



# The Walled Garden, Anton's Hill

Leitholm, TD12 4JD



A fabulously unique opportunity to secure a tranquil position in the heart of the Berwickshire countryside. The detached bungalow sits in private gardens of approximately 1.5 acres which incorporate formal areas, a vast selection of fruit and vegetable plots together with an array of outhouses including a bothy and original ice house. The gardens have featured on national television and have attracted visitors from far and wide.



For those in search of a 'rural lifestyle' within the heart of the Berwickshire countryside, opportunities don't come much better than this. The bungalow is located within the separate Victorian kitchen garden of a large country house, retaining the original walled boundaries. The property on offer comprises a detached 3/4 bedroom bungalow, annex/bothy and a large detached double garage, all within formal and productive gardens extending to approximately 1.5 acres. The vendors have passionately renovated and developed the garden over many years to provide the spectacle that it is today. The gardens feature a national collection of apples plus pears, plums, damsons and cherries to name but a few. Each of the three garden areas has a wildlife pond. The outer garden area includes a 5" passenger carrying railway layout. The grounds have attracted interest from gardening enthusiasts from around the world and have been featured on national television including the "Beechgrove Garden" and the "Great British Garden Revival". The vendors have sold produce locally over the years, as well as producing juice and cider etc, enjoying a self sufficient lifestyle for themselves.

### LOCATION

Anton's Hill is located just outside Leitholm which has the benefit of a pub/restaurant, village hall and church. The local primary school is in nearby Coldstream with the high school in Duns. There are good road connections from this area both to Edinburgh and Newcastle. An excellent Edinburgh - London service on the east coast main line at Berwick upon Tweed (15 miles away) - all in all this location is ideal for those looking for peace and tranquillity whilst maintaining good links to these cities.

### BUNGALOW

Built by the vendors in the late 1990's, the bungalow offers nicely proportioned and well appointed accommodation. The position of the bungalow is such that it enjoys an elevated outlook over the surrounding countryside with open views beyond to the Cheviots. The bungalow has been designed and built in such a manner that the interior could easily be reconfigured if desired and the large floored attic could be further developed in order to extend the accommodation. In addition there is a large basement providing

excellent storage with light and power. The south facing wall of the bungalow has an added glazed "hot wall" heated by the sun to provide a measure of warm air under the front rooms. A solar thermal panel for the summer and a log burner for the winter supplement the mains gas central heating. Accommodation comprises: entrance vestibule, hall, lounge, dining kitchen, utility room, three double bedrooms, (one currently used as a hobby room), study/single bedroom, shower room and basement storage.

### DETACHED GARAGE

A large detached double garage is situated in the outer garden grounds and benefits from an attached workshop to the rear, with power, water and toilet. Built to the same high standards as the house, the garage could be extended and converted to residential accommodation if required, subject to planning approvals.

### ANNEX/BOTHY & OUTHOUSES

Throughout the garden grounds there are a selection of outhouses and garden stores. Of particular interest is the bothy which has a south facing aspect and overlooks the central walled garden. The bothy currently comprises a lounge area, shower room and an upper sleeping platform. Heating is supplied by a multi fuel stove. This could provide a self-contained gym, holiday let or home office. In addition there is a large greenhouse with original ice house plus a large 'solar dome' greenhouse which has been used in the past to grow cacti, but more recently has been utilised as a lovely 'sitooterie'.

### GARDEN GROUNDS

The entrance to the property provides an 'in and out' driveway with woodland to the side and an area of lawned garden which has the 5" gauge passenger carrying railway with turntable and signal box. The central walled garden contains the 'sitooterie' and bothy. The grounds within this walled area incorporate an array of fruit trees/bushes, flower beds and perennial borders. The lower garden contains the greenhouse and an area of six identical plots, each twenty feet square to give a good rotational system for vegetables with a permanent asparagus bed. The gardens are bordered by farmland and as such are completely private and enjoy lovely open outlooks. The orientation of

the gardens and the bungalow is southerly.

### SERVICES

Mains water, gas and electricity. Double glazing. Central heating by combi boiler. Private drainage to septic tank. The house also has a 4kv Solar PV array, with a feed in tariff income of approximately £2000 per annum

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating B

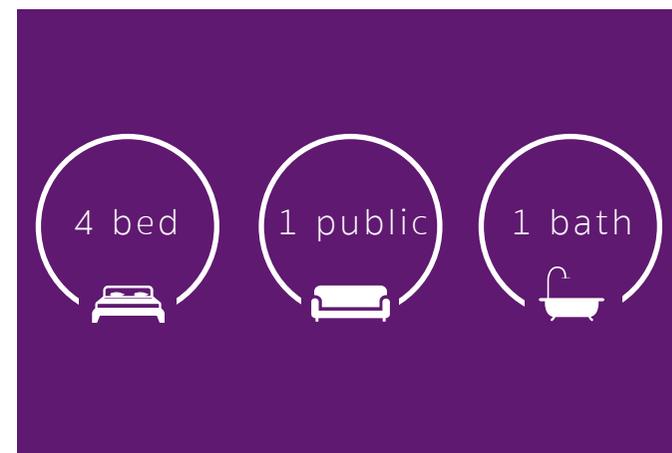
### VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573225999 - lines open until 10pm 7 days a week.

### MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.



# HASTIN<sup>LEGAL</sup>&S

01573 225999 • lines open until 10pm  
[www.hastingslegal.co.uk](http://www.hastingslegal.co.uk)



Property Shops **01573 225999** • Kelso • Selkirk • Duns • Eyemouth  
Hastings Legal Services **01573 226999**

[Zoopla.co.uk](http://Zoopla.co.uk)

**b^spc**  
All You Need

**e^spc**

Find details of all our properties at  
**rightmove.co.uk**  
The UK's number one property website

[PrimeLocation.com](http://PrimeLocation.com)

[onTheMarket.com](http://onTheMarket.com)