

Nisbet House

Berwickshire, Scottish Borders





An historic, Category A-listed house in the Scottish Borders, lovingly restored and set within about 17 acres of gardens and grounds, with beautiful views.



Situation

Nisbet House is one of the most historically and architecturally significant private houses in the Scottish Borders. Positioned just a few miles from Duns, it represents a fascinating evolution of the Scottish tower house, blending early 17th-century origins with refined 18th-century additions. Set within approximately 17 acres of grounds and surrounded by rolling farmland, the house enjoys a remarkably private and peaceful position with spectacular open views.



Nisbet House

The house's south-facing elevation is striking, flanked by cylindrical towers that hint at its early defensive purpose. These are balanced on the north side by two square stair towers, crowned with crow-stepped gables and linked by a central entrance bay carved with the arms of the Ker family and the Nisbet motto 'Forward'. Built originally for Sir Alexander Nisbet in the 1630s, the house retains numerous 18th-century features, including vaulted ceilings, gun-loops, and a spiral stone staircase rising through three floors.

In 1774, a dramatic four-storey tower was added, bearing the carved date within a pedimented window surround. Constructed of pink rubble stone, it provides a bold contrast to the white-harled finish of the original house and pays homage to the verticality and theatricality of earlier Scottish towers. Each level of the tower is distinct in character, with Venetian windows at first floor, pedimented on the third, and all topped with battlements, lending great presence when viewed from the drive.

Internally, the house extends to over 11,800 sq ft and is laid out across four principal floors, and an attic level. The interiors are elegant but welcoming, with a balance of grand formal rooms and charming family spaces. The first-floor drawing room is particularly impressive, with its high ceiling, tall windows, delicate plasterwork, and carved fireplace. A former hall, now dining room, retains its Georgian scale and connects beautifully to the rest of the house.

The kitchen, located in a vaulted former service room, is now a warm and characterful family space with direct access to the garden. Carefully designed with contemporary needs in mind, it offers informal dining, extensive preparation space, and a fine outlook across the lawns.



The house offers seven principal bedrooms, including a generous principal suite with en suite bathroom. Further guest bedrooms are complemented by turrets, ante-rooms, and family spaces across the upper floors. On the top floor, the library, in need of renovation, is one of Nisbet's hidden treasures with a deep neo-Classical frieze, and views over the surrounding parkland to a distant dovecote.





