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ALDERYBAR, OLD NORTHHOUSE, NEAR HAWICK

A Self-Sufficient, Eco-Friendly Stone Built Cottage with Attached Barn Set in an Idyllic Secluded Location.

Entrance Hall, Dining/Day Room, Kitchen, Utility and Rear Hall, Shower Room, Sitting Room, Two Double Bedrooms, Ample Storage, Full Double Glazing, Central Heating, Surrounding Gardens and Attached Full Height Byre with conversation potential.

OFFERS AROUND £200,000

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ALDERYBAR, OLD NORTHHOUSE, NEAR HAWICK, TD9 0PN

Alderybar is a self-sufficient, eco-friendly stone built cottage with attached barn set in an idyllic secluded off the beaten track location near Hawick. If you are looking for a romantic hideaway Alderybar is hard to beat, set one mile along a forest road with the comfort of modern central heating, power provided by its own generator and supplemented by a bank of solar panels and a water turbine run off the stream at the foot of the garden.

DIRECTIONS

Some eight miles south of Hawick on the A7 and 200 metres after the bridge over the Teviot at Commonsides take the road signed to Priestthaugh and Old Northhouse picnic sites. At the entrance on the right follow a well maintained forest road for one mile with Alderybar set in a forest clearing with entrance drive and parking to front.

LOCATION

Hawick is a true Borders town with strong links to the farming and textiles industries and with a proud rugby tradition. The town centre is vibrant having seen much investment in recent years and includes attractions such as the Textiles Museum and refurbished Tower Mill with its glass floor and Cinema complex and a number of quality shops and established businesses with main supermarket shopping also available locally including Morrisons and Sainsbury's. Local distances are 50 miles to Edinburgh, 40 miles to Carlisle and 70 miles to Newcastle all with good rail connections, Carlisle being the nearest main one.

DESCRIPTION

Follow the paths round either side leading to a lawned garden frontage with a paved patio next to the house. A modern UPVC timber effect panelled door leads to a generous hall with space for a desk and fitted shelving and with deep sill window to the front providing good natural light and views over the garden to the woodlands beyond. Attractively decorated in a cream palette with Farrow & Ball shades to the panelled latch doors with black japanned latch door fittings. A walk-in understair cupboard provides good storage and a winding staircase leads to the bedroom accommodation upstairs.

The dining room is fitted with Indian slate effect vinyl tiles extending to the kitchen and utility off and providing good flow and effect. The room itself is a characterful room with twin deep sill windows to the front providing lovely outlooks and good light and features. A particularly noteworthy point of interest is provided by the retained stove with its old bread oven set in a recess with stone surround and timber mantel over. This spacious room comfortably accommodates a large dining table with pendant dining light over and recesses to the side providing space for dressers. The adjoining kitchen has a window with outlooks to the front and a sink with swan neck tap, contemporary wood block effect worktops with timber panelled units, ample fixed shelving and tiled splashbacks. The utility entrance includes an external; door to the patio and front parking with a window to the side again providing good light and space ideal for boot changing and coat hanging with central heating and worktops with space for side-by-side fridge/freezer, washing machine and ample cupboards. The newly fitted shower room is in contemporary style with a large fully tiled modern shower with side screen, tiled flooring and recessed WC and sink within matching units with tiling and mosaic splashback, mirrored cabinet, ample bathroom storage and vertical heated towel rail with modesty windows on two sides.

The main sitting room lies on the far side of the hall and features a recessed "Morso" log burning stove set within a stone recess with an old timber mantel surround and shelving over. The sitting room has deep sill twin windows providing views over the garden to the surrounding woodlands. This comfortable room has great country style with the log burner as a focal point, shelved storage to side and decorative ceiling light fitting.

An attractive winding staircase with handrail leads to a mid-landing with window over and cleverly designed storage cupboards with further shelved storage and matching black japanned door furniture to the bedrooms either side of the landing. The bedrooms are both traditional in style and generously proportioned with the master bedroom having twin windows with lovely outlooks over the garden to the woodlands, further velux window and fitted with a full range of built-in wardrobes. The second bedroom is also well proportioned again with built-in wardrobes and a window seat with latch door cupboards below and again twin windows providing great light and outlooks. A door leads to some further eaves storage and a hatch to the attic storage over.

MEASUREMENTS

LOUNGE	3.80m x 7.26m (12'6" x 23'10")
KITCHEN	2.86m x 1.50m (9'5" x 4'11")
UTILITY	2.25m x 3.45m (7'5" x 11'4")
DINING ROOM	3.98m x 5.16m (13'1" x 16'11")
SHOWER ROOM	1.95m x 3.45m (6'5" x 11'4")
BEDROOM ONE	3.98m x 3.46m (13'1" x 11'4")
BEDROOM TWO	3.16m x 3.46m (10'4" x 11'4")



BYRE/OUTBUILDING

An adjoining full height byre is attached to the cottage with a door off the drive and space to the side and with light and power fitted velux window and scope to develop and extend the existing accommodation.

EXTERNAL

A paved patio and lawn lies next to the parking with decorative stone walling and raised beds and kitchen garden beyond with generator shed, a bank of field based solar panels and supplemented by a small water turbine off the burn. The sheltered lawned garden on the far side enjoys good privacy and the relaxing sounds of a trickling burn at the foot of the garden, excellent views and a further paved patio and sitting area next to the house.

SERVICES

Oil fired central heating. Private water, drainage and electricity with dedicated generator supplemented by water turbine and field based solar panels.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Band E

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

PRICE and MARKETING POLICY

Offers Around £200,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

