

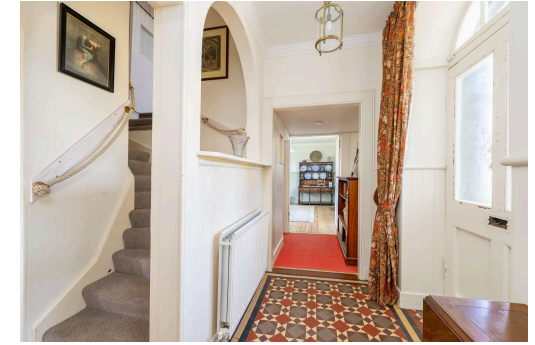


Elm Bank

Chirnside, TD11 3UJ

Offers Over £345,000





A former school and schoolmaster house, this detached C Listed home offers a wealth of fabulous Victorian architecture and interior features. Occupying a sizeable plot on the edge of the village with far reaching views, Elm Bank offers a truly wonderful lifestyle opportunity and a unique family home



ELM BANK

Located within an elevated, edge of village location, Elm Bank is a truly magical property. The C listed former school and schoolmasters house showcases Victorian architecture at its finest with some iconic external features such as the original arched entrance way with stone pillars, double height windows and spiralled chimney pots.

The charm and character continues throughout the interiors with original sections of tiled flooring, feature fireplaces and decorative cornices. The current vendor has implemented a number of upgrades which have included the installation of double glazing throughout a large proportion of the property as well as the show-stopping, bespoke kitchen renovation. This room is unquestionably the heart of this home; completed by the renowned Countryside Kitchens who have brought the owners vision of a farmhouse kitchen to life with the design seamlessly combining functionality and beautiful aesthetics.

In addition to the kitchen, the ground floor offers a choice of living spaces including the lounge with far reaching views and formal dining room which would also make for an ideal family room, home office or ground floor bedroom. The owner also has also had planning permission granted for the reconfiguration of the downstairs utility area and cloakroom which would also see the original arched entrance way reinstated.

Three first floor bedrooms extend off a split level landing; each a spacious double room enjoying lovely outlooks together with a shower room and separate bathroom.

Elm Bank is surrounded by majestic, cottage style gardens; a real haven for gardening enthusiasts or those seeking to create a wonderful family friendly environment. With lots of space on offer, the established gardens offer exciting opportunities for further landscaping if desired with excellent levels of privacy and a multi car driveway which leads to a detached garage and useful selection of outhouses.

LOCATION

Local shopping, primary and nursery schooling is available at Chirnside whilst the county town of Duns is five miles west with its state of the art secondary school. Edinburgh is approx 50 miles and one hour by car via the A1 there are also local connections on the main East coast rail- line at nearby Reston and Berwick. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills.

HIGHLIGHTS

- Imposing former school and schoolmaster house
- Fabulous Victorian architecture
- A wealth of internal period features
- Planning permission for internal reconfigurations
- Magnificent show-stopping kitchen renovation
- Large wrap around gardens
- Multi car driveway
- Far reaching views
- Convenient village setting

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room, Family Dining Kitchen, Utility Room, Cloakroom, Three Double Bedrooms, Bathroom and Shower Room.

SERVICES

Mains water, electricity and drainage. Partial double glazing. Oil central heating

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, integral kitchen fittings and bathroom fittings. The cooker will not form part of the property sale.

Full details of the planning consent for internal alterations, replacement double glazing and replacement of the entrance porch can be found on the Scottish Borders Planning portal using reference 23/01679/LBC

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating F

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £345,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