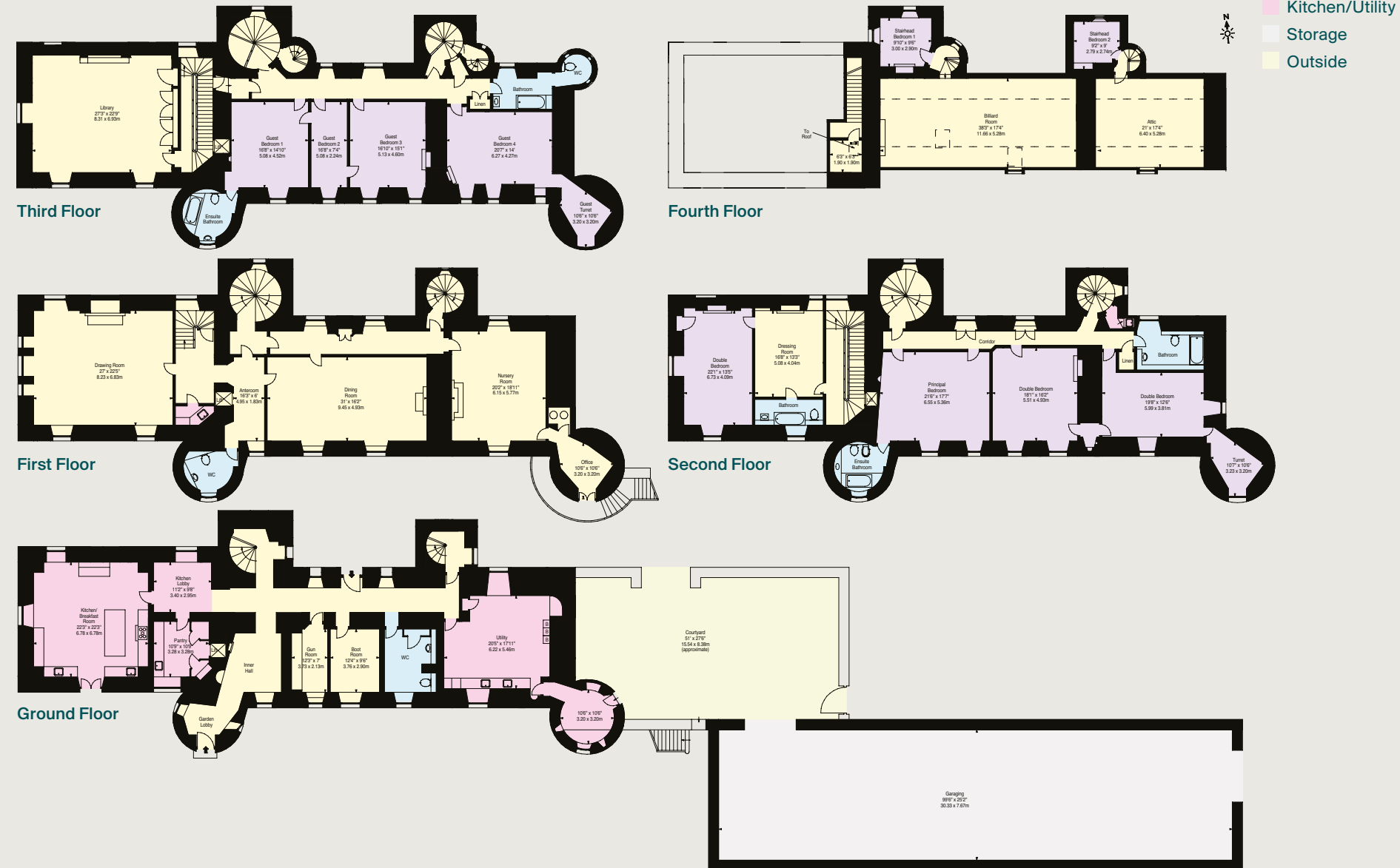


MAIN HOUSE FLOOR PLAN

Approximate Gross Internal Floor Area

11877 Sq Ft - 1103.37 Sq M

Garaging: 2512 Sq Ft - 233.36 Sq M



