



WEST LANGLANDS, SUNNYHILL ROAD, HAWICK, TD9 7HT

**SIX BEDROOM VICTORIAN MANSION HOUSE**



**Geo. & Jas. Oliver W.S.**

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: [solicitors@gandjolyver.co.uk](mailto:solicitors@gandjolyver.co.uk)

[www.gandjolyver.co.uk](http://www.gandjolyver.co.uk)



# WEST LANGLANDS, SUNNYHILL ROAD, HAWICK, TD9 7HT

## OFFERS OVER £560,000

See all our properties at  
**OnTheMarket**.com

West Langlands is a beautiful Grade C listed Victorian semi-detached dwelling house situated in an elevated position affording simply stunning views over the Borders town of Hawick and the rolling countryside beyond. A short walk to the award winning Wilton Lodge Park, this imposing mansion house has been sympathetically modernised over the years and retains an abundance of charm and period details throughout. Set in grounds of around 1.5 acres, the mature south facing garden offers an array of mature trees and plants with a raised vegetable garden, lawn area, seating areas and a summer house.

Built in the 1860s and steeped in local history, the internal accommodation is arranged over three floors. Entered on the ground floor level via the original main entrance is the striking hallway with its ornate carvings and stunning stained glass window which floods the hallway with natural light. Both the magnificent Drawing Room and Dining Room must be seen to fully appreciate, both benefitting from bay windows. These two marvellous rooms have various desirable art deco influences by way of cornicing, panelling and intricate detailing and/or carvings and there is a cosy open fire which is a pleasing feature in the Drawing Room and a gas

fire in the Dining Room. Located to the rear of the property is the utility room with door out to the rear garden and the kitchen which is open plan to the sun room (which was added on around 1998.) The kitchen is mainly served by a range of wooden floor and wall units and has the benefit of an Aga and opens up to the circular sun room which offers a pleasant space for casual dining whilst overlooking the garden grounds.

Located on the first floor are the Sitting Room, Master Bedroom with Ensuite and the Study (or additional bedroom if so desired) The Sitting Room is an equally grand room with bay window offering stunning views over the park and countryside and an inset gas fire. The luxurious Master Bedroom is decorated in a shade of deep red and provides access to the en suite bathroom with three piece suite of bath, wash hand basin and WC and has original art deco tiling and newly laid carpet flooring. Also situated on this floor is the study which makes for a useful library at present with an abundance of built in shelving and a lovely open view to the front.

The remainder of the accommodation is situated on the second floor. There are four bedrooms on this level, all tastefully decorated with one of the double rooms benefitting from a well appointed three piece shower room. There is also a separate additional shower room with WC, wash hand basin and shower enclosure with a chrome shower run off the boiler.

For those looking for charming and secluded gardens grounds, then West Langlands really does fit the bill. It is accessed via a shared driveway from the lodge house and sits in ground extending to approximately 1.5 acres. All the garden ground to the left of the house is exclusively owned by West Langlands. The gardens are mostly laid to lawn and have an abundance of mature trees and shrubs offering a great deal of privacy. There is a Grade C listed summerhouse which was built in the 1920s for Lady Henderson to sunbathe in. Where there once was a sunken rose garden is now a lovely area of lawn which has hosted weddings and parties and there is also a useful vegetable patch in addition to a greenhouse and timber shed.





**ROOM SIZES:**

**GROUND FLOOR**

Drawing Room: 5.19 x 7.90 Utility Room: 2.05 x 2.86

Dining Room: 6.95 x 3.91 WC: 1.47 x 2.83

Kitchen: 5.55 x 3.40

Sun Room: 3.93 x 3.40

**FIRST FLOOR:**

Master Bedroom: 5.40 x 4.88 Study: 3.75 x 5.33

En Suite: 3.96 x 3.33 Living Room/Bedroom: 5.44 x 7.40

**SECOND FLOOR:**

Bedroom with Dressing Area: 3.49 x 5.35 Bedroom: 2.52 x 3.09

Bedroom: 5.38 x 3.91 Bedroom: 3.58 x 3.21

Shower Room: 2.05 x 2.58 En Suite: 3.52 x 1.69

**EPC: E Council Tax Band: G.**

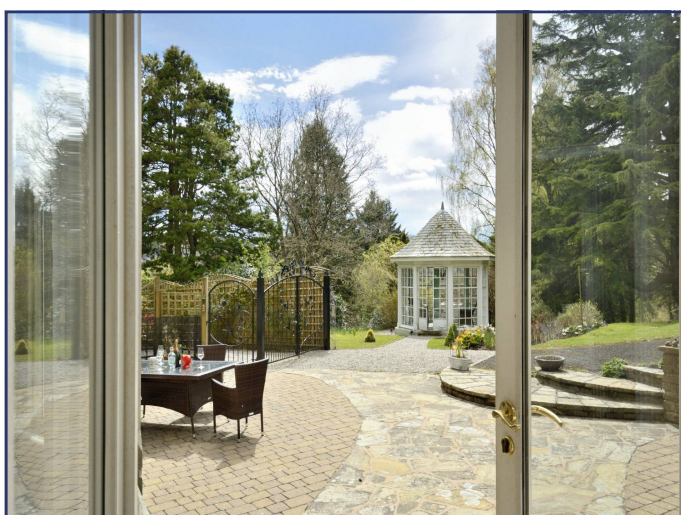
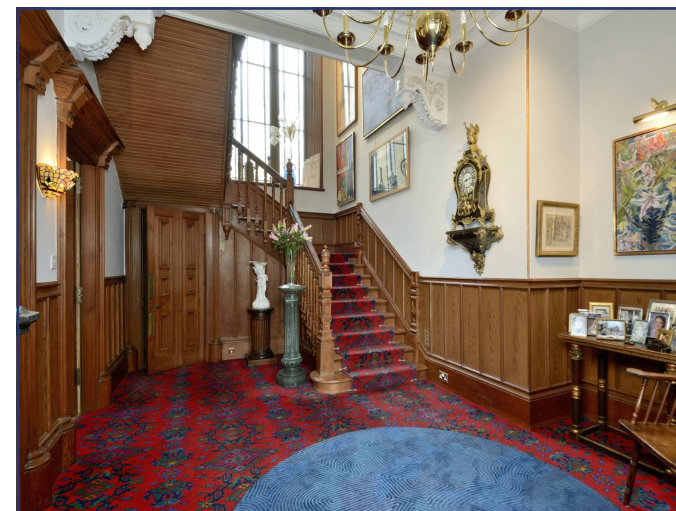
**FIXTURES AND FITTINGS:** The sale shall include all carpets, light and bathroom fittings.

**SERVICES:** Mains water, drainage, gas and electricity. Partial double glazing.

**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.







## Geo. & Jas. Oliver W.S.

13 High Street, Hawick. TD9 9DH. Telephone 01450 372791. Fax 01450 377654 Email [solicitors@gandjoliver.co.uk](mailto:solicitors@gandjoliver.co.uk) Web: [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk)