



**CLIFFHOPE HOUSE**  
NEWCASTLETON, SCOTTISH BORDERS







# CLIFFHOPE HOUSE, NEWCASTLETON, SCOTTISH BORDERS

A charming three bedroom detached house set in a peaceful forest setting.

Newcastleton 10 miles ■ Hawick 15 miles ■ Edinburgh 63 miles

- 1 reception room, 3 bedrooms.
- Dining kitchen.
- Spacious & flexible accommodation.
- Large garden grounds.
- Detached outbuilding/garage/workshop.
- Peaceful retreat.

## Galbraith

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SITUATION

Cliffhope House is situated in a peaceful and rural location off the B6357 between Newcastleton and Bonchester Bridge and enjoys a south facing position.

Bonchester Bridge is a village in Roxburghshire, within the Scottish Borders area of Scotland, lying on the Rule Water, six miles away from the market town of Hawick. Hawick is centrally positioned for all the Scottish Borders market towns, as well as being only 45 miles from Edinburgh. The town is well situated with good transport links: the terminus of the Scottish Borders Railway is 20 miles north, while both mainline train services and Newcastle Airport are 52 miles to the southeast. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

DESCRIPTION

Cliffhope House is the perfect blend of comfort, privacy, and natural beauty in this delightful three-bedroom detached home, quietly nestled within a serene forest landscape. Surrounded by mature trees and abundant wildlife, this property offers a rare opportunity to enjoy rural living at its finest. This charming home offers a warm and welcoming layout with thoughtfully arranged living spaces. On the ground floor, you will find a comfortable bedroom along with a bright south facing lounge, complete with a wood-burning stove and lovely views over the front garden and beyond. Positioned to the north is the dining kitchen, benefiting from two windows that bring an abundance of natural light throughout the day.

Upstairs, there are two additional bedrooms, both south facing and enjoying views towards the front garden. The family bathroom features a bath with overhead shower and the water filtration system is conveniently located in a built-in storage cupboard.

ACCOMMODATION

Ground Floor: Lounge, Kitchen and Bedroom

First Floor: Two Bedrooms and Bathroom

GARDEN (AND GROUNDS)

Outside, the property sits on approx. one acre of garden grounds and is embraced by tranquil woodland scenery, offering a sense of seclusion and retreat. The garden is mainly laid to lawn and includes a detached stone-built outhouse, currently serving as a combined potting shed and workshop, providing excellent space for gardening, storage, and practical projects. There is also a brick-built lean-to located to the side of the workshop and two further timber stores.

**Detached Barn (6.7m x 13.66m)** Metal construction with earth floor.  
A standalone building adjacent to the house offers vehicle storage and a dedicated workshop area, ideal for practical projects, hobbies, or secure equipment storage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private Water Borehole	Mains	Septic Tank	Freehold	Oil Heating	Band C	E	Satellite Only	No mobile signal at property

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

NB

There are early-stage proposals for potential wind farm developments in the wider Upper Liddesdale area. No planning applications have been submitted and the designs and locations remain subject to change.

POST CODE

TD9 OSP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
tanks.jubilant.trails