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

MAIN HOUSE



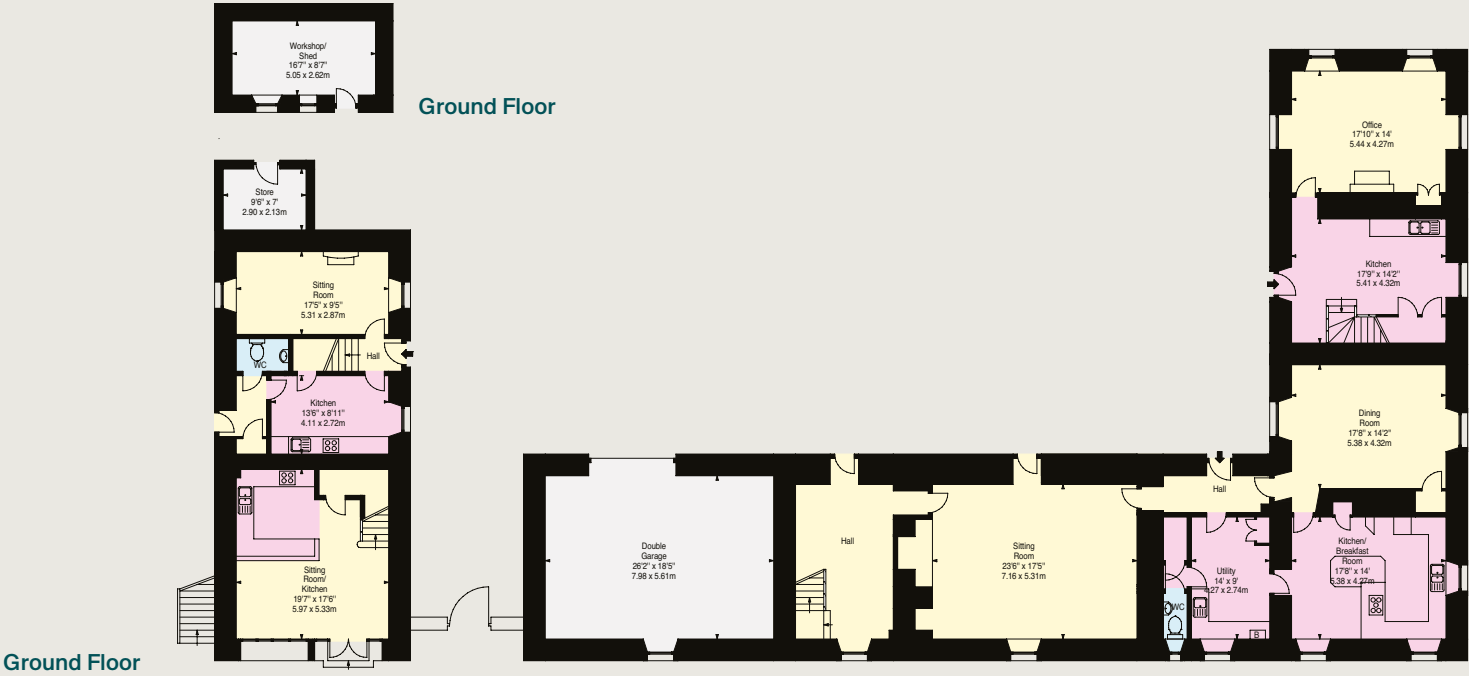
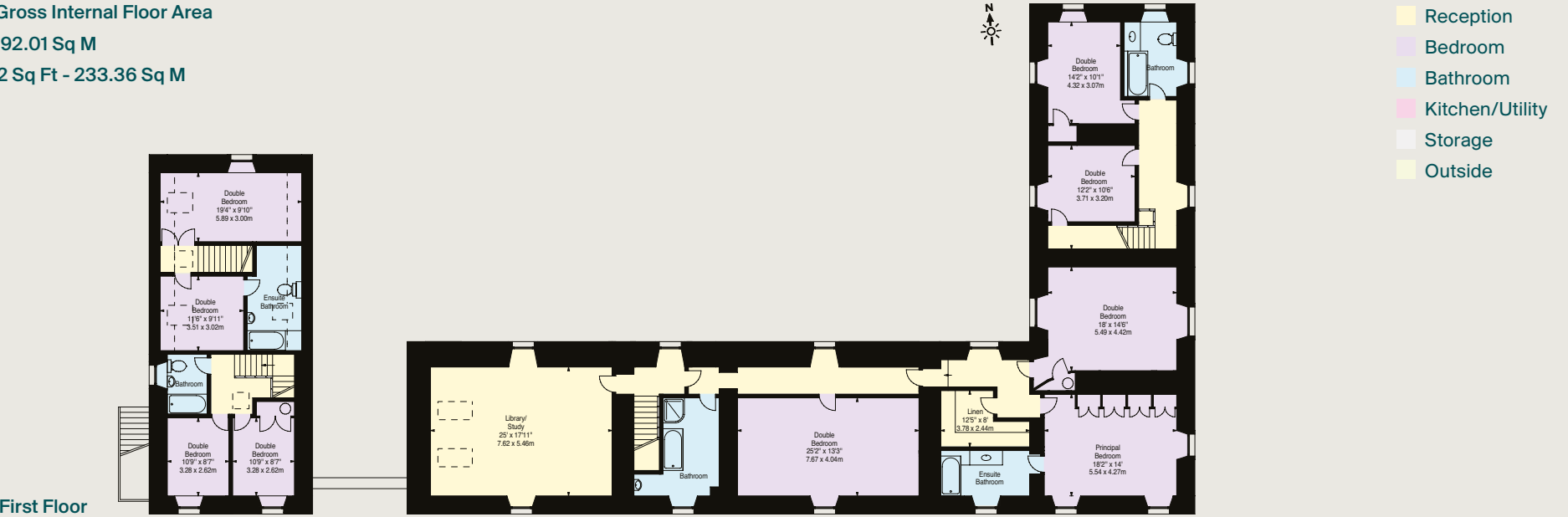
Secondary Accommodation

