

HASTIN<sup>LEGAL</sup>&S



Allanbank Kothi

Duns, TD11 3PY

Offers Over £375,000







A rare opportunity to acquire an outstanding detached bungalow, enviably situated within a generous and beautifully maintained walled garden plot. Offering a high degree of privacy and curb appeal, this superb home combines spacious, well-appointed accommodation with an exclusive setting-perfect for those seeking peace, comfort, and convenience





Allanbank Kothi—a name derived from the Hindu word for "cottage"—is a distinguished detached bungalow, discreetly positioned within the historic former walled gardens of Allanbank House. Tucked away in a private and tranquil setting, the property enjoys an enviable location midway between Duns and Allanton, offering both peaceful seclusion and convenient access to local amenities.

Surrounded by mature grounds on all sides, this exceptional residence offers a rare opportunity for those seeking a country lifestyle without sacrificing connectivity. The original walled garden provides a striking and characterful backdrop, enhancing both privacy and visual appeal. The expansive outdoor space lends itself to a range of possibilities—from further landscaping and kitchen gardening to hobby farming, such as keeping chickens—making it ideal for those pursuing "the good life."

Inside, the home is thoughtfully designed to foster a strong connection with the outdoors. The generously proportioned lounge, complete with French doors opening to the garden and a welcoming open fire, offers a serene retreat that combines comfort with a sense of rural charm. Perfectly suited for both everyday living and entertaining, the adjacent family dining kitchen is a bright, sociable space featuring a comprehensive range of cabinetry, with ample scope for future customisation if desired.

Three well-appointed double bedrooms are positioned at the far end of the bungalow, each benefiting from abundant natural light and picturesque views of the surrounding gardens. The principal bedroom is enhanced by an en-suite shower room, while the additional bedrooms are served by the main family bathroom.

### LOCATION

Positioned between Allanton and Duns, Allanbank Kothi has easy access to amenities within both villages. Duns offering a full range of day to day amenities including primary and secondary schooling. A little further afield private schooling is available at Longridge Towers near Berwick Upon Tweed or St Mary's Preparatory School in Melrose. In Allanton the renowned Allanton Inn is a lovely country

pub and restaurant. The surrounding countryside offers excellent opportunities for walking and riding in the Cheviot and Lammermuir Hills, trout fishing on the nearby Rivers of The Blackadder and Whiteadder and salmon on the Tweed. Good travel connections in the area include the Main East Coast Rail line with connections at nearby Berwick and Reston, whilst Edinburgh by road is approximately one hour distant via the A1. What3words location - ///nerves.back.nibbles

### HIGHLIGHTS

- Beautiful secluded position
- Large partially walled garden
- Detached bungalow
- Three bedrooms
- Open fire
- French doors to garden
- Envious home in the country
- Well connected to local towns and villages

### ACCOMMODATION SUMMARY

Entrance Hall with good storage, Lounge with French doors, Family Dining Kitchen, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and Bathroom. Large Floored Attic. Detached Garage. Private Drive.

### SERVICES

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

### COUNCIL TAX

Band D

### 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.

### PRICE & MARKETING POLICY

Offers over £375,000 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.





