



WOODLANDS HOUSE

Galashiels, Selkirkshire

Knight Frank





WOODLANDS HOUSE

Galashiels, Selkirkshire

An exceptional category A listed villa

Beautifully restored neo Elizabethan Italianate villa with magnificent original features including carved fireplaces, ornate plaster work and superb original wood work

Edinburgh 34 miles ♦ Melrose 5 miles (Distances approximate)

Accommodation and amenities

Reception hall ♦ 4 reception rooms (including dining room)

Main bedroom with dressing room ♦ Fitness room and bathroom

6 bedrooms (all ensuite) ♦ Library ♦ Modern kitchen ♦ Billiard room

Computer games room ♦ Home cinema ♦ Conservatory

Self-contained flat with sitting room/kitchen, 3 bedrooms and 2 bathrooms

Garage/workshop for 5 cars

Private garden

In all about 1.97 acres

For sale privately as a whole

Viewing by appointment only



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Situation

◆ Woodlands House is situated in an elevated position on the outskirts of Galashiels. Surrounded by mature trees, it occupies a secluded position from which there are magnificent views over the town to the distant Eildon Hills. Galashiels offers a good range of local shops, commercial and leisure facilities, services and schools. The popular town of Melrose also has a good range of shops and the well-regarded St Mary's Preparatory School (prep and pre-prep for boys and

girls). Edinburgh, with its international airport, is within commuting distance approximately 34 miles to the north. The Borders General Hospital lies on the far side of Galashiels.

◆ Woodlands House is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty and strong equestrian tradition. Woodlands

House is an excellent base for those who enjoy walking and cycling, whilst for the golf enthusiast, there are courses at Galashiels, Melrose and Selkirk. Some of the finest salmon fishing in Britain is available on the nearby River Tweed, and the area boasts challenging shooting for both pheasant and grouse. The fantastic Borders countryside provides endless opportunities for those who enjoy walking.







Directions

From Edinburgh City By pass take the A7 south to Galashiels. Follow the one way system and take the left hand turning signposted to Innerleithen and Walkerburn (A72). Take the turning on the left into Hall Street and follow this road up the hill into Kirk Brae. Turn right into Windyknowe Road and drive on for approximately 100 yards. The impressive gated entrance to Woodlands House is on the right hand side

Description

Woodlands House is a particularly fine Victorian mansion which has been completely renovated and much improved by the present owners over the last few years to provide an extremely comfortable and welcoming home. Woodlands House dates from the mid 19th Century when it was built in Italianate style for a local textile mill owner. The property was remodelled in 1884-85 by George Henderson who added multi gabled, neo-Elizabethan style bays. It has distinctive facades with large bay windows with

battlements above and stone arches. The castle theme is continued inside with a magnificent reception hall with stone archways. Three large reception rooms with many period features open off the hall and a new kitchen has been fitted.

Built of dressed stone, under a slate and lead roof, Woodlands House has a south easterly aspect. It therefore benefits from a wonderfully light and bright atmosphere and provides flexible family accommodation together with well proportioned, formal reception rooms which retain a wealth of period features including decorative radiator grills, original door and window furniture, superb carved fireplaces and staircase, exquisitely ornate plaster work and restored stone work. The size of the hall and the wide staircase makes Woodlands House a fantastic house for entertaining.

On the first floor is the luxurious main bedroom suite with dressing room, bathroom and fitness room. There is also a billiards room, home cinema and computer games room. There

are four further bedrooms on the first floor and two on the second floor, all with ensuite bathrooms. The panelled second floor bedroom is particularly impressive. There is also a three bedroom flat. Of particular note is the conservatory which adds another dimension to the house.

(See floor plans for room layout and dimensions)

Gardens and Grounds

Woodlands House is set in enclosed private grounds extending to about 1.97 acres. There is an automatic gate with intercom and CCTV system.

The house is set on a raised terrace with a gravel parking area in front. There is a rock garden with paved patios and sitting areas to the side backed by a high wooden fence. Below the terrace is a sloping lawn with magnificent mature hardwood trees. To the rear of the house is a belt of trees enclosed by a stone wall. There are further lawns behind. Outside the kitchen is a range of stone



stores with an enclosed courtyard and paved courtyard beyond. In the bottom corner of the garden is a double storey garage with automatic roller doors. This has parking for five cars at ground floor level, with capacity to create additional parking/storage space above. The lower driveway is owned by Woodlands House but is shared by three neighbouring properties. This driveway has been fenced off to give the house added privacy.

Listing

Woodlands House is scheduled by Historic Scotland as Category A listed.

Rights of Access

The back (lower) driveway is owned by Woodlands House but has been fenced off. The Lodge and two further bungalows have a servitude right of access.

Services

Mains electricity, water, gas and drainage. Central heating from oil fired boiler. Red Care Burglar alarm system and CCTV system. Fire alarm system. Automatic gate with intercom. These services have not been tested and therefore there is no warranty from the agents

Outgoings

Council Tax band H.

Entry

By arrangement.



Woodlands House

Windyknowe Road, Galashiels, TD1

Gross internal area (approx):
1,045m² (11,248sqft)

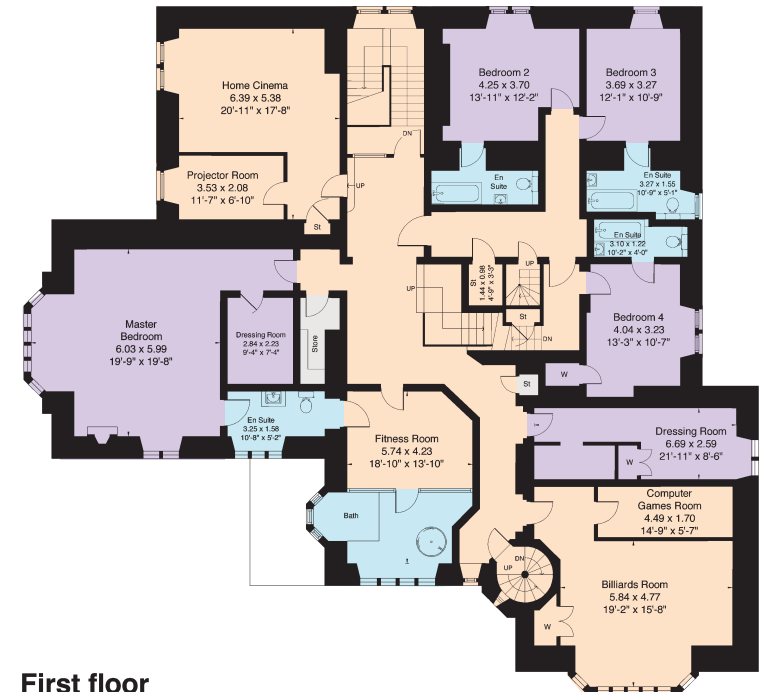
These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



Ground floor



Second floor



First floor



Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.



Conditions of Sale

1. Fixtures and Fittings

The carpets and curtains are included in the sale. Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents

Important notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

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