



Silverwood House, Allanton, TD11 3LZ



Offers Over £485,000

- Private Detached House
- Kitchen / Dining / Sunroom
- Ground Floor Shower Room
- Oil Fired Heating & Double Glazing
- Double Garage & Ample Parking
- 4 Bedrooms & Bathroom
- Lounge with Wood-burning Stove
- Entrance Porch / Conservatory
- Lovingly Tended Large Garden
- Shed & Keder Greenhouse

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Set in this fantastic quiet countryside location nestled between the small villages of Hutton and Allanton in the Scottish Borders. The property also sits around 9 miles to the North Northumberland historic walled town of Berwick upon Tweed which offers an excellent range of amenities and transport links on the East Coast Railway Line. Chirnside is the closest town for shops and for primary education at approx. 2.5 miles away with Duns is just over 7 miles away which is the main town for secondary schooling and offers a further range of amenities.

DESCRIPTION:

Set within beautifully maintained grounds, this property offers a truly special place to call home. The house has been thoughtfully renovated and extended to create a seamless connection with the stunning garden. Finished to a high standard throughout, the home now features a light-filled sunroom / dining area with roof lights and French doors that open directly onto the garden—perfect for entertaining or simply enjoying the view. A characterful Victorian-style conservatory/entrance porch adds further charm and warmth, leading to the hallway which effortlessly flows to the other ground floor rooms which include a welcoming living room, complete with a charming bay window and a cosy wood-burning stove, shower room and a spacious bedroom suite with a large dressing room and patio doors opening to the garden, ideal for enjoying your morning coffee. Upstairs, the first floor offers three further bedrooms and a family bathroom. Early viewing is highly recommended to fully appreciate the thoughtful layout, quality finish and the exceptional indoor / outdoor living experience this property provides.

EXTERNALLY:

Set well back from the road, this unique property is approached via a gated entrance and a sweeping private driveway that leads to the rear, offering generous parking and access to a double garage, a garden shed, and a high-quality Keder greenhouse. The current owner is a dedicated horticulturist, and this passion is beautifully reflected in the extensive gardens. To the front, the grounds unfold in a series of charming twists and turns, with mature trees, structured evergreens, thoughtfully planted borders, and vibrant rockeries creating a landscape of year-round interest. As spring gives way to summer, the garden is beginning to burst into colour, promising its signature seasonal display. Almost every inch of the outdoor space has been meticulously cultivated and lovingly maintained, making it a true space for garden lovers.

SERVICES:

Mains Electricity and Water. Septic Tank Drainage. Oil Heating.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents. Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally



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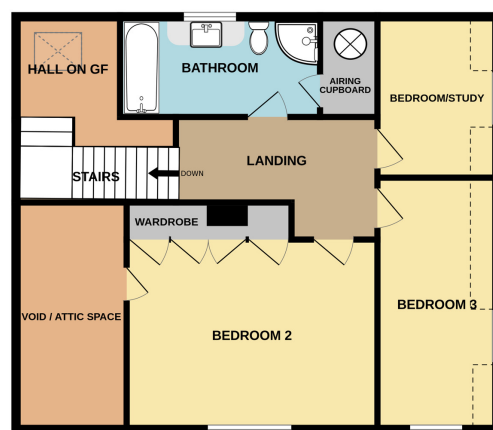
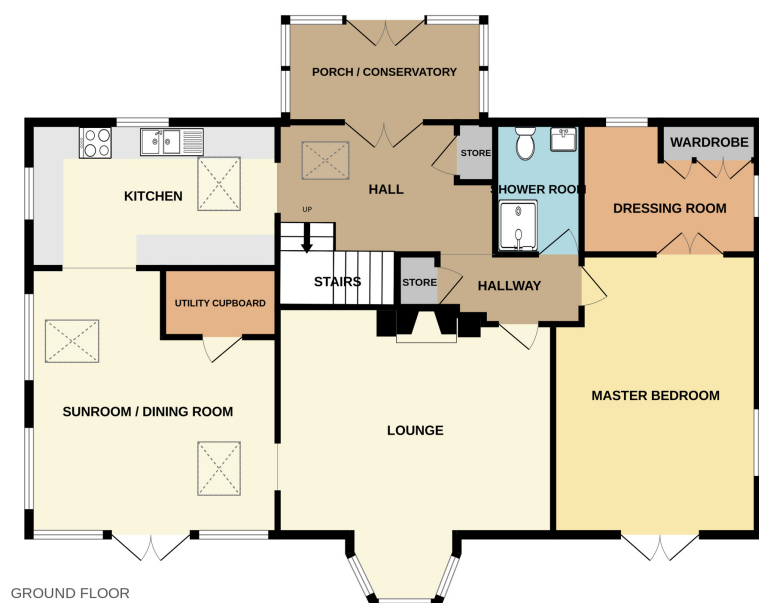
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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- PORCH / CONSERVATORY (3.82M X 1.97M)
- KITCHEN (4.78M X 2.82M)
- UTILITY CUPBOARD (2.20M X 1.32M)
- BAY IN LOUNGE (2.33M X 0.95M)
- MASTER BEDROOM (5.42M X 3.95M) at widest
- SHOWER ROOM (2.54M X 1.66M)
- BEDROOM 2 (4.67M X 3.85M)
- BEDROOM 4 / OFFICE (3.11M X 2.28M)
- DOUBLE GARAGE (5.44M X 5.09M)
- HALLWAY (4.18M X 2.55M) at widest
- SUNROOM (4.88M X 4.72M) at widest
- LOUNGE (5.52M X 3.92M) not including bay
- HALL (2.77M X 1.33M)
- DRESSING ROOM (3.51M X 2.55M) including wardrobes
- LANDING (L-SHAPED)
- BEDROOM 3 (4.85M X 2.29M) including wardrobes
- BATHROOM (3.86M X 1.93M)

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