



WAKEFIELD BANK

GALASHIELS, SELKIRKSHIRE







WAKEFIELD BANK

ABBOTSFORD ROAD, GALASHIELS, SELKIRKSHIRE, TD1 3DP

Attractive C Listed villa set within a generous and well-presented corner plot

Substantial family home with superb period features throughout

4 spacious reception rooms on the ground floor

5 bedrooms and 2 family bathrooms at first floor level

Home office

Attractive south and west facing gardens with well stocked and colourful borders

Secure garage parking with internal access to the house

Lower Ground

Workshop, Coal Cellar, Gardeners Toiler, 2 Stores, Garage and Potting Shed

Ground Floor

Vestibule, Hall, Drawing Room, Dining Room, Sitting Room, Kitchen, Cool Larder, Wine Cellar, Laundry, Cloakroom with WC, Pantry and Sun Room

First Floor

5 Bedrooms, Home Office, 2 Bathrooms

Second Floor

Attic Room

EPC = E

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SITUATION

Wakefield Bank occupies a quiet, east facing plot within the heart of Galashiels. Nearby schools include the independent St Mary's Preparatory School in Melrose while the private schools of Edinburgh are within daily reach. Both a local primary school and Galashiels Academy are within walking distance of the house, as are excellent play park areas.

The area is renowned for its outdoor activities. The Southern Upland Way passes near the property and there are some excellent walks close by. Horse riding is popular, with the Borders offering excellent hacking terrain and a number of well-known riding schools nearby. The River Tweed is one of the most prolific salmon rivers in the world. There are a number of golf courses nearby and Galashiels itself has a nine hole course. The Borders General Hospital is in close proximity. The town has a range of supermarkets which include M&S Simply Food, Tesco, Asda and Aldi as well as independent retailers and many services. There is also a multi screen cinema and swimming pool. Melrose also has an excellent range of shops, especially for buying local produce.

Edinburgh is 37 miles to the north and can be easily reached via the A7. The Borders Railway provides a direct link from Tweedbank to Edinburgh. The train station at Tweedbank can be easily accessed both by car and bicycle with the added benefit of free parking. Both Edinburgh and Newcastle have international airports. It can be quicker and easier to take the train from Tweedbank to Edinburgh, and from there, a further train directly to London King's Cross.

DESCRIPTION

Wakefield Bank is a fine C Listed villa dating from 1845, set within a well presented corner plot on Abbotsford Road. The house has a wealth of period features throughout and has spacious accommodation over two floors, with further accommodation at basement and attic levels. The property is entered through a decorative, heavy, wrought iron gate and the house is entered through an attractive tiled vestibule with panelled glass door into the hallway. To the right is an impressive double aspect drawing room with large bay window and open fire. There is fine decorative plasterwork and it makes for a superb room in which to entertain. Across the hallway from the drawing room is a cosy sitting room which has a wood burning stove and southwest facing window.

The dining room is situated close to the kitchen and links with an impressive sun room which faces southeast and overlooks part of the garden. The kitchen is to the back of the house and has a 4 oven AGA as well as a peninsula unit which extends out from the wall and provides informal dining space.

There is a range of both floor and wall mounted cabinets which provide ample storage. The ground floor accommodation is completed by a laundry room, pantry and cloakroom.

The first floor has five generous bedrooms. The principal bedroom faces south and has a fitted wash hand basin, which is a feature in all of the bedrooms. Two bathrooms service the bedrooms on the first floor and there is access to the ground floor from either end of the first floor corridor and landing. For those wanting a home office there is a perfect space by the back stairs for home working.

Wakefield Bank has superb lower ground floor store rooms and workshops as well as a small attic room accessed by stairs from the first floor landing. There are four separately accessed areas at basement level, with two of the store rooms accessed from the kitchen and hallway. On the east side of the house is a large garage suitable for 3 to 4 cars with access directly into the house via the sun room. The garage links with the boiler room and potting shed, while the workshop, coal cellar and gardener's toilet are accessed down the steps at the rear of the house.

The gardens which surround Wakefield Bank are well presented and display colour all year round. Of particular note are the roses which are feature throughout the garden. The main area of garden sits on the southwest side of the house and there is a large lawn with well-kept borders which surround the lawn. The wider garden is enclosed by a stone wall and there is a summer house which overlooks the lawn, as well as a garden shed. A path to the front of the house links the garden on the other side of the property, which is laid to lawn and also has a variety of shrubs.

DIRECTIONS

From the east of Galashiels after crossing the River Tweed, follow the A7, heading west. At the roundabout take the second exit and continue onto Abbotsford Road. After about 1 mile, Wakefield Bank is on the right. There is parking on Greenbank Street.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, electricity, gas and drainage.

Local Authority & Tax Band

Scottish Borders Council. Tax band G.

Listing and conservation area

Wakefield Bank is Category C Listed.

Fixtures & Fittings

Some integrated white goods and light fittings to be included. Curtains by separate negotiation.

Solicitors

Pike & Chapman, Bank Street, Galashiels.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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All measurements and fixtures including doors and windows are approximate and should be independently verified.

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