GRADE C LISTED VICTORIAN MANSION HOUSE AND BUILDING PLOT IN MAGNIFICENT ELEVATED SETTING

ARDENLEA, HAWICK, ROXBURGHSHIRE, TD9 8BH
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ARDENLEA, WEST STEWART PLACE, HAWICK ROXBURGHSHIRE TD9 8BH

Edinburgh 45 miles, Newcastle, 57 miles, Carlisle 36 miles

Ground Floor: Drawing room • dining room • sitting room reception hall • kitchen • breakfast room • butler’s pantry utility room • larder • cloakroom

First Floor: 4 bedrooms • 2 dressing rooms • 1 en suite bathroom 1 family bathroom

Second Floor: 3 bedrooms • study / bedroom 8

Outbuildings: Wooden pool house with raised heated indoor pool sauna • changing room and small bar area

Garden and Grounds: Beautiful landscaped gardens

About 1.1 acres in all

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Viewing
Strictly by appointment with Savills - 0131 247 3700.

Directions
From Edinburgh follow the A7 south. On entering Hawick, proceed past the police station on Wilton Hill and take the second turning on the right into West Stewart Place. The driveway to Ardenlea is at the far end of West Stewart Place on the right hand side, gently sloping upwards to a gravel sweep to the front of the house.

Situation
Ardenlea is a magnificent Victorian family home in a beautiful elevated position on the outskirts of Hawick, overlooking both countryside and the town itself. The property is very centrally located to all the Scottish Borders market towns, as well as only being 45 miles from Edinburgh.

The international airport at Newcastle upon Tyne is approximately 52 miles to the south-east. The mainline railway station at Newcastle has an hourly service to London taking approximately 2 hours 40 minutes. There is also access to the A1 and Newcastle and Gateshead’s excellent shopping facilities. Edinburgh Airport is approximately 48 miles north and Carlisle lies 36 miles south west, providing access to the M6 and the west coast train line service to London.

The Borders area is very well known for its top-quality field sports, including first class grouse shooting in the Lammermuir Hills and a number of extremely well run local pheasant shoots. The River Tweed and its tributaries are internationally known for the quality of their salmon and sea trout fishing. In addition there are numerous local golf courses, including the Roxburghe Championship Course near Kelso.

Description
Ardenlea is a magnificent Victorian pink sandstone house under a series of pitched slate roofs. The property has a most attractive, striking façade and sits beautifully within its plot of approximately 1.1 acres. A gravel driveway sweeps round to the front of the property, bordered by a series of mature trees and hedgerows offering tremendous privacy and protection. The elevated position also offers fantastic views back over the countryside and over the town of Hawick.
Internally the accommodation is laid out over three floors and has an abundance of original features including some magnificent decorative wood panelling and ceiling decorations. The main entrance is at the south of the house. This leads into an entrance porch and in turn into the entrance hall with exposed wood panelling and a solid oak floor. From here there is access into the drawing room with dual aspect windows, a feature fireplace and decorative ceiling. The sitting room, again with a feature fireplace, is accessed via the hall as is the dining room which has a lovely outlook to the garden via a wood panelled box bay window. The kitchen which has modern fitted floor and wall units and a central island and includes six ring gas hob and Select 920 Diplomat oven and grill leads to the breakfast room, utility room, larder and WC. In addition there is a butlers pantry which is superb for storage which completes the ground floor accommodation. The property lends itself to being a magnificent family home as well as offering tremendous scope for grand scale entertaining.

From the main hall stairs lead up to the first floor comprising the master bedroom with dressing room (which could be turned into an en-suite with ease) and three further good sized bedrooms, one with dressing room (again with potential to turn into an en-suite) and one with en-suite bathroom. Further stairs lead up to the second floor which has further bedroom accommodation comprising three bedrooms and an office. This entire floor could potentially be used for a teenager, guest accommodation or as office space.

Gardens and Grounds
A gravel driveway leads to the property bordered by trees on either side. This access route has two entrances either side of the house. To the south west of the house is a beautifully levelled croquet lawn, bordered by trees and a small area of mature woodland. A steep embankment leads up to the second tier of formal garden which has a series of rose beds and flower beds, before reaching a beautiful orchard area. The northern boundary is marked by a small beech hedge. To the rear of the property is an area of wooden decking with a solid wooden panelled wall, retaining the banked flower beds which overlook this beautiful suntrap. From the deck a series of steps and wooden balustrades lead to a walkway up to the wooden pool house.

Pool House
The pool house is constructed of timber under a bituminous panelled roof. The pool is raised slightly from the ground with inbuilt heating systems and filter and flow system. Within the pool house there is also a sauna, a changing room and a small bar area. Directly to the front of the pool house there is another area of raised decking acting as a magnificent sun trap. To the rear of the pool house a gravel pathway leads to a wooden garden store.

Outbuildings
A large double garage and workshop with electric up and over doors can be found to the side of the property. This is constructed of stone under a pitched slate roof and has a concrete floor, electricity and water supply.

Planning
An area of ¼ acre within the grounds has been granted planning permission for a single dwelling with garage. Details can be viewed through the Scottish Borders Council planning website ref no 11/01477/FUL.

General Remarks
Services
Mains electricity, water, gas and drainage. The property is heated by two mains gas fired boilers. One serves the ground and first floor whilst the second floor has a system of its own.

Fixtures and Fittings
All fitted carpets and curtains are included in the sale. The light fittings in the sitting room and dining room are specifically excluded from the sale.

Servitude rights, burdens and wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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Ardenlea, Hawick

Gross internal area (approx.)
Total = 551 sq m (5929 sq ft)
Main House = 413 sq m (4443 sq ft)
Garage = 73 sq m (785 sq ft)
Outbuilding = 65 sq m (701 sq ft)

For identification purpose only. Not to scale.
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Denotes restricted head height
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Particulars and Photographs taken July and August 2011