



Brewery House Chirnside, TD11 3XL



5 bed



3 public



4 bath



A home of rare elegance, this Georgian residence dating back to 1814 captures timeless charm within just under one acre of private grounds. From the sweeping entrance to the exquisite interiors, every detail reflects grace and character—original fireplaces, ornate cornicing, and a magnificent drawing room with multi-fuel stove. With four double bedrooms (two en-suite), a further single, a cinema-style sitting room, dining room, and a kitchen with AGA, the home blends heritage with modern luxury. A double garage, former stable block, and beautifully kept gardens complete this truly distinguished property.



SUMMARY

A true masterpiece of Georgian architecture, this exquisite detached residence dates back to 1814 and sits proudly within approximately one acre of beautifully maintained grounds. From the moment you arrive, the property's elegant façade and grounds create a sense of grandeur, complemented by a sweeping driveway, double garage and a charming former stable block, now thoughtfully repurposed as workshops and a boiler room.

Internally, the home has been lovingly and sensitively maintained, with every detail reflecting a deep appreciation of its historic character. A magnificent entrance hallway with soaring ceilings and intricate cornicing sets the tone, immediately evoking a sense of luxury and charm. The principal reception rooms are perfectly proportioned: the drawing room, with its original fireplace and welcoming multi-fuel stove, offers both refinement and comfort, while the sitting room—currently arranged as a cinema with projector—provides a relaxed yet equally indulgent retreat. Elsewhere, a number of original fireplaces remain as treasured focal points, each adding warmth and character throughout the home. A tasteful dining room provides the perfect setting for entertaining, while the characterful kitchen, complete with an AGA, forms the warm heart of the property.

A beautiful staircase leads to a generous and light-filled landing, from which the five bedrooms unfold. There are four double bedrooms, two of which benefit from elegant en-suite facilities, and a further single bedroom, while the family bathroom is a sanctuary in itself, featuring a freestanding bath that invites indulgent relaxation. Among the home's many delightful features are two enchanting round windows, one framing the sunrise and the other positioned to capture the sunset, imbuing daily life with a sense of poetry and timeless beauty.

Throughout, ornate cornicing, period detailing, and impeccable décor seamlessly combine with modern comforts, creating a home that is both historic and inviting. Externally, the gardens are mostly laid to lawn, providing a verdant, private setting that changes with the seasons and offers ample space for entertaining, family enjoyment, or quiet reflection. The former stable block adds yet another layer of character and potential, perfectly complementing this distinguished property.

LOCATION

Local shopping, primary and nursery schooling is available at Chirnside with the main shops and the east coast rail connection under 10 miles away at Berwick upon Tweed. The county town of Duns is five miles west with its recently built state of the art secondary school whilst Edinburgh is approx 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills.

HIGHLIGHTS

- Exquisite B listed Georgian residence dating back to 1814
- Set within approximately one acre of private grounds
- Four double bedrooms (two with en-suites) plus a further single bedroom
- Elegant reception rooms including a drawing room with multi-fuel stove
- Dining room and characterful kitchen with AGA

- A number of original fireplaces and ornate period features
- Double garage and former stable block now used as workshops/boiler room
- Mature gardens laid mostly to lawn, offering peace and privacy

ACCOMMODATION SUMMARY

Ground floor – hall, drawing room, sitting room, WC, utility room, kitchen, dining room. First Floor – master bedroom with ensuite, guest bedroom with ensuite, three further bedrooms, study, family bathroom.

SERVICES

Mains electricity, water and drainage. Multi fuel stove, wood pellet fired central heating served by boiler. Additional electric immersion. Partial secondary glazing.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Rating E.

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.

PRICE & MARKETING POLICY

Offers over £580,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.