



CAIRNBANK HOUSE  
DUNS • BERWICKSHIRE • TD11 3HR





# CAIRNBANK HOUSE

DUNS • BERWICKSHIRE • TD11 3HR

*Charming Georgian mansion house with extensive ancillary accommodation set in lovely grounds*

*Duns 0.8 miles, Berwick Upon Tweed 15.5 miles, Edinburgh 45 miles, Newcastle 76.5 miles*



**Cairnbank House:** Entrance hall, drawing room, sitting room, kitchen, dining room, bathroom. **First Floor:** Two bedrooms, study, family bathroom, master bedroom with en suite bathroom and dressing room. **Second Floor:** Two bedrooms, WC. Basement store and utility room.

Gravel driveway and parking area, garden, stables and paddock.

**East Flat:** Hall, bathroom, store, dining room, kitchen, sitting room, two bedrooms.

**West Flat:** Hall, bathroom, kitchen, sitting room, bedroom.

**The Coach House (Ground Flat):** Hall, sitting room, kitchen, bathroom, two bedrooms.

**The Coach House (First Floor Flat):** Sitting room, kitchen, bathroom, two bedrooms.

**The Blue House:** Kitchen, bathroom, sitting room, bedroom, attic room.

**Around 8.2 acres**

## Savills Edinburgh

Wemyss House  
8 Wemyss Place, Edinburgh  
EH3 6DH  
0131 247 3700  
edinburghresi@savills.com





## DIRECTIONS

From Edinburgh, head south on the A1. At Grantshouse, turn right off the A1 onto the A6112 to Duns. Follow this road for approximately 15 miles into Duns. At the T-junction opposite the Co-op, turn left, and continue to the roundabout, with Aitchisons garage on the corner. Turn left and head out of Duns. Just after the 30mph, turn right at the sign for Wedderburn Castle. Cairnbank House is the first property on the left with stone pillars flanking the entrance to a tree-lined drive.

## SITUATION

Cairnbank House is set in the idyllic rolling countryside of the Scottish Borders, on the outskirts of the bustling market town of Duns.

The town has a good range of shops and services and an excellent sports centre with swimming pool, tennis courts, and two gyms. Duns also boasts both a new primary school and a new high school. Private schooling is available at St Mary's in Melrose and Belhaven in Dunbar- both a short drive from Duns, while Longridge Towers close to Berwick provides a daily bus service. Edinburgh's many excellent private schools are just over an hour away.

Local pubs and restaurants include the Allanton Inn, the Collingwood Arms in Cornhill on Tweed, the Wheatsheaf in Swinton and the Craw Inn near Reston, while Hugos and Pearsons cafes offer lunches and home-baking in Duns.

The property is just over an hour's drive from both Edinburgh and Newcastle airports with frequent services to international and national destinations. Berwick-upon-Tweed, a 20-minute drive to the east, has a mainline railway station with a fast and regular service south to London, via Newcastle, and north to

Edinburgh.

The Border's region is renowned for its unspoilt rural landscape and for its country sports. The River Tweed, one of Scotland's best know salmon rivers, flows through the region's rich agricultural area known as the Merse. Local estates and several notable estates in the Lammermuir Hills to the northeast, offer shooting. The region's glorious countryside, quiet lanes and beautiful east coast beaches are perfect for nature lovers, bird-watchers, horse riders, cyclists and walkers.

Golf enthusiasts are spoiled for choice with Duns' own pretty golf course, courses at both the Roxburghe and The Hirsell, and championship courses within a reasonable striking distance at Muirfield, Gullane and North Berwick.

Edinburgh- and Newcastle's- vibrant arts and cultural heritage are within easy rail and driving distance, while the Scottish Border's own festivals and horse-riding traditions and events are on the doorstep.

## HISTORY

Cairnbank House was built in 1787 by a local estate manager, Robert Ainslie of Laws, for his son. The two symmetrical wings were added later, in 1855, using stone from a different quarry which creates the pleasant two-toned exterior. It is rumoured that during the construction of the main house, Robbie Burns was a guest of the Ainslies, and visited the site before the property was finished. Cairnbank has been in the Pate family since 1913.

## DESCRIPTION

Cairnbank House is a charming and especially fine example of symmetrical Georgian architecture. The property provides flexible, easily managed family accommodation, and





has been sensitively modernised to retain many period features.

A wide stone staircase leads up to the front door, and into the large, double wing entrance hall. A curved staircase lies ahead, whilst the hall splits both left and right. To the left of the main hall is a cosy sitting room with log burner, and a leafy outlook over the rear garden and small paddock.

At the west end of the hall. The elegant drawing room boasts an ornate plaster ceiling cornice and stunning views to the Cheviot Hills through a large bay window. A large log burning stove is set into the marble fire surround. There are two west facing windows, and a walk-in drinks cupboard.

To the right of the main hall is a kitchen with integrated appliances and a breakfast area overlooking the rear garden. At the east end of the hall is a spacious dining room. The dining room reflects the symmetry of the drawing room and features a large bay window with fabulous southerly views and two side windows. A door at the rear of the room provides access to a small lobby leading into a bathroom and adjacent cupboard.

The staircase from the main hall curves up to the first floor, where a glass partition and door create a divide between the ground floor, first and second floors. The first floor landing leads to a family bathroom, master bedroom with en suite bathroom and dressing room, two further bedrooms and a south-facing study.

