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The Auld Kirk, Longformacus - TD11 3PE

Offers Over £395,000

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ESTATE AGENTS





The Auld Kirk

Longformacus, Duns

Set within the heart of the picturesque Scottish Borders village of Longformacus, The Auld Kirk is a striking detached home, thoughtfully converted from a former church built around 1857.

- Striking former church conversion
- Peaceful village setting in Longformacus
- Bright and spacious open-plan living
- Three well-proportioned double bedrooms
- Private off-street parking

Accommodation Comprises

Ground Floor- Large Open Plan Dining/ Kitchen/ Sitting Room, Utility Room, Shower Room

First Floor- 3 Double Bedrooms, Family Bathroom

Outside- Garden, Off Street Parking Space, Garden Shed, Log Store



Property Description

The Auld Kirk is a striking and highly unique three-bedroom detached home set within the picturesque Borders village of Longformacus. Thoughtfully converted from a former church in 2009, the property successfully blends its historic character with modern living, resulting in a bright and spacious home with a real sense of individuality. With generous open-plan living, quality finishes and a peaceful rural setting, it offers a lifestyle opportunity well suited to a range of buyers.

The main living space is particularly impressive with the entrance welcoming you into a large open plan space comprising of a sitting room, dining area and kitchen which immediately showcases the scale and charm of the building. High ceilings and tall double glazed arched windows allow for excellent natural light, while a wood burner creates a warm focal point in the sitting room.

The kitchen is well appointed with integrated appliances, ample storage and workspace and is positioned to work well for both everyday living and entertaining. A focal point in the adjacent dining area is a full height bespoke shelving and storage unit. A separate utility room and a shower room complete the accommodation on this level. Flooring in the main living areas comprises of handmade terracotta tiles while the utility and bathroom floor tiles are ceramic. The staircase leading to the first floor is constructed from some of the original timbers from the Kirk.

Upstairs, the first floor provides three well-proportioned double bedrooms each with wooden flooring. Two of the bedrooms benefit from built-in storage, while additional storage cupboards are conveniently located on the landing. The rooms are bright and comfortable with a good balance of character and clean, modern presentation. A contemporary family bathroom serves this level.

Externally, there is an easily maintained garden with ample room for seating and dining al fresco. The property also has the added convenience of off-street parking. To the rear of the house there is also a large garden shed and a log store.





General Remarks

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Services

Air Source Heat Pump- Underfloor Heating downstairs with radiators upstairs. Heat Mat in upstairs bathroom

Mains Water, Drainage and Electric

Listing & Conservation

The Auld Kirk is not a listed building and does not sit within a conservation area.

Council Tax Band

Band D

Tenure

Freehold

EPC Energy Efficiency Rating:

Rated C

Distances

Duns 7 miles, Gifford 13 miles, Berwick Train Station 14 miles, Kelso 16 miles, Melrose 22 miles, Edinburgh 35 miles. (all distances are approximate)













Area Insights

Longformacus is the largest of the Lammermuir villages, tucked away in a stunning landscape of rolling hills and open countryside. Though peaceful and rural, it's ideally situated between the vibrant cities of Edinburgh and Newcastle upon Tyne.

The village enjoys a strong and welcoming sense of community, centred around the village hall, where a variety of regular events and activities take place, including craft club, chair yoga, tai chi, a community choir, art classes and popular coffee mornings. A community larder further enhances the village's appeal, reflecting its supportive and connected atmosphere.

For those who enjoy the outdoors, the surrounding area offers an abundance of scenic walking routes through unspoiled countryside including The Southern Upland Way and Sir Walter Scott Way which run through the village. Nearby Watch Water Reservoir provides the opportunity for fishing, while there is a water sports centre at the Whiteadder Reservoir. Longformacus is an ideal setting for those wishing a quieter lifestyle with excellent access to nature.

Just 7 miles south-east is the historic town of Duns, which provides a range of local amenities including shops, hotels, cafés, swimming pool and an 18-hole golf course. Nearby are the stately homes of Duns Castle, Manderston House and Marchmont House, a centre for culture and the arts.

Longformacus lies within the school catchment areas of Duns Primary School and Berwickshire High School, Duns. Both schools are served by school transport.

