Braeside House

Todheugh, Duns, TD11 3PZ

Offers Over £495,000

Boasting a stunning setting on the banks of the river Whiteadder, yet only a few miles from Duns, Braeside House is a distinctive barn conversion offering sizeable and highly adaptable accommodation

Set within a peaceful riverside setting, Braeside House is a truly distinctive barn conversion offering character, space, and privacy in equal measure.

Occupying an elevated position with open views towards the river Whiteadder, the property enjoys a generous wraparound plot, where the gardens provide a wonderful sense of seclusion and the gentle sound of the river forms a tranquil backdrop.

Situated just a few miles from Duns, the home perfectly balances rural charm with convenient access to local amenities and schooling. The current owners have thoughtfully extended the property, adding valuable practical space including a well-appointed utility room and an exceptional garden room. Inspired by a traditional threshing mill, the garden room is a standout feature — its unique shape, vaulted ceiling, and extensive glazing flood the space with natural light, creating a stunning setting in which to relax and enjoy the surrounding landscape.

Inside, the spacious and versatile accommodation adapts effortlessly to modern family living. The flexible layout provides excellent options for home working, while also offering the potential for multi-generational living. If desired, a self-contained annex with its own private access could easily be created.

The garden grounds provide an idyllic environment for families and keen gardeners alike, with ample space for growing produce, keeping chickens, or simply enjoying the outdoors. A generous multi-car driveway completes the picture, offering extensive private parking.

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 ///flickers.hazelnuts.happen

HIGHLIGHTS

• Fabulous riverside setting
• Distinctive garden room extension
• Extensive accommodation
• The option of a granny flat
• Only a few miles from Duns

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Garden Room, Utility Room, Breakfasting Kitchen, Dining Room, Bedroom Five/Home Office with Neighbouring Shower Room, Master Bedroom with En-Suite Bathroom, Three Further Double Bedrooms and Family Bathroom.

SERVICES

Mains water and electricity. Private drainage. Oil central heating. Double glazing.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

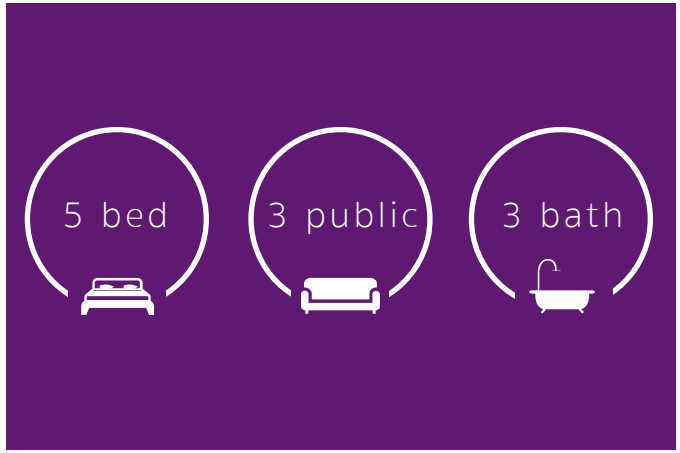
VIEWING & HOME REPORT

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 or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £495,000 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.



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