionally landscaped. There are various areas to sit and enjoy the space, including a sheltered patio with fire pit and an open fronted summerhouse that is positioned to enjoy the incredible views. There are areas of lawn, rockeries, gravelled pathways and deep flower beds. There are garden stores and a lean-to log store.











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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THE WALLED GARDEN







INFORMATION

Local Area

Yethouse Farm is located just outside the pretty village of Newcastleton, which lies in the attractive Liddesdale Valley of the Scottish Borders. The village offers a wide range of local amenities to include a butcher, baker, hardware store, two convenience stores, a well-regarded primary school, gym and tennis courts. There are also community operated unmanned fuel pumps and electric charging points. 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 for an easy commute to Edinburgh and Carlisle respectively. The market town of Hawick lies approximately 20 miles to the north and the town of Langholm 10 miles to the west.

Directions:

From the A7 heading north, turn right at Canonbie, signed Newcastleton. Follow the B6357 for 10 miles. As you approach the village, turn right at the sign for Dykecrofts/Roadhead/Whithaugh and go over the bridge and follow the road up the hill; do not veer off the main road. Yethouse is found on the left hand side.

What3words: cones.signified.noon

Services:

Mains electricity, private water supply (tested and certified), private septic tank. Broadband. All units are double glazed.

Farmhouse – oil fired central heating (radiators)

The Barn – oil fired central heating (underfloor throughout), and solar hot water

The Bastle – hybrid air source heat pump, with three years of RHI payments remaining. Underfloor heating throughout.

Note: Certain contents may be available by separate negotiation.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Local Authority: Scottish Borders Council



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THE FINE & COUNTRY
FOUNDATION

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