

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Old North House, Skelfhill, Hawick, TD9 0PN

**Offers Over £450,000**



Immersed in the rolling hills of the Borders, Old North House, Skelfhill enjoys 360 degree panoramic views of the surrounding picturesque countryside and offers the epitome of country living to the new buyer. Extending to a generous 154sqm, the four bedroom detached family home has recently been sympathetically renovated throughout and now offers the perfect blend of character and modern day charm. Ideally suited to those seeking a private environment, yet still within short commute to the town, or those looking for their long term home, viewings are considered essential.



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Skelfhill, Hawick, TD9 0PN

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**Description:**

Positioned at the foot of Skelfhill Pen, an iconic hill to the South-West of Hawick, Old North House was originally constructed in 1870 but has been altered and extended to provide the current level of accommodation. The ground elevation of the home currently comprises an entrance hallway, lounge, dining kitchen, utility room, family bathroom with claw foot bath and separate shower cubicle, principal bedroom with en-suite shower room and a further double bedroom. Moving to the upper floor, the property offers a further two double bedrooms, both benefitting from exceptional elevated views on multiple aspects and the 'pump room' that could potentially be reconfigured to provide an en-suite should the buyer so wish.

Externally, Old North House offers most attractive and well-maintained surrounding garden grounds. Informally sectioned, these grounds offer a formal, mature garden to the front, a sizeable plot of lawn to the left, patio areas to the rear and allotment areas to the right - all of which are bounded by fencing and mature shrubs and hedges. In addition to the extensive and beautiful garden grounds, Old North House also offers an abundance of off-street parking facilities within the private driveway and an exceptionally generously proportioned detached double garage with studio above.

**Fixtures and Fittings:**

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

**Services:**

Mains electricity, LPG, private water and drainage.

**EPC:**

E

**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:**

£450,000.00

**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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Interested in this property?

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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Peebles,	Tel 01721 723 999
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.