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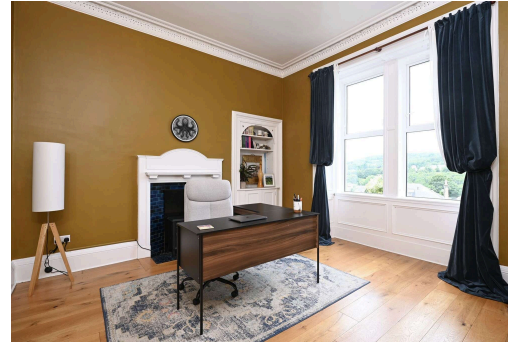
# The Auld Elms, Fenwick Park

Hawick, TD9 9PA

Offers Over £440,000







This spectacular Georgian property arranged over three floors exudes elegance and timeless charm. It showcases retained architectural features such as intricate cornicing, deep skirting's, glorious bay windows and impressively high ceilings to name a few - all contributing to its historic character and sophisticated ambience. Complete with wrap around landscaped garden grounds allowing fine views over the town and countryside beyond, The Auld Elms is a wonderful home for a family and those looking to be centrally positioned for a range of nearby amenities and facilities.



## THE AULD ELMS

With a choice of public space and bedrooms on offer, this impressive property provides enviable space for family, entertaining guests and work or hobby areas.

With the private drive leading off Fenwick Park, the beautifully kept grounds wrap around the property; landscaped and terraced in sections to provide space for a variety of year round needs, as well as practical requirements such as ample parking and external storage.

The ground floor accommodation feel bright with an elegant country décor and contemporary upgrades. Adaptability throughout afforded by the four main public areas, modern family kitchen and useful utility and cloakroom.

Upstairs, the principal bedrooms open on the first floor and are generous in their proportions; with super elevated views, a choice of two shower rooms, and a dressing room opening directly from the master. The upper level extends to three further double bedrooms, lending themselves equally well as work space.

Unquestionably a stunning home and enviable find for any buyer in search of a balance between country living with easy access to amenities, this immaculately presented period home is timeless in its finish.

## LOCATION

Hawick is a true Borders town with strong links to the farming and textiles industries and with a proud rugby tradition. The town centre is vibrant having seen much investment in recent years and includes attractions such as the Textiles Museum and refurbished Tower Mill with its glass floor and Cinema complex and a number of quality shops and established business with a choice of supermarket shopping also available locally including Morrison's, Sainsbury's, Aldi & Lidl and. Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle.

## HIGHLIGHTS

- Spectacular Family Home
- Filled with Charm and Character
- Versatile Accommodation
- Generous Room Proportions
- Extensive Landscaped Gardens
- Wonderful Views
- Easy Access to Further Towns & Amenities

## ACCOMMODATION BRIEF

Ground Floor – Entrance Vestibule, Reception Hallway, Sitting Room, Family Room, Dining Room, Breakfasting Kitchen, Utility Room, Sun Room, Rear Porch, Cloakroom with WC.

First Floor – Landing, Master Bedroom with walk in wardrobe, Shower Room, Second Shower Room.

Attic Floor – Landing, Three Further Bedrooms

## EXTERNAL

Extensive garden grounds, which have been transformed by the current owners to utilise several different seated areas to enjoy dining alfresco and enjoy the sunshine and views across the town from all corners. A large sweeping driveway ensures ample private parking along with a single garage.

## SERVICES

Main services, electricity, water and drainage. Gas central heating.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area is 250m<sup>2</sup>.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY

Band D.

## TENURE

Freehold

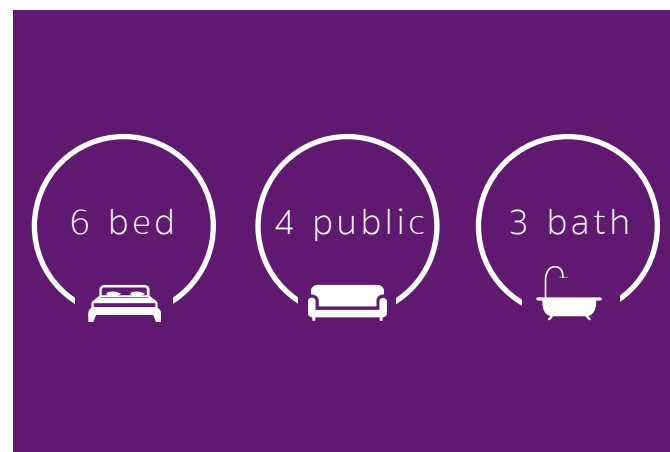
## VIEWING

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## MARKETING POLICY

Offers over £440,000 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](mailto: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.







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