The Georgian stable block has been thoughtfully converted to provide four separate cottages, offering flexibility for extended family, guests, or potential income generation. The largest of these is a substantial four-bedroom house with generous living accommodation and period character, ideal as a secondary family home or long-term let. In addition, there are three charming

two-bedroom cottages, each with their own distinct layout and features, providing comfortable and well-appointed living spaces. These conversions retain the charm of the original architecture while offering practical, self-contained accommodation in a beautiful courtyard setting.



Approximate Gross Internal Floor Area
7449 Sq Ft - 692.01 Sq M
Garaging: 2512 Sq Ft - 233.36 Sq M



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Grounds and Setting

Approached by a private drive that crosses a stream feeding two ponds, Nisbet House is surrounded by mature gardens and grounds extending to about 17 acres. There are sweeping lawns with mature trees, a walled garden, paddocks and woodland, in addition to a terrace outside the kitchen. The ponds and the burn form a rich natural habitat for local wildlife. There are beautiful views in all directions enhancing the property’s sense of seclusion. To the rear is a sheltered courtyard, with extensive garaging and outbuildings.

With the benefit of later improvements, mains services, modern heating, and broadband connectivity, the house functions superbly as a family home, and has done so in recent decades. It is rare to find a house of such historical richness that remains so evidently liveable.

Summary

Nisbet House is a remarkable home by any standard, a country house of national architectural interest with fine interiors, historical integrity, and a setting of outstanding natural beauty. Its distinctive tower, rich detailing, and blend of Classical and Scottish vernacular styles set it apart as one of the most important houses of its type to be offered for sale in recent years.



Location

Nisbet House enjoys a peaceful and private position just a few miles south of Duns, in the heart of the Berwickshire countryside. The surrounding landscape is gently rolling and largely unspoilt, offering spectacular views and a wonderful sense of seclusion, while still being highly accessible.

The nearby town of Duns provides a useful range of everyday amenities, including local shops, a supermarket, cafés, and a health centre, as well as primary and secondary schooling. For a broader selection of services, the historic market town of Kelso lies around 20 minutes to the south-west, with its independent shops, restaurants, racecourse, and highly regarded educational facilities.

Despite its rural setting, Nisbet House is well connected. Berwick-upon-Tweed station lies approximately 15 miles to the east and provides regular services on the East Coast Main Line, with journey times to London King’s Cross from just 3 hours and 35 minutes. Edinburgh International Airport is approximately 50 miles away, while Newcastle International Airport is around 75 miles to the south.

The wider area is renowned for its natural beauty and quality of life. Outdoor pursuits are well catered for, with walking, riding, cycling and field sports all on the doorstep. Golf enthusiasts will find numerous courses nearby, while the east coast with stunning beaches is within easy reach.



General Remarks

Viewings

Strictly by appointment with Knight Frank – 0131 222 9600

Directions

What3Words: ///outnumber.cools.twirls
Postcode: TD11 3HU

Services

Mains gas and electricity. Private water supply and drainage to a septic tank.

Local Authority & tax band

Scottish Borders Council
Tax Band H.

Fixtures & Fittings

Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds

or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

Edward Douglas-Home

0131 222 9600

edward.douglas-home@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)