



PATON & CO
SALES | LETTINGS | RURAL

Butterwell, Maitland Row, Gavinton - TD11 3QP

Offers Over £395,000

PATON & CO

SALES | LETTINGS | RURAL



Butterwell, Maitland Row

Gavinton, Duns

Butterwell is a characterful Grade C Listed home in the popular village of Gavinton, with mature gardens and a mature woodland area (approx 1 acre), offering an appealing Borders lifestyle opportunity.

- Characterful period home
- Sought-after village location
- 4 bedroom family home
- Generous mature garden grounds
- Mature woodland extending to approx. 1 acre (0.41 Ha)

Accommodation Comprises

Ground Floor- Vestibule, Entrance Hallway, Sitting Room, Dining Room, Kitchen, Utility Room, Parlour/Bedroom 4, Conservatory, Bathroom, Access to Cellar

First Floor- Principal Bedroom, 2 Further Bedrooms, Shower Room

Garden & Grounds- Garage, Carport, Driveway, Large Garden Grounds, Large Pond, Greenhouse, Garden Shed, Woodstore, Vegetable Patch, Fruit Cage, Mature Woodland (Approx 1 Acre).



Property Description

Butterwell is a charming and characterful Grade C Listed home, set within the heart of the sought-after village of Gavinton. Offering a wonderful balance of traditional features and generous accommodation, the property enjoys a peaceful setting with extensive garden grounds and the added benefit of a mature woodland, located at southern end of the garden, creating an appealing lifestyle opportunity within the Scottish Borders.

The accommodation is arranged over two floors and provides a flexible layout, well suited to a range of uses. The entrance vestibule welcomes you into the hallway, from which the principal reception rooms are readily accessible. The well-proportioned sitting room enjoys a dual aspect, allowing for plenty of natural light, and features an open fire set within an Art Deco tiled fireplace, creating a comfortable space. The dining room forms a central hub of the home, featuring a multi-fuel fire set within a stone fire surround, and leads through to both the conservatory and the kitchen.

The kitchen is well arranged and connects conveniently to the utility room, which provides additional storage and workspace, as well as direct access out to the garden. Fitted with an integrated electric hob and double oven with grill, the kitchen is both practical and well equipped for everyday living. The kitchen further benefits from access to floored attic above with ladder. The conservatory enjoys a pleasant outlook over the grounds and benefits from a door leading outside. A further reception room with original cornicing and Victorian marble fireplace, is located on this level, currently used as a guest bedroom. An additional rear vestibule offers access to the garden and garage, with a side gate leading to a driveway and single parking space to the side of the house. The accommodation is completed by a spacious bathroom, and the property also benefits from a useful cellar, providing additional storage.

The original sweeping staircase leads to the upper level, where a large window allows for an abundance of natural light. The principal bedroom is a particularly spacious double, benefiting from a dual aspect, built-in wardrobes and excellent natural light. A second double bedroom and a further single bedroom provide comfortable accommodation, all served by a shower room.





Gardens and Grounds

Externally, Butterwell is set within generous, mature south-facing garden grounds, offering a high degree of privacy and a variety of outdoor spaces. The gardens include well-maintained lawn areas, a patio for outdoor dining, and a pond, all enjoying views across surrounding farmland towards the Cheviot Hills. There is also a woodstore, garden shed and greenhouse, alongside a productive vegetable patch and fruit cage. The garden is well stocked with a wide variety of plants and shrubs. A garage, carport and driveway add to the overall practicality of the property.

A notable feature is the mature woodland located at the southern end of the garden, extending to approximately 1 acre (0.41 Ha). This area also benefits from a gate at its southern boundary and provides an excellent opportunity for those seeking amenity land, wildlife interest or simply additional outdoor space, further enhancing the appeal of this delightful home.

Distances

Duns 2 miles, Greenlaw 5 miles, Coldstream 10 miles, Kelso 15 miles, Coldingham 15 miles, Berwick-upon-Tweed 17 miles, Edinburgh 43 miles, Newcastle 78 miles. (All distances are approximate)





General Remarks

What3words

<https://w3w.co/totals.investors.plays>

Tenure

Freehold

Council Tax

Band E

Energy Efficiency Rating

Rated D (59)

Local Authority

Scottish Borders Council

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings (except the light fitting in the downstairs hall), and integrated appliances form part of the sale. The client has also advised they would leave the American fridge freezer, washing machine and dishwasher.

