



Bank House, 5 The Square, Greenlaw - TD10 6UD

Offers Over £385,000

PATON & CO

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Bank House, 5 The Square

Greenlaw, Duns

Bank House is a substantial five bedroom period home set in the heart of Greenlaw, offering generous living space, a large open plan dining kitchen, and an enclosed rear garden.

- Substantial period home in central village location
- Five double bedrooms plus additional box room
- Flexible accommodation over three levels
- Enclosed rear garden
- Garage and separate outbuilding with potential for conversion

Accommodation Comprises

Ground Floor- Entrance Hallway, Sitting Room, Dining Room, Dining Kitchen, Shower Room

First Floor- 3 Double Bedrooms, Family Bathroom

Second Floor- 2 Further Double Bedrooms, Small Box Room

Outside- Rear Garden, Patio Area, Garage, Large Outbuilding



Property Description

Bank House, 5 The Square, Greenlaw is a charming and deceptively spacious period home, set in a prominent position within the heart of this well regarded Borders village. Blending traditional character with thoughtful modernisation, the property offers generous and flexible accommodation ideally suited to family living, with an excellent balance of reception space and open plan living, while retaining a number of attractive original features.

The property is entered via a welcoming hallway, where beautiful Minton tiled flooring immediately sets the tone for the character found throughout the home, and provides access to the principal reception rooms, establishing a natural flow. The sitting room is a particularly appealing space, benefitting from dual aspect windows which allow for excellent natural light, along with a fireplace incorporating a log burner, creating a warm and inviting setting. Original built-in cupboards add both charm and practical storage. There is also a formal dining room, complete with a fireplace and open fire, again featuring original cupboards, and providing an ideal space for entertaining and more.

A particular feature of the property is the impressive open plan dining kitchen to the rear. This is a large and sociable space, well suited to modern living, with a breakfast bar, ample room for a dining table, and direct access out to the garden. The kitchen is further enhanced by the inclusion of a useful pantry, providing additional storage and practicality. A door from this area leads to a well appointed shower room.

A staircase leads to the first floor where there are three well proportioned double bedrooms arranged around a central landing, along with a family bathroom serving this level. A further staircase rises to the second floor where there are two additional double bedrooms and a small box room, offering excellent flexibility for a growing family, guest accommodation or home working.

Externally, the property benefits from a garden to the rear, laid mainly to lawn with a patio area providing space for outdoor seating and dining. The garden is enhanced by a selection of mature fruit trees, including apple, plum and cherry, adding both seasonal interest and charm. At the end of the garden there is a garage and a separate outbuilding which is currently utilised as a gym, though it offers clear potential for conversion into additional accommodation, subject to the appropriate consents.





General Remarks

What3words

<https://w3w.co/tablet.tastings.active>

Tenure

Freehold

Fixtures and Fittings

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

Services

Oil Central Heating

Mains Water, Drainage and Electric

Fibre broadband services available

Listing & Conservation

Bank House is not a listed building, but does sit within a conservation area.

Council Tax

Band D

EPC Energy Efficiency

Rated E

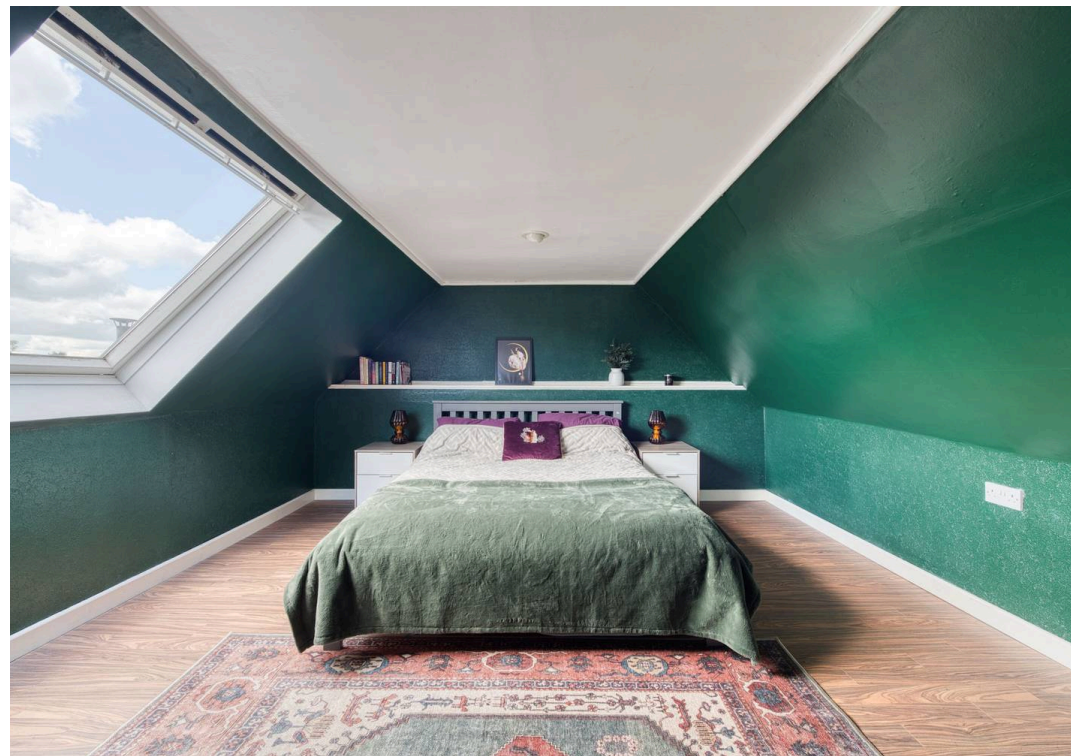
Distances

Duns 7 miles, Gordon 5 miles, Kelso 9 miles, Coldstream 10 miles, Berwick Train Station 20 miles, Melrose 16 miles, Edinburgh 38 miles. (all distances are approximate).