Despite its rural charm, Longformacus benefits from excellent transport links. The nearby A1 provides straightforward access to Edinburgh, Newcastle and further south via Berwick-upon-Tweed. The A697 also offers a convenient route for commuters, as does the recently reopened station at Reston with trains to Edinburgh and Newcastle. For longer journeys, regular trains from Edinburgh and Berwick make it possible to reach London in under four hours. Located in northern Berwickshire and just south of Midlothian, Longformacus offers easy access to the many charming towns, villages and natural attractions of the Scottish Borders, East Lothian and Northumberland.



Useful Links

Longformacus Village Hall-

<https://www.lammermuirlife.co.uk/villages-halls/longformacus/longformacus-village-hall/>

Longformacus Days Out In The Borders -

<https://www.sjbsscottishbordersguide.co.uk/2018/09/longformacus/>

Merse Medical Practice -

<https://www.mersemedicalpractice.co.uk>

Duns Primary School -

https://www.scotborders.gov.uk/directory_record/20104/duns_primary_school/

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>

Gifford Golf Club - <https://www.giffordgolfclub.com/>

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

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



Compliance

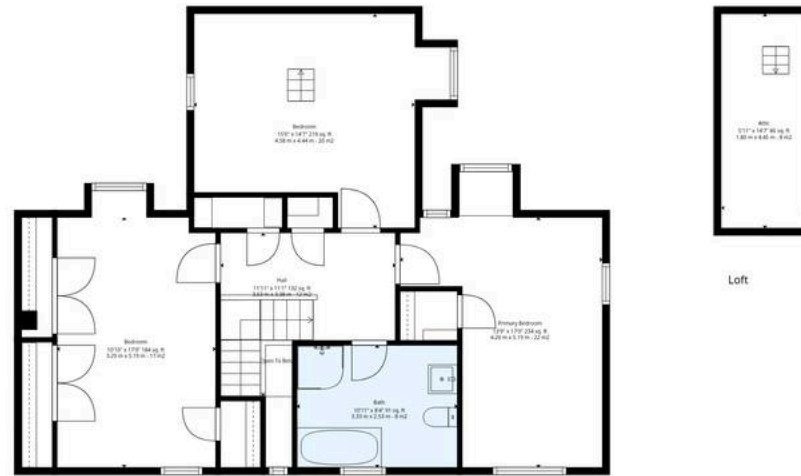
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out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

Misrepresentations

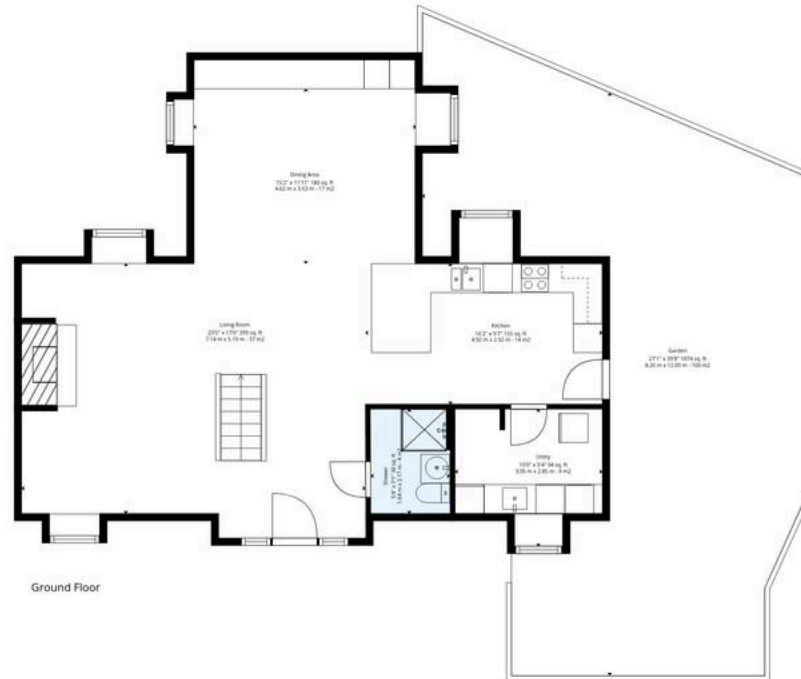
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) 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.

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First Floor



Ground Floor



Loft

Total: 1832 sq. Ft, 170 m²
 Ground Floor: 866 sq. Ft, 80 M², First Floor: 879 sq. Ft, 82 M², Loft: 87 sq. Ft, 8 m²
 Excluded Areas: Utility: 79 sq. Ft, 7 M², Open To Below: 15 sq. Ft, 1 M², Bay Window: 20 sq. Ft, 2 M²,
 Walls: 180 sq. Ft, 16 m²





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