Services

Gas Central Heating

Mains Gas, Water, Electric and Drainage

Fibre broadband services available

Listing & Conservation

Butterwell is a Grade C Listed property and sits within the conservation area of Gavinton











Area Insights

Butterwell sits on Maitland Row in the charming village of Gavinton, just two miles from the thriving town of Duns. Known for its peaceful atmosphere and strong sense of community, Gavinton offers a welcoming rural setting, with the nearby village hall hosting regular events and film screenings throughout the year.

The nearby town of Duns provides an excellent range of local and national amenities, including independent shops, cafés, public houses, a highly regarded garden centre, and a Co-op supermarket. The area is well served for education, with the local primary school and Berwickshire High School both within easy reach, along with a community swimming pool. Duns also benefits from two GP practices, a dental surgery, pharmacy, and a variety of local attractions including Manderston House, the Jim Clark Motor Museum, an 18-hole golf course, and scenic walks around Duns Castle Estate.

There are a number of larger towns within easy reach of Gavinton, the largest being the historic market town of Berwick-upon-Tweed, approximately 17 miles away. Berwick offers major supermarkets, independent retailers, a wealth of historic attractions within its medieval walls, numerous restaurants and cafés, and The Maltings arts centre. The town's mainline railway station provides regular services to London, making it ideal for commuters and visitors alike.

The surrounding Borders countryside and nearby Berwickshire coastline offer endless opportunities for walking, cycling, and outdoor pursuits. Nearby villages such as Longformacus and Abbey St Bathans are rich in character and natural beauty, while the historic Border Abbey towns of Kelso, Melrose, and Jedburgh are all within easy reach. The coastline around Coldingham, Eyemouth, and St Abbs provides beautiful beaches, scenic harbour towns, and access to the Berwickshire Coastal Path.

Despite its convenient proximity to both Edinburgh and Newcastle, the area retains a peaceful pace of life and a rare quality of living within the unspoiled Berwickshire countryside.



Useful Links

Gavinton Community - <https://www.gavinton.net/>

Merse Medical Practice -
<https://www.mersemedicalpractice.co.uk>

Duns Primary School -
https://www.scotborders.gov.uk/directory_record/20104/duns_pr

Berwickshire High School -
<https://www.berwickshirehighschool.co.uk>

Duns Swimming Pool -
<https://www.dunsswimmingpool.co.uk>

Duns Castle - <https://dunscastle.co.uk>

Berwick Maltings - <https://www.maltingsberwick.co.uk>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Coldingham Sands -
<https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>

Duns Golf Club - <https://www.dunsgolfclub.com>

Eyemouth Golf Club - <https://www.eyemouthgolfclub.co.uk>

Jim Clark Motor Museum - <https://jimclarktrust.com/jim-clark-motorsport-museum>

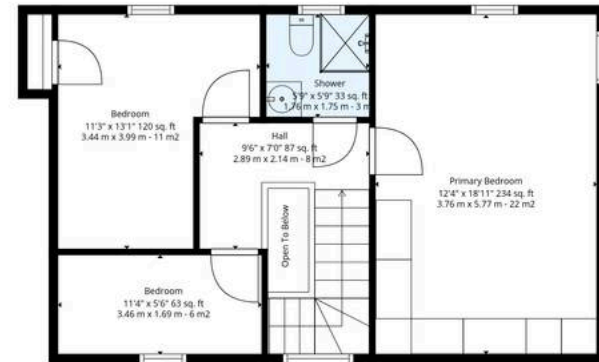
Whiteadder Reservoir - <https://whiteadderwatersports.co.uk>

Chirnside Primary School -
<https://www.scotborders.gov.uk/directory-record/20098/chirnside-primary-school>

