



## Blanerne House, Duns, Scottish Borders - TD11 3PZ

Offers Over £2,000,000

**PATON & CO**

SALES | LETTINGS | RURAL



## Blanerne House

Duns, Scottish Borders

The 'Seclusion and Magic of Blanerne' cannot be depicted by drawings, paintings or other art forms nor portrayed in Words. One must experience it for oneself!

- Handsome B-Listed Country House
- Stunning Surrounding Countryside
- Integrated 3 Bedroom Apartment
- 560 Yards of Double Bank River Frontage
- 38 Acres
- Significant Outbuilding
- Ruined Castle Remains
- Historical Interest

Blanerne House is a handsome B-Listed country house situated in some of the prettiest countryside in the Scottish Borders. This nine bedroomed, five public room country manor offers about 38 acres of grounds, attractive rural views, double bank fishing rights over the Whiteadder river and a three bedroom self-contained apartment.



## Property Description

Blanerne House, a magnificent B Listed country residence, is nestled in one of the most picturesque landscapes of the Scottish Borders.

Sitting on the banks of the Whiteadder River, a tributary to the River Tweed, Blanerne House boasts 560 yards of double-bank river frontage. This prime location offers excellent shooting and fishing opportunities for salmon, sea trout, and brown trout, enhancing the estate's appeal to field sports enthusiasts.

Approaching Blanerne House, you are greeted by a majestic tree-lined driveway that culminates in a spacious carriageway parking area in front of the house. The entrance sets the tone for the grandeur that lies within. Blanerne House exudes elegance and sophistication at every corner, a testament to its careful restoration and timeless design.

Upon stepping into the grand reception hall, guests are immediately enchanted by the property's beauty and opulence. The ground floor of Blanerne House offers a lavish sense of space, featuring three striking formal reception rooms that are ideal for hosting gatherings, special occasions and exceeds expectations for comfortable family life. For more intimate moments, the sitting room and breakfast room provide relaxed and inviting spaces.

Ascending the grand staircase of Blanerne House to the first floor, you are met with a magnificent landing that provides access to the bedroom accommodation. This level comprises of nine beautifully appointed bedrooms, eight of which are serviced by three exquisite bathrooms and two separate W.C.'s. The ninth bedroom in the west wing stands out with its own luxurious en-suite bathroom, offering privacy and comfort.

A stairway from the rear hall on the ground floor leads downstairs to the garden level or basement. This area is a treasure trove of utility and leisure, featuring numerous useful storerooms, a well-equipped gym, a craft room for creative pursuits, a workshop for DIY projects offering huge potential for redevelopment for the luxuries to fulfil your lifestyle. The impressive plant room feature state of the art Eta Hack Biomass.





## Self-Contained Apartment

Additionally, Blanerne House includes a charming three-bedroom self-contained apartment, offering further accommodation options such as for guests, staff, extended family or to generate an income from. This living space ensures comfort and privacy, complementing the main house's luxurious living quarters.

## Garden & Grounds

The grounds of Blanerne House are equally impressive, encompassing 38 acres of beautiful landscapes, ample space for a helipad if required. Highlights include a south-facing terrace, perfect for entertaining, meticulously maintained lawns, and an old tennis court currently used as a croquet lawn, which could be restored to its original purpose.

The property also features number of areas of woodland, one of which has been felled and an arable field informally rented out to a neighbouring farmer. The ruins of Blanerne Castle within the garden grounds adds a touch of historical intrigue, while a stunning section of the garden, affectionately known as the wedding garden, provides a picturesque setting for special occasions.

On the northern boundary of Blanerne House is an area of hard standing and a 43m x 10m barn which offers superb storage, rental potential and could developed subject to obtaining the relevant planning consents from the local authority.

Blanerne House is more than just a residence; it is a statement of timeless elegance and luxurious living, perfectly positioned in the heart of the stunning Scottish Borders landscape.

## Accommodation Comprises

Ground Floor – Drawing Room, Games Room, Dining Room, Breakfast Room, Family Sitting Room, Kitchen, Cloak Room / W.C, Utility Room, Reception Hall, Rear Hall.

First Floor – Principal Bedroom with Dressing Room (Bedroom Nine), Guest Suite, Six Further Double Bedrooms, Two Family Bathrooms, Family Shower Room, Two Separate W.C.

Garden Floor – Workshop Room, Craft Room, Garden Room, Gym, Numerous Storerooms, Cellars, Biomass Plantroom.

Blanerne Apartment – Sitting Room, Three Double Bedrooms, Dining Kitchen, Large Bathroom.

Garden Grounds – 37.86 Acres / 15.32 Hectares, Patio / Terracing, Double Bank Fishing Rights, Wedding Garden, Castle Ruins, Extensive Barn (43m x 10m), Ample Parking, Courtyard.

## Distances

Duns 5 miles, Berwick upon Tweed 12 miles, Melrose 28 miles, Dunbar 20 miles, Edinburgh 48 miles, Newcastle 75 miles, Glasgow 93 miles. (All distances are approximate)

## Agent's Note

Please note, there is a pedestrian and vehicular right of access for The Owl House and The Walled Garden over a section of the driveway of Blanerne House. Blanerne Lodge has a pedestrian and vehicular right of access in front of the lodge including parking.





## General Remarks

### Tenure

Freehold

### Council Tax

Blanerne House – Band H

Blanerne House Apartment – Rateable Value £3900 effective from the 7 April 2023.

### Services

Blanerne House

Mains electricity & water.

Drainage to a private septic tank.

Biomass boiler.

Broadband services are available.

Blanerne House Apartment

Mains electricity & water.

Drainage to a private septic tank.

Biomass heating off the main boiler.

Broadband services are available.

