



# 1 The Wellnage

Duns, TD11 3EJ

Offers Over £495,000



A striking and particularly handsome Georgian home forming part of an imposing, B Listed former mansion house in a private setting within extensive grounds close to Duns town centre



Set peacefully within highly private and mature grounds, 1 The Wellnage is a striking Georgian home that forms one half of an imposing B Listed former mansion house. With a great sense of grandeur, this property boasts a wealth of classic period features such as detailed cornicing, fireplaces, large sash windows overlooking the grounds and the unique wood panelled dining hall/sitting room; coupled with luxuriously proportioned living spaces and tasteful contemporary fittings, this is a wonderfully versatile family home. Located just a short stroll from Duns town centre and local amenities including primary and secondary schools yet the sheltered and private setting creates a wonderful sense of tranquillity. The extensive grounds extend around the property and include formal lawned areas, mature boundaries and a wooded section; a wonderful family friendly environment and a fabulous prospect for any gardening enthusiast.

## 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 and Reston both within a short drive. Further private schooling options are available in the region including Longridge Towers near Berwick and St Mary's at Melrose.

## HIGHLIGHTS

- A wonderfully unique period home
- Classic period features
- Sympathetic upgrades
- Extensive grounds
- Home working solutions
- Close to Duns town centre

## ACCOMMODATION SUMMARY

Ground Floor - Lobby, Cloakroom, Dining Hall/Sitting Room, Large Bay Windowed Reception Room and Family Dining Kitchen  
 First Floor - Master Bedroom with Large Bay Windows, Two Further Bedrooms and Luxurious Family Bathroom which also serves as an En-Suite to the Master Room  
 Second Floor – Large Double Bedroom and Bathroom

## ACCOMMODATION

The ground floor living spaces offer luxurious proportions and a lovely flow between the rooms. The wood panelled dining hall complete with stone fireplace and log burner really pays homage to the period of this home and provides a truly impressive entrance which is perfect for formal entertaining or as a cosy family area. From here the sizeable reception room extends off with large bay windows commanding a super view of the surrounding grounds and four useful Edinburgh Press cupboards whilst the family dining kitchen offers a more contemporary twist; a great entertaining space with a tasteful selection of modern units including a central island, this really is a space where families can come together. The triple aspect sash windows ensure lots of natural light whilst the stone fireplace houses a log burning stove, perfect for those winter nights. Usefully the ground floor also hosts a beautiful entrance lobby with traditional mosaic tiled floor and useful WC.

A sweeping staircase extends to a large first floor landing, off which extends three bedrooms and fantastic storage. The impressive master room lies above the ground floor reception room and as such boasts the fabulous bay windows commanding an elevated view over the grounds and surrounding countryside, plus an open fireplace. A connecting door gives direct access to the luxurious family bathroom which can also be accessed off the landing; this particularly large room has been beautifully fitted to include a roll top bath and a large walk in shower.

The upper floor hosts a further bedroom suite including a spacious double room and large neighbouring bathroom, with useful storage provided for off the landing

## HOME OFFICE/ WORKSHOP

A detached timber cabin with adjoining car port lies off the gated, multi car driveway. Currently used as storage but providing a wonderful opportunity to create a dedicated home office for those seeking to keep work and home life separate.

## EXTERNAL

The extensive, private grounds extend to the front, side and rear of the property and comprise large formal lawned areas with mature borders and well considered plantings. The area to the rear of the property currently

provides a wonderful family orientated area with lots of room for football goals, trampoline etc. Direct access can be gained onto Trinity Lane from a small pedestrian gate within the rear section of garden.

## SERVICES

Mains services. Gas central heating.

## COUNCIL TAX

Band F

## ENERGY EFFICIENCY

Rating E

## TENURE

Freehold

## VIEWING

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.

## 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.