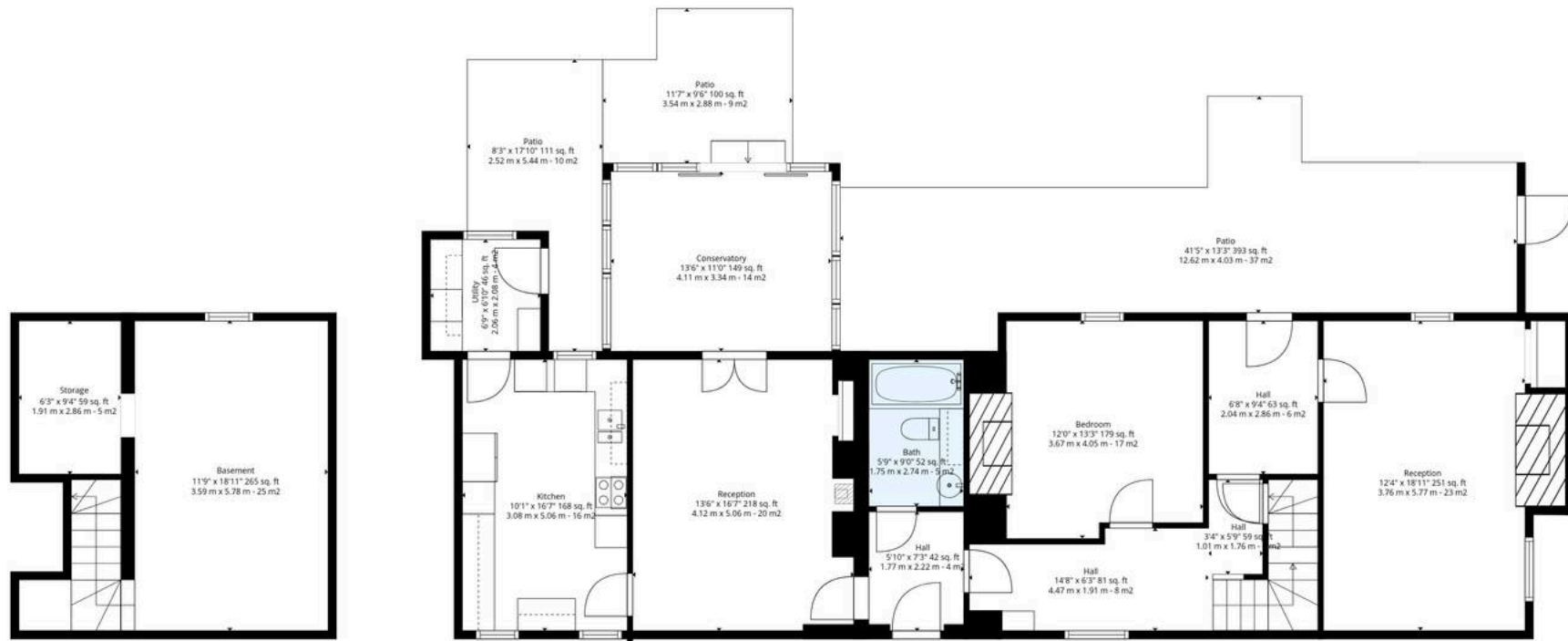




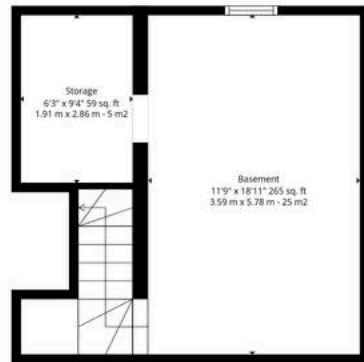




First Floor



Ground Floor



Basement

Total: 1891 sq. Ft, 175 m²

Basement: 0 sq. Ft, 0 M², Ground Floor: 1328 sq. Ft, 123 M², First Floor: 563 sq. Ft, 52 m²
 Excluded Areas: Storage: 68 sq. Ft, 6 M², Basement: 270 sq. Ft, 25 M², Utility: 46 sq. Ft, 4 M²,
 Patio: 604 sq. Ft, 57 M², Open To Below: 13 sq. Ft, 1 M², Walls: 200 sq. Ft, 19 m²





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. 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 or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. 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. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & CO
SALES | LETTINGS | RURAL