Area Insights

Bank House enjoys a prime position in the heart of the historic village of Greenlaw, in the heart of the Scottish Borders, offering an ideal blend of peaceful rural living and convenient access to modern amenities.

Greenlaw itself is a welcoming village with local shop, a newly refurbished public house, a primary school, and recreational facilities, providing everything needed for day-to-day living.

The historic market town of Kelso lies approximately 9 miles to the west and offers a broader range of amenities, including major supermarkets, independent shops, restaurants and public houses. Kelso is also home to Floors Castle, Kelso Abbey, the renowned Kelso Racecourse and a range of leisure facilities, including a swimming pool, fitness centre and two excellent golf courses.

The picturesque town of Coldstream is also nearby. Coldstream is full of Scottish charm and is home to the Coldstream Guards, one of the oldest regiments in the British Army. Local amenities include a Co op supermarket, highly regarded butcher, medical centre, excellent children's play park and a selection of cafés and take away restaurants. Cultural attractions include the Coldstream Museum and the popular annual Civic Week held each August.

The wider area offers outstanding access to the Borders and Northumberland countryside, including the Northumberland National Park, the Cheviot Hills and the unspoilt Berwickshire coastline at St Abbs and Coldingham. There are also a number of notable historic houses nearby, including Paxton House and The Hirsell.

For commuters, the A697 offers a direct route to Edinburgh, around 40 miles north, making it a practical option for those working in the capital. Regular bus services and nearby railway stations at Tweedbank and Berwick-upon-Tweed provide additional transport links to Edinburgh and beyond.



Useful Links

The Blackadder Bar & Restaurant-

<https://www.facebook.com/p/The-Blackadder-Bar-Restaurant-61574237192069/>

Greenlaw Medical Practice -

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

Scottish Borders - <https://www.scotborders.gov.uk>

Coldstream Butcher -

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

Coldstream Medical Centre -

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

Coldstream Bakers -

<http://www.trottersfamilybakers.co.uk/index.php?page=coldstream-shop>

Coldstream Primary School -

https://www.scotborders.gov.uk/directory_record/20101/coldstream

Kelso Swimming Pool -

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

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

Kelso High School - <https://www.kelsohighschool.org.uk>

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

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

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

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

Kelso Golf Course - <http://www.kelsogolfclub.co.uk>

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

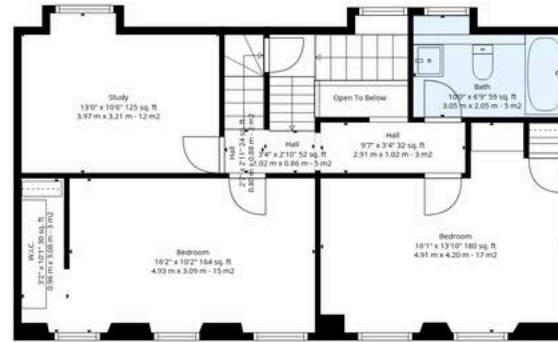
The Hirsell -

<https://thehirsellcraftscentre.com.wordpress.com/>

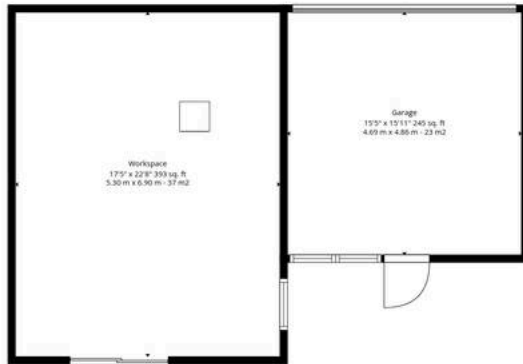




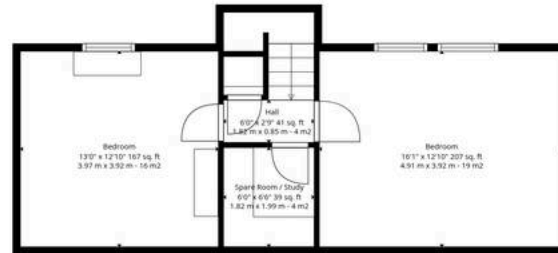
Ground



First Floor



Out Buildings



Second Floor

Total: 2468 sq. Ft, 230 m²

Out Buildings : 393 sq. Ft, 37 M2, Ground: 1107 sq. Ft, 103 M2, First Floor: 703 sq. Ft, 65 M2, Second Floor: 265 sq. Ft, 25 m²

Excluded Areas: Garage: 245 sq. Ft, 23 M2, Porch: 13 sq. Ft, 1 M2, Patio: 464 sq. Ft, 43 M2,

Fireplace: 19 sq. Ft, 2 M2, Open To Below: 15 sq. Ft, 1 M2, Low Ceiling: 200 sq. Ft, 19 M2,

Spare Room / Study: 6 sq. Ft, 1 M2, Walls: 261 sq. Ft, 24 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.



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