SOLICITORS

Gillespie Macandrew  
76-80 Morningside Road  
Edinburgh, EH10 4BY

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

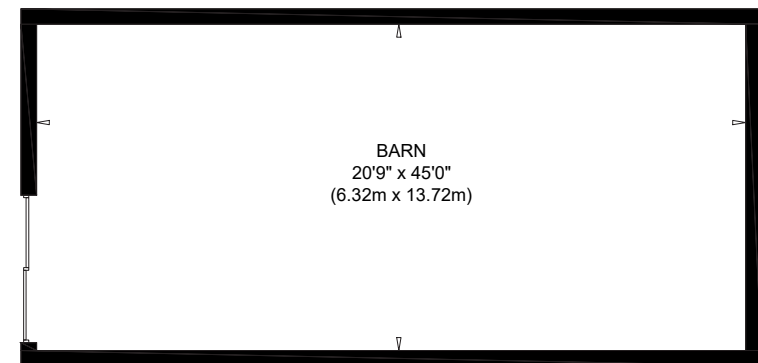
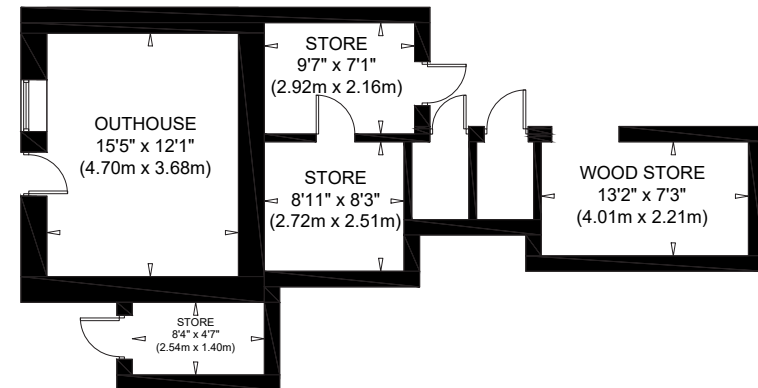
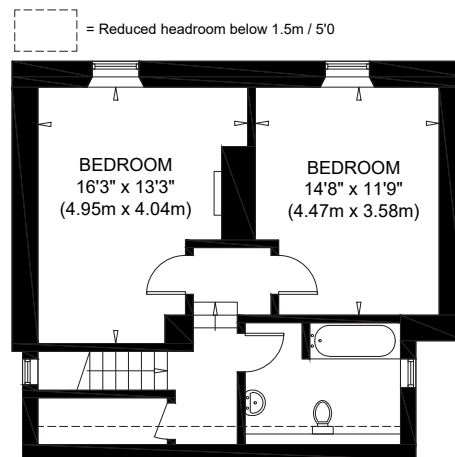
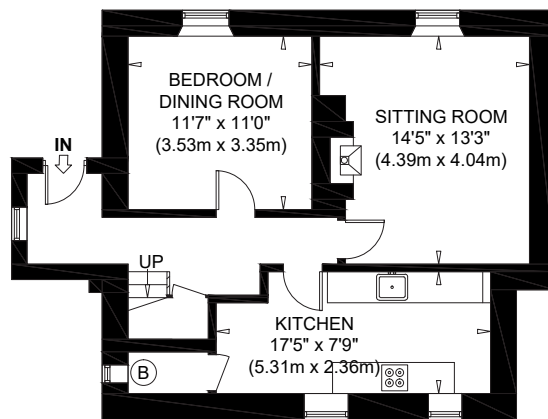
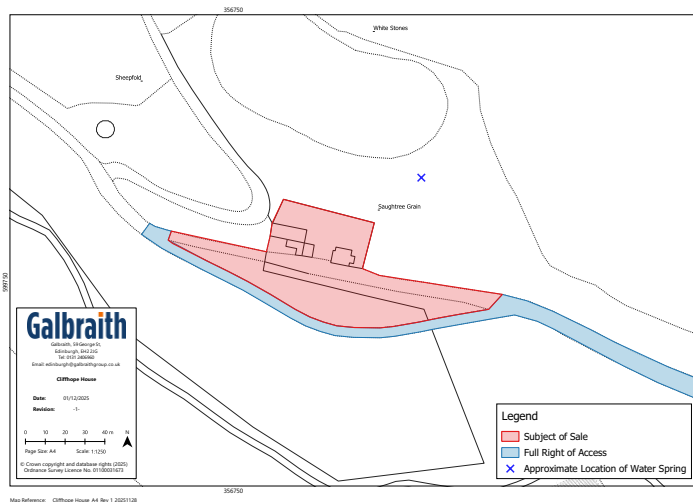
VIEWINGS

Strictly by appointment with the Selling Agents.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





**CLIFFHOPE HOUSE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 106.6 SQ M / 1147 SQ FT  
OUTBUILDING = 50.8 SQ M / 546 SQ FT  
BARN = 86.3 SQ M / 928 SQ FT  
TOTAL AREA = 243.7 SQ M / 2621 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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# Galbraith

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2025