



Mount Pleasant Farmhouse

Duns, TD11 3HU

Offers Over £395,000



A distinctive detached dwelling offering sizeable and versatile accommodation with orchard style garden, conveniently positioned only a few miles from Duns to provide a home in the country with easy access to amenities



Ideal for those seeking space for modern family life in a semi rural location whilst retaining easy access to amenities and local schools; Mount Pleasant farmhouse is a distinguished detached home located only a few miles from Duns

This former Coaching Inn offers much more than first impressions may imply; with sizeable and highly versatile accommodation throughout including two large public rooms as well as a sociable family kitchen plus six bedrooms.

Having been enhanced and modernised in recent months to include replacement bathrooms and shower rooms, as well as redecoration and re-flooring throughout, the property is presented in good order with the neutral décor offering easy opportunities for a purchaser to add their own stamp.

The level of accommodation and flexibility of a number of rooms affords excellent opportunities for those working from home, and with easy local road connections the location is also well suited to commuters or those requiring easy access to the East coast rail line at Berwick.

Set within a south-facing plot, the property enjoys generous outside space. The main garden lies to the side and, having formerly been a fruit orchard, offers scope for reinstatement, landscaping, vegetable growing or keeping chickens. A large rear courtyard, shared with the neighbouring property, The Granary, provides parking via front and rear drives, while a wooded area beyond includes a timber workshop.

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 What3words ///paddocks.reflect.crossings

HIGHLIGHTS

- Highly versatile internal layout
- Former Coaching Inn
- Replacement bathrooms and shower rooms
- Redecoration and recarpeting throughout
- Six Bedrooms
- Excellent family home and space for home working
- Orchard style garden
- Close to Duns

ACCOMMODATION SUMMARY

Large Sitting Room/Family Room, Family Dining Kitchen, Dining Room, Entrance Lobby/Boot Room, Utility Room, Shower Room, Six Bedrooms (Master with En-Suite Shower Room) and Family Bathroom.

SERVICES

Mains water, gas and electric. Private drainage. Double glazing.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

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 or requested by email 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 £395,000 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.



