BANNERMANBURKE
PROPERTIES LIMITED

Ingleside Buccleuch Road, Hawick, TD9 0EL

Offers Over £460,000

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▪ ARTS AND CRAFTS STYLE HOUSE▪ PERIOD FEATURES THROUGHOUT▪ VESTIBULE AND HALLWAY WITH CLOAKROOM ▪ THREE LARGE RECEPTION ROOMS▪ DINING KITCHEN WITH UTILITY ROOM, PANTRY▪ REAR HALLWAY WITH BOOT ROOM AND REAR STAIRWELL ▪ SEVEN BEDROOMS▪ ENSUITE BATHROOM, FAMILY BATHROOM AND TWO WC▪ LARGE ATTIC ROOMS ▪ GARAGE, GARDENS, OUTBUILDINGS, SUMMERHOUSE AND GREENHOUSE

Ingleside is a stunning and rarely available detached imposing villa, set in an enviable position, just a stones throw from the award winning Wilton Lodge Park. Boasting 7 bedrooms and three receptions rooms, Ingleside is bursting with character and charm and is ready for any prospective purchaser to put their own stamp on it. Designed by JP Alison in 1903, this picturesque Arts and Crafts style house is a must see with original tiling to the entrance vestibule and gorgeous projecting octagonal entrance tower. Beautiful, well tended grounds envelope the property with well established gardens offering an array of colour in the summer months. A garage, outbuildings, summerhouse and greenhouse offer additional storage and are a great benefit. This one is worth a visit.

The Town

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Travel

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

With an abundance of stunning period features, Ingleside is an absolute must see. From intricate cornicing and high ceilings, timber panelling and picture rails to large picture windows, imposing timber balustrade and inglenook fireplace.

The property offers exceptional grandeur with three impressive reception rooms, all with stunning features, accessed from a large welcoming hallway. The sitting room to the side of the property boasts a beautiful timber framed picture window which floods the room with natural light, along with timber panelling, gas fire (via LPG) and high ceilings.

The drawing room and dining room to the front offer great entertaining space with bay windows overlooking the front garden and are flexible and versatile in use. An Inglenook in the drawing room is a lovely feature with marble fireplace with the dining room leading through to a wine store/scullery with sink and additional storage.

Also on the ground floor is the bright dining kitchen to the rear of the property with large window taking in views of the beautiful rear garden and provides access to the pantry, utility room, rear hallway with back stairs and boot room. This property offers excellent storage and family living space. Finally the ground floor has the benefit a cloakroom and WC.

A solid timber turning staircase leads up the first floor level where 5 bedrooms (master ensuite) and family bathroom are located. A generously sized picture window at the stairway landing offers a delightful view of the rear garden while flooding the space with natural light. Four of the bedrooms are accessed from the main landing with the fifth located at the top of the back stairs. All bedrooms are well proportioned with the master benefitting from a very large ensuite bathroom while the front facing rooms enjoy charming elevated views. A family bathroom and WC along with large storage cupboard are also on this level.

Stairs lead to three further rooms located on the third floor, two of which could be used as bedrooms and the third houses the water tank and provides additional storage. Again these rooms are versatile in use with the largest of the three having been used as a games room in the past.

Room Sizes

SITTING ROOM 4.12 x 3.85
DRAWING ROOM 5.6 x 6.0
DINING ROOM 6.0 x 4.2
WINE ROOM/SCULLERY 2.7 x 1.7
DINING KITCHEN 4.0 x 3.8
PANTRY 1.9 x 1.7
UTILITY ROOM 3.0 x 3.4
MASTER BEDROOM 5.0 x 4.2
BEDROOM 4.85 x 4.15
BEDROOM 5.3 x 3.35

BEDROOM 3.35 x 3.0
ENSUITE BATHROOM 3.65 x 2.85
FAMILY BATHROOM 3.4 x 2.2
BEDROOM 3.55 x 2.85
ATTIC ROOM 1 8.0 x 4.40
ATTIC ROOM 2 4.40 x 2.0
ATTIC ROOM 3 3.0 x 2.15

Externally

The property is enveloped by generous, well-established garden grounds offering a high degree of privacy and featuring a vibrant array of mature trees and shrubs that provide seasonal colour. A greenhouse, summerhouse, outbuildings, and a garage add to the appeal, while expansive lawned areas and a charming pond enhance the outdoor space. Gated access is conveniently available from both the front and rear onto Buccleuch Road. A driveway provides off street parking for several vehicles.

Directions

Entering Hawick on the A7 from the South, take a right from Buccleuch Road also onto Buccleuch Road and the property is located on the right hand side.

Sales and Other Information

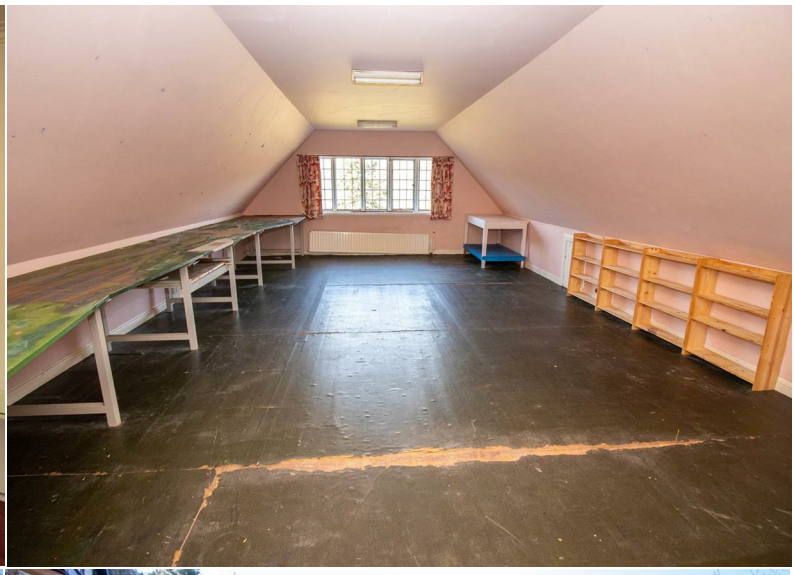
Ingleside is Grade C listed building. Further details can be found on Historic Environment Scotland or through Scottish Borders Council.

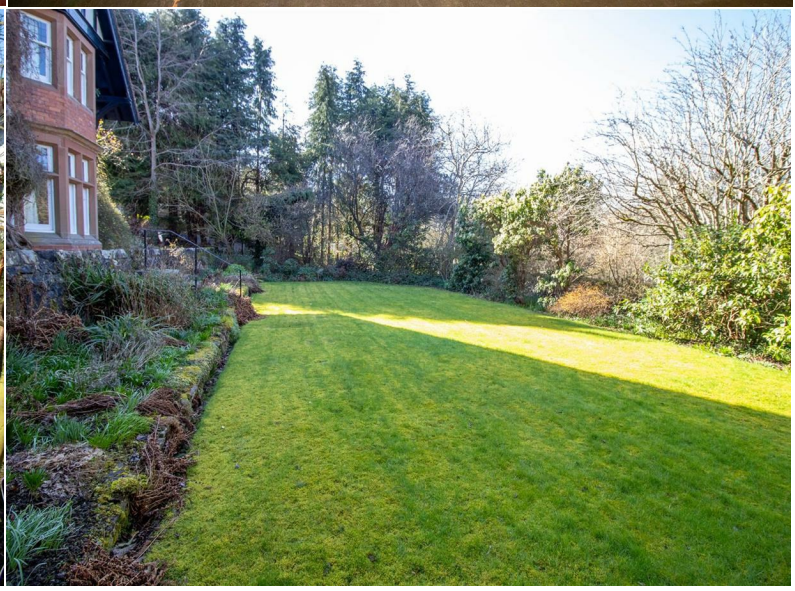
Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas bottles, oil and electricity.

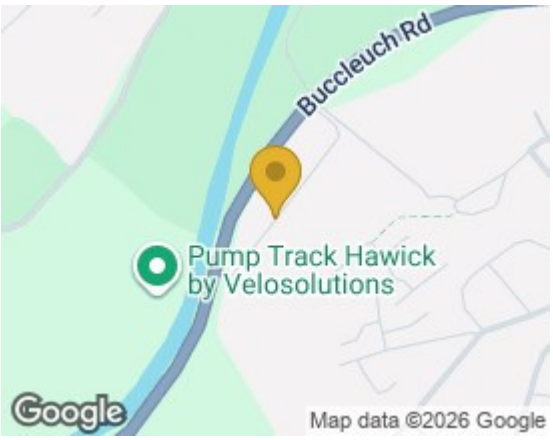


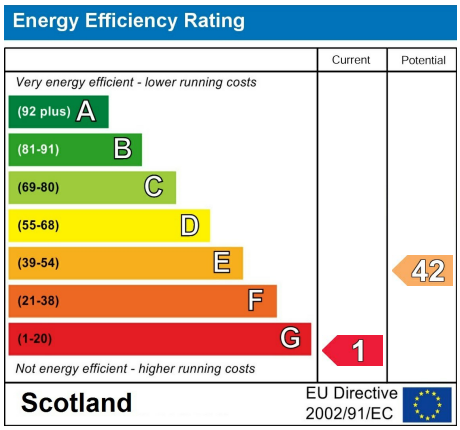


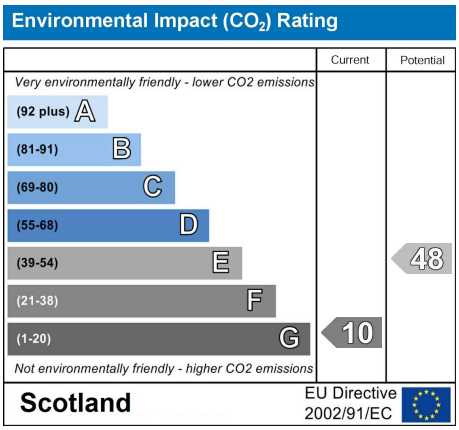
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.







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