The Lhen, Trinity Lane, Duns, TD11 3FR



- Detached Architect Designed House
- Living Room with Stove
- Breakfasting Kitchen
- Bathroom & Ensuite Shower Room
- Enclosed Walled Gardens
- Five Bedrooms all with Wardrobes
- Dining / Garden Room
- Utility Room & Ground Floor WC
- Gated Driveway & Double Garage
- Private Lane Location

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LOCATION:

Trinity Lane, one of Duns most sought-after areas and despite its tranquil setting, the property is within easy walking distance of the town centre, where a range of independent shops, cafes, supermarkets, healthcare facilities and well-regarded schools can be found. Duns is set in the Berwickshire countryside which offers excellent opportunities for walking and outdoor pursuits, while the A1 and nearby Berwick-upon-Tweed provide convenient road and rail links to Edinburgh, Newcastle and London.

DESCRIPTION:

An exceptional detached house, individually designed by its present owners in collaboration with architects to create a home of enduring quality, generous proportions and effortless functionality. Thoughtfully conceived to embrace both family life and entertaining, the property combines timeless design with an abundance of natural light and beautifully balanced living spaces. Constructed in 1994 to an exacting standard, the accommodation extends to a series of elegant and versatile reception spaces. The impressive entrance porch opens into a welcoming reception hall, setting the tone for the quality and scale found throughout the home. The magnificent dual-aspect living room is centred around a striking inglenook fireplace with a wood-burning stove, creating a warm and inviting focal point. The split-level dining and garden room provides a wonderful setting for both formal entertaining and family gatherings, seamlessly connecting the principal living areas with the beautiful gardens beyond. The spacious breakfasting kitchen forms the heart of the home, offering an ideal environment for everyday living, complemented by a practical utility room and direct access to the integral double garage. The first floor continues the home's generous proportions, with five well-proportioned bedrooms all with fitted wardrobes. The principal suite enjoys the luxury of a beautifully appointed en-suite shower room, whilst the remaining bedrooms are served by a spacious family bathroom. Every aspect of The Lhen reflects careful planning and considered design, resulting in a home that is both elegant and highly practical.

EXTERNALLY:

The approach is every bit as impressive as the home itself. Accessed through a substantial gated entrance from the private lane, the property is nestled within magnificent walled gardens that once formed part of the historic Wellnage. Enclosed by high stone walls, the grounds offer an exceptional level of seclusion, creating an enchanting setting that feels both timeless and exclusive. A driveway leads effortlessly to the double garage and the house, providing ample parking while enhancing the property's distinguished sense of arrival. The beautifully established gardens are a particular highlight, having been cultivated over many years to create a landscape of remarkable beauty and year-round interest. An abundance of mature trees provides structure and dappled shade, while colourful herbaceous perennials return each season with an ever-changing display of flowers. Fruit trees and bushes add both charm and practicality, complementing the planted borders that are filled with ornamental shrubs and flowering plants. Climbing plants gracefully adorn the historic garden walls, softening the stonework and lending an unmistakable sense of romance and character. Predominantly laid to lawn across the front and sides of the property, the gardens provides a private generous space.

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FLOOR PLAN:



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:

- PORCH (3.04M X 1.62M)
- LOUNGE (6.50M X 3.88M)
- DINING AREA LEVEL (4.59M X 3.15M)
- BREAKFASTING KITCHEN (4.65M X 3.39M)
- GROUND FLOOR WC (1.74M X 1.08M)
- FAMILY BATHROOM (2.59M X 2.55M)
- EN-SUITE SHOWER ROOM (3.15M X 1.87M)
- BEDROOM 3 (3.99M X 2.79M) not including wardrobes
- BEDROOM 5 / PLAY ROOM (8.02M X 3.47M) at widest
- INNER HALL (4.91M X 3.23M) at widest
- DINING ROOM / GARDEN ROOM
- GARDEN ROOM LEVEL (4.09M X 2.33M) at widest
- UTILITY ROOM (3.39M X 1.79M)
- LANDING (L-SHAPED)
- MASTER BEDROOM (3.79M X 3.77M) not including wardrobe
- BEDROOM 2 (3.79M X 2.79M) not including wardrobes
- BEDROOM 4 (2.98M X 2.89M) not including wardrobes
- INTEGRAL DOUBLE GARAGE (8.19M X 6.53M) at widest

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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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