

Dunera

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Lilliesleaf, Melrose, TD6 9JB

Offers Over £550,000





With space for all the family in a beautiful blend of traditional and modern, Dunera is the epitome of village life being set in a sought after location with countryside outlooks and an exceptional plot. The stone built period home marries perfectly with contemporary upgrades and extensions to provide a generously proportioned home in the heart of the village.



DUNERA

Lilliesleaf is the ideal spot for those in search of a balance between peaceful, country living, while remaining well connected for work, leisure and the demands of family life. Set off the quaint main thoroughfare of the village, Dunera overlooks grazing fields and the Moss Pond to the south, with the mature plot ensuring excellent privacy.

The ground floor offers a choice of entertaining and living spaces, with three reception rooms and a farmhouse style kitchen at its heart, practical elements are well catered for with a ground level shower room and a must-have utility room. Each of the public spaces enjoy open aspects over the private garden, with wonderful character enhanced by retained features such as the original sash style windows, traditional fireplaces and the Range cooker.

Upstairs, the first floor hosts a master bedroom with an ensuite shower room, with four further comfortable bedrooms and a family bathroom – making this a super home for a growing family or for those with frequent guests

The garden has been thoughtfully designed and beautifully kept to create both a colourful and relaxing space with productive and functional areas. With a large drive opening from back road, a substantial timber workshop with mezzanine level opens adjacent, providing scope for further development STP. The garden then extends to the abundant kitchen garden; with a greenhouse and raised vegetable plot sheltered by the tree lined boundary. Further, a generous level of lawn stretches round to the patio wrapping around the kitchen extension, with a further timber outbuilding opening opposite.

LOCATION

Lilliesleaf is a popular and sought after village, easily one of the prettiest in the Borders, with a charming mix of period and modern homes. The village itself has a strong community spirit and offers the best of both modern amenities and beautiful countryside.

At the heart of the village; a well-supported Primary School, Church, The Leaf Green local community space which includes a community allotment, pump track and accessible pathway, as well as the recently reopened pub, serving food and hosting regular events.

The village is the perfect spot for those in search of a country aspect being set amongst beautiful rolling borderland and is a popular choice for those with a passion for outdoor pursuits. The vibrant village of St Boswells and nearby Melrose allow for further schooling choices, as well as excellent independent shops, cafes, restaurants and transport links – with the closest Border Rail link connection at Tweedbank. Lilliesleaf benefits from easy access to the main Border towns Galashiels and Hawick.

HIGHLIGHTS

- Handsome traditional stone built home with modern extension
- Eco upgrades
- Exceptional plot
- Beautiful landscaped garden
- Outhouses & garage
- Countryside backdrop
- Village life in central setting

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Band D.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

SERVICES

Mains water, electric and drainage. Air source heat pump. LPG to Range cooker.

VIEWING & HOME REPORT

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

TENURE

Freehold

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MARKETING POLICY

Offers over £550,000 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.



