

LEGAL  
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## The Old Bank House

Duns, TD11 3DT

Offers Over £595,000





The Old Bank House; a distinguished Victorian residence of exceptional scale and versatility, rich in period features and including a newly refurbished self-contained annex



Occupying a prominent position within the heart of town, The Old Bank House is an outstanding Grade C listed Italianate townhouse extending to approximately 477 square metres (5,134 sq ft). Beautifully restored and meticulously maintained, this remarkable mid-19th century residence combines architectural grandeur with contemporary flexibility, creating a unique and rarely available lifestyle opportunity.

Behind its elegant façade lies accommodation of exceptional scale, more commonly associated with a substantial country house than a convenient town-centre residence. Magnificent period features have been carefully preserved throughout, including impressive ceiling heights, ornate cornicing, original fireplaces and grand proportions, all enhanced by a sympathetic programme of restoration.

The property offers an extraordinary level of versatility, with substantial, newly refurbished self-contained accommodation providing a wealth of possibilities. Whether utilised for multi-generational living, guest accommodation, home-working arrangements or income generation through holiday letting, the layout has been designed to adapt to a wide range of modern lifestyle requirements.

The principal reception rooms are particularly impressive, offering elegant entertaining spaces filled with natural light and showcasing the property's architectural significance. The accommodation balances formal and informal living areas with ease, creating a home that is equally suited to everyday family life and larger-scale entertaining

Externally, the property enjoys private walled gardens and an attractive continental style courtyard, providing charming and highly usable outdoor space that complements the character of the house whilst remaining manageable and low maintenance. The existing dropped kerb and gated frontage also offer potential for private off-street parking, a valuable feature within such a central location.

Situated in the heart of the town, The Old Bank enjoys immediate access to a wide range of local amenities, independent shops, cafés, restaurants and transport links. The property is particularly well positioned for buyers seeking the character and scale of a distinguished period home without sacrificing convenience, perfect for discerning purchasers seeking space, lifestyle and

architectural quality within an accessible setting.

Properties of this calibre, scale and flexibility rarely come to the market. Combining architectural significance with versatile accommodation and income-generating potential, The Old Bank House represents a unique opportunity to acquire a most distinctive and impressive home.

### HIGHLIGHTS

- Exceptional Grade C-listed Italianate townhouse
- Approximately 477 sq m of accommodation
- Beautifully restored period interiors
- Outstanding architectural detail
- Newly refurbished self-contained annex with letting potential
- Private walled gardens and attractive courtyard
- Private off-street parking • Prime town-centre location

### LOCATION

Duns is a charming market town known for its picturesque surroundings and rich history. It offers a peaceful rural lifestyle with easy access to surrounding countryside and coastal attractions

- Amenities: The town boasts a variety of shops, cafes, restaurants, and every day services, including a doctors surgery and pharmacy. It also has a thriving community with regular events and activities.
  - Schooling: Duns is home to both a primary and secondary school as well as a selection of nursery's and early childcare settings
  - Population: a population of approximately 2,500, Duns has a close-knit community atmosphere, perfect for families or those seeking a quieter lifestyle.
  - Transport Connections: The town lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (7 miles) and Berwick-upon-Tweed (12 miles away) Local public transport services allow regular connections to neighbouring towns and villages
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### ACCOMMODATION SUMMARY

Ground Floor : Reception Hall, Drawing Room, Dining Kitchen, Dining Room, Utility Room, Laundry, Two Cloakrooms. Self Contained Studio Apartment – Open Plan Sitting/Dining/Kitchen, Shower Room, Bedroom Compartment. First

Floor: Five Double Bedrooms with one lending themselves to alternative use as an impressive reception room, 1 Jack and Jill Shower Room, Cloakroom, Family Room and Study/Hobby Room/Bedroom 6.

### SERVICES

Mains services. Gas central heating.

### COUNCIL TAX

Band G

### ENERGY EFFICIENCY

Rating D

### 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](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 £595,000 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.