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, some light fittings and integrated appliances form part of the sale. There are other items of furniture, mirrors / chandeliers for example that could be made available through separate negotiation.

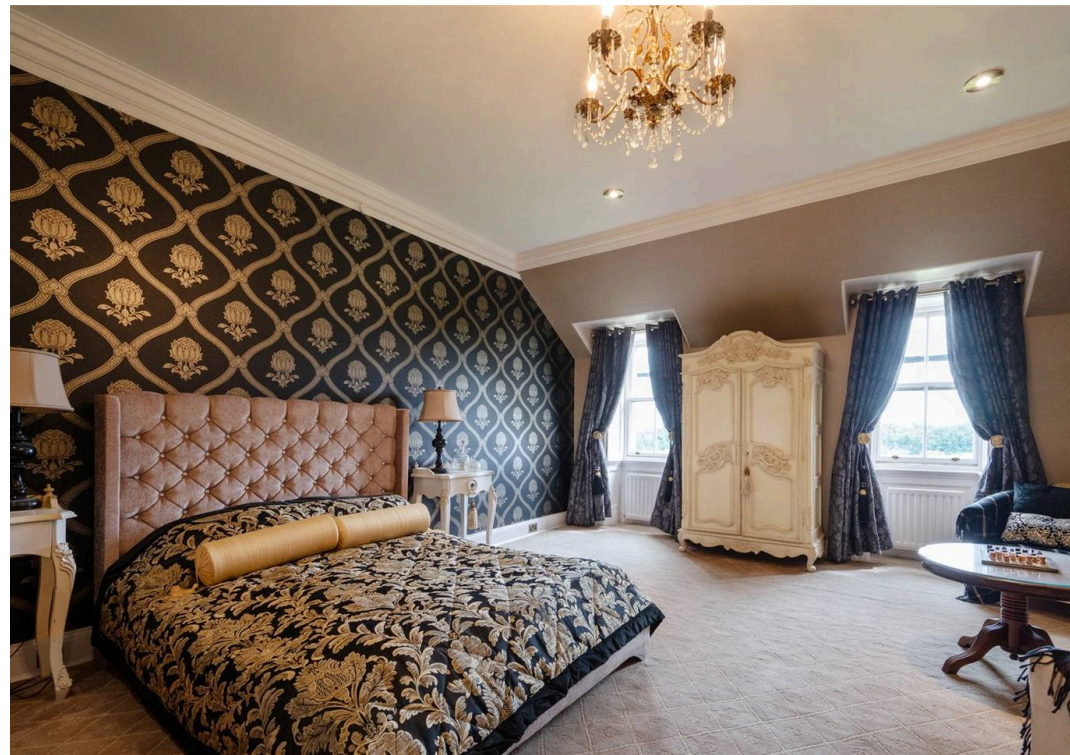
### Listing and Conservation

Blanerne House – B Listed.

Blanerne Castle – Scheduled ancient monument.

















## Area Insights

Blanerne House sits in the heart of the Scottish Borders, just off the A6105 and accessed via a quiet single-track road, surrounded by beautiful countryside and enjoying stunning views over the Whiteadder River. The historic market town of Duns is a short drive away and offers a range of shops, services, cafés, restaurants and pubs. Closer still, the village of Chirnside provides everyday amenities including a Co-op, pub, post office and pharmacy.

Approximately 12 miles away, Berwick-upon-Tweed offers extensive amenities including major supermarkets, independent shops, historical attractions, numerous cafés and restaurants, the Maltings Theatre and a highly regarded leisure centre. Education is well catered for, with respected primary schools in Duns and Chirnside, secondary schooling at Berwickshire High School and Eyemouth High School, and private options including Belhaven Hill School in Dunbar and Longridge Towers School near Berwick. Edinburgh's renowned schools and universities are also within reach.

The area is renowned for its leisure and outdoor pursuits. Coldingham Sands and St Abb's Head National Nature Reserve provide excellent opportunities for coastal walks, surfing and wildlife watching, while numerous golf courses, cricket, football and rugby clubs contribute to a strong sporting culture. The Tweed and Whiteadder offer excellent fishing, and the surrounding countryside is ideal for walking, cycling and horse riding.

Blanerne House combines rural tranquillity with excellent connectivity. The A1 provides easy access to Edinburgh and Newcastle, both with international airports. Berwick-upon-Tweed's mainline station offers regular services to London (around 3½ hours), Edinburgh (40 minutes) and Newcastle (45 minutes). Reston Station, approximately 7 miles away, also lies on the East Coast Main Line, providing further rail connections between London and Aberdeen. This sought-after Borders location offers the perfect balance of countryside living and convenient access to urban amenities and transport links.



## Useful Links

Merse Medical Practice-

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

Pearsons of Duns (Garden Centre, Café & Farm Shop)-

<https://www.pearsonsofduns.com>

Duns Primary School-

[https://www.scotborders.gov.uk/directory\\_record/20090/duns\\_pr](https://www.scotborders.gov.uk/directory_record/20090/duns_pr)

Berwickshire High School-

<https://www.berwickshirehighschool.org.uk>

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

Jim Clark Café Bistro-

<https://www.jimclarkmotorsportmuseum.com/cafe-bistro>

Kelso Swimming Pool-

<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Abbey Fitness, Kelso- <http://www.abbeyfitness.co.uk>

Longridge Towers School- <https://lts.org.uk>

Kelso Rugby Club- <https://www.kelsorfc.co.uk>

Kelso Racecourse- <https://www.kelso-races.co.uk>

Schloss Roxburghe Hotel & Golf Course- <https://schlosshotel-roxburghe.com/en/home>

Paxton House- <https://paxtonhouse.co.uk>

The Hirsell Estate, Café & Country Park-

<https://www.thehirsell.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.

### **Important Notice**

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## Paton & Co

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