

Hawick

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Signal Box Cottage,

Whitrope, Hawick, TD9 9TY

OIRO £290,000



Now £20,000 Below Home Report Valuation Neighbouring the heritage site of Riccarton Junction and engulfed within beautiful open countryside, Signal Box Cottage is a rare and exciting addition to the market. Originally constructed by the North British Railway Co approximately 185 years ago as two separate railway cottages, the property has since been altered to provide the current accommodation; a breath taking single storey, detached cottage. Offering a unique location for a family home or investment opportunity- Signal Box Cottage boasts impressively proportioned accommodation throughout along with just under an acre of well-maintained surrounding garden grounds.



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Services:

Electricity is supplied via a modern low maintenance diesel powered generator, while the central heating system is powered via a multi fuel fired back boiler which is connected to the kitchen stove, feeding the panel radiators. Private water and drainage. The cottage currently has satellite broadband, however, high speed fibre broadband will be implemented in the area this year (24) offering 100mb/s - city standard broadband speeds.

Fixtures and Fittings:

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

Connectivity:

Signal Box Cottage is on the Newcastleton to Hawick bus route, is around 29 miles from Tweedbank and connections into frequent train services to Edinburgh and the Lothians. To the south, the M6 and M74 motorways are easily accessible as is Carlisle railway station, which enjoys fast frequent train services direct to North West England, the Midlands and London Euston.



Description:

The internal accommodation spans over a generous 110sqm and enjoys a wealth of character and charm throughout. Currently comprising an entrance hallway, lounge with multi-aspect windows, kitchen, family bathroom, study or home office area and two double bedrooms, Signal Box Cottage lends itself to a family home with a difference, anyone looking to take advantage of the off-grid allure or those looking for a home that they can really add their own stamp to and potentially extend through time. Its unique location and grounds would provide an ideal opportunity for development of holiday accommodation or an Airbnb.

Externally, Signal Box Cottage is encircled by mature garden grounds, comprising a combination of soft and hard landscaping while providing an incredibly private aspect to the new buyer. Within the garden grounds, the property boasts a number of permanent outbuildings, inclusive of a large storage shed / workshop, coal store and generator room. The grounds also contains the location of the former Whitrope Siding Signal Box. Additionally, the property should appeal to, wildlife enthusiasts, railway historians, avid walkers as it lays within close proximity to a number of short and long distance walking routes, while remaining undisturbed. Viewings are considered essential to fully appreciate all this property has to offer.

EPC:
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Location:

Signal Box Cottage is situated approximately 12 miles from Hawick and 5 miles from Newcastleton. The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, an excellent health centre, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open to the public during high season. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh. The property is a short drive from the water sports and mountain bike activities found at the extensive Keilder Waterside complex.

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 = 109.1 sq m / 1174 sq ft

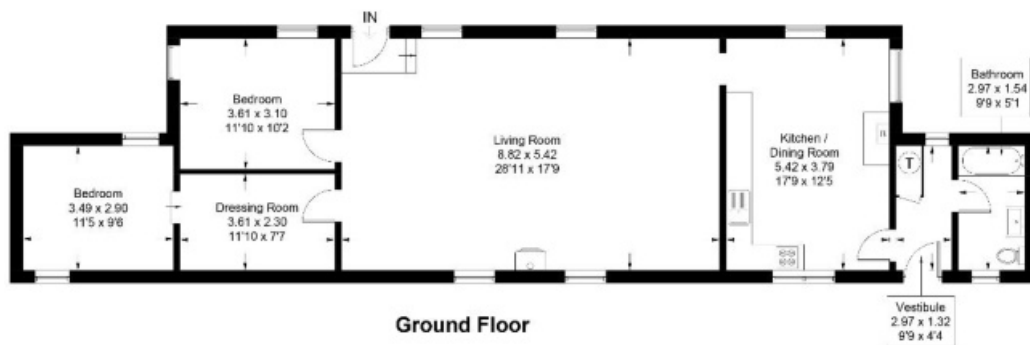


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4u.co.uk © (ID1063831)

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