

LEGAL  
HASTIN & S



# 4 Clouds

Duns, TD11 3BB





A particularly handsome, detached Georgian townhouse which lies within one of Duns' most sought after locations. Offering up to five bedrooms, a dedicated home office, extended living space and a lovely walled rear garden, not to mention the adjoining double garage/studio with



Arguably one of Duns' most sought after addresses, 'Clouds' is a quiet leafy lane which lies within a short stroll of the town centre and just around the corner from the entrance to Duns Castle Estate. This exceptionally attractive detached Georgian townhouse is C Listed and hosts charming, characterful accommodation which spans three levels. The property has been extended to create a fabulous and particularly social family dining kitchen which undoubtedly is the heart of this lovely home. Not only that but with up to five bedrooms on offer plus a dedicated home office, the interior offers a great degree of flexibility and plenty of space for growing families. The woodland backdrop to the property frames the private walled garden perfectly; a true hidden gem that is particularly sunny, sheltered and highly private. The adjoining double garage/studio is a real added bonus, currently used as a workshop, storage and a dedicated artist's studio, this space offers so many possibilities, and whilst now lapsed there has historically been planning permission granted to convert this building to residential accommodation.

## LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

## HIGHLIGHTS

- Beautiful Georgian building • Highly desirable location • Walled Garden • Garage/Studio with Conversion Potential • Up to Six Bedrooms • Fabulous Extended Family Dining Kitchen

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Kitchen, Cloakroom, Utility Room/Laundry, Master Bedroom with Dressing Room and En-Suite Shower Room, Four Further Bedrooms, Home Office, Family Bathroom. Double Garage/Workshop with Studio Above. Additional Single Garage. Walled Garden

## ACCOMMODATION

The traditional entrance hall ensures a lovely warm welcome with sweeping staircase extending off to the rear. The two main living areas lie to either side

of the hall; the lounge is a cosy, homely room with log burning stove, large front windows with working shutters and French doors at the rear opening directly to the garden. To the far side of the hallway lies the fabulous family dining kitchen; having been extended to create a social family space with ample room for dining as well as informal lounging. Double French doors connect this area to the gardens beyond and an internal door gives access to the neighbouring utility room and laundry. The kitchen area itself is fitted in an understated rustic style with a good amount of cabinetry, central island and large front facing sash window. Good use of the space under the stairs has provided a useful ground floor cloakroom with WC.

The first floor plays host to three bright double bedrooms, one of which also features the original cast iron fireplace, plus a dedicated home office. Serving this floor is the main family bathroom; surprisingly large and with the benefit of a four piece suite including a bath and separate shower cubicle.

Boasting super outlooks to the south over the rooftops of Duns, the master bedroom suite and bedroom two occupy the top floor of the property. The large master bedroom is completed by a dressing room and smart en-suite shower room whilst bedroom two, also a double benefits from built in storage.

## EXTERNAL

Framed by a woodland backdrop, the gardens are a real oasis with a lovely walled surround and excellent levels of privacy. Beautifully landscaped to incorporate a paved dining terrace, raised lawned sections and well considered plantings within the established beds and borders.

## DOUBLE GARAGE/STUDIO

Adjoining the property is the double garage with dedicated studio above. With double vehicular doors leading off the street, this space is currently utilised as a home gym/workshop and store. This area connects internally to the main house via the utility/laundry room. The upper floor above the garage is currently a dedicated artist studio; a sizeable, light and airy space with two large front windows. Historically there has been planning permission on this building to convert to residential accommodation and whilst this permission has now lapsed, it would tend to suggest any future conversion plans would be looked on favourably. This could provide numerous possibilities including extending the current property or converting to a self contained unit for extended family

or perhaps to generate an income stream. Usefully to the far side of the main property, there is a further single garage, again currently used for storage but providing further options for off street parking

## SERVICES

Mains services. Gas central heating. Under floor heating within the family dining kitchen. Partial double glazing.

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating D

## 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 £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](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.



