



Four Seasons, Broomdykes, Duns, TD11 3LZ



- Detached Rural House
- Dining Kitchen with Stove
- 3 Further Bedrooms & Bathroom
- 2 Stables, Tack Room & Car Port
- Gated Drive & Ample Private Parking
- Spacious Living Room with Stove
- Master Bedroom with En-suite
- Approx. 3.5 Acres
- Pond with Stunning Wildlife
- Business Potential (Permissions Req.)

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



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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 west of the 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. 7 miles away with Duns just over 8 miles away, Duns hosts the secondary school and offers a further range of amenities.

## DESCRIPTION:

The property and land originally formed part of the Broomdykes Tile Works, with the building being successfully converted and later extended to form this stunning rural family home with grounds extending to approximately 3.5 acres. This detached 4-bedroom property has a farmhouse rustic interior with inglenook fireplaces and wood-burning stoves in the grand beamed vaulted living room and dining kitchen. The property has the added benefit of oil-fired central heating and renewable energy solutions including PV solar panels and triple-glazed windows. Viewing is highly recommended to truly appreciate all that Four Seasons has to offer.

## EXTERNALLY:

The garden, which extends to approximately 3.5 acres, is a stunning wildlife sanctuary with visitors such as pheasants, deer, a woodpecker, with many more frequenting the nearby pond. The garden is mainly grass with some tree breakers along the borders, cleverly planted to shield the property. Already tucked away in this extremely private location, this would make an ideal retreat with plenty of scope for horse lovers, with the stables and tack room already in place, or for business use potential (subject to relevant permissions).

## SERVICES:

Main Electric, Water, Septic Tank, Oil Heating, PV Solar Panels.

## 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 requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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## FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



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:

- ENTRANCE HALL (2.60M X 1.24M)
- INNER HALLWAY (5.14M X 1.26M)
- BEDROOM 4 / STUDY (3.36M X 1.86M)
- EN-SUITE SHOWER ROOM (3.09M X 1.24M)
- BEDROOM 2 (4.42M X 3.46M) at widest
- BEDROOM 3 (3.75M X 2.90M)
- LIVING ROOM (7.07M X 4.84M)
- DINING KITCHEN (4.59M X 3.79)
- MASTER BEDROOM (4.35M X 3.37M)
- LANDING (1.76M X 1.16M)
- BATHROOM (2.26M X 1.75M) at widest
- ATTIC STORAGE ROOM (4.04M X 3.75M)

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