The staircase continues up to the second floor to two charming bedrooms with combed ceilings, both with bay dormer windows overlooking the front garden and rolling countryside. A WC off the landing separates the two bedrooms.

The basement level is accessed from a separate staircase from the main hall, and contains a utility room, access to the rear garden and, if required access points to both the West and East flats (these access points are currently blocked off).

### **Outside**

Stone gate pillars mark the entrance to the leafy driveway that leads past the Old Stables up to the gravel parking area in front of Cairnbank House. The driveway forks at the Old Stables to provide access to the Coach House, the small paddock and to the two apartments beneath the main house. Mature trees, hedges, shrubs and lawns surround the property providing privacy for each of the dwellings.

### **East Flat**

The East Flat is a light and spacious two bedroom property with kitchen, sitting room, dining room and bathroom. The sitting room overlooks the secluded south garden and has access outside through a side door.

### **West Flat**

The West Flat has a spacious light and airy sitting room, kitchen with breakfast area overlooking the back garden, bedroom and bathroom.

### **The Lower Coach House**

Accessed from the ground floor, The Lower Coach House offers two well-proportioned bedrooms, a spacious sitting room with dual aspect windows, kitchen and bathroom.

### **The Upper Coach House**

Situated on the first floor, The Upper Coach House is accessed by external steps to the front door. An internal staircase leads up into a spacious sitting room flooded with light from two dormer windows and two skylights. The property also contains a kitchen, bathroom, and hallway to two double bedrooms.



## Blue House

Located south down the road from Cairnbank House, the Blue House has its own parking area, garage and secluded garden. The property is entered through a vestibule next to the kitchen. There is a sitting room with open fire, bedroom and bathroom. Stairs lead to a fully floored and wired loft. Patio doors lead out into the garden, where there are mature trees and shrubs, garden sheds and several small outbuildings.

## GENERAL REMARKS

### Services

Mains water and electricity, mains gas, and private drainage.

### Fixtures and Fittings

All standard fixtures and fittings are to be included in the sale.

## Local Authority

- Cairnbank House is within Scottish Borders council tax band G
- East Flat is within Scottish Borders council tax band A
- West Flat is within Scottish Borders council tax band A
- 1 Coach House is within Scottish Borders council tax band A
- 2 Coach House is within Scottish Borders council tax band A
- Blue House is within Scottish Borders council tax band C

## Listing

Cairnbank House along with the stables, Coach House and gatepiers are all B Listed



## Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

If it is intended to set a closing date, the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

## Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

## Servitude rights, burdens and wayleaves

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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



Approximate Gross Internal Floor Area:

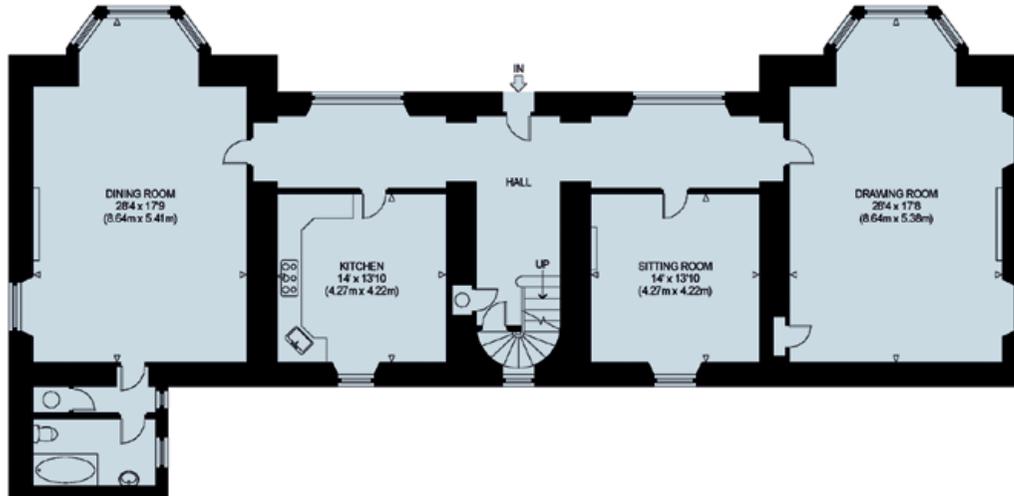
Main House: 5645 Sq Ft / 524.4 Sqm (including areas of restricted height)

Coach House: 3677 Sq Ft / 341.6 Sqm

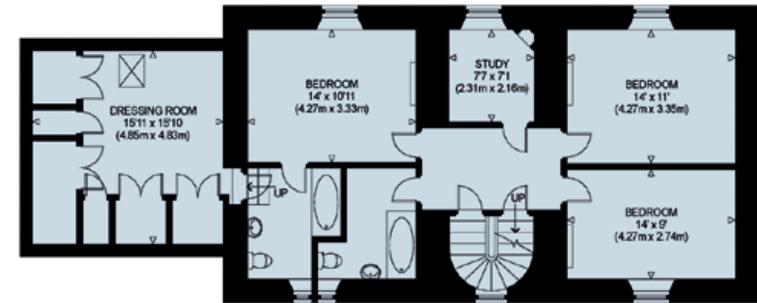
Blue House: 800 Sq Ft / 74.3 Sqm

Total Combined Floor Area: 10122 Sq Ft / 940.3 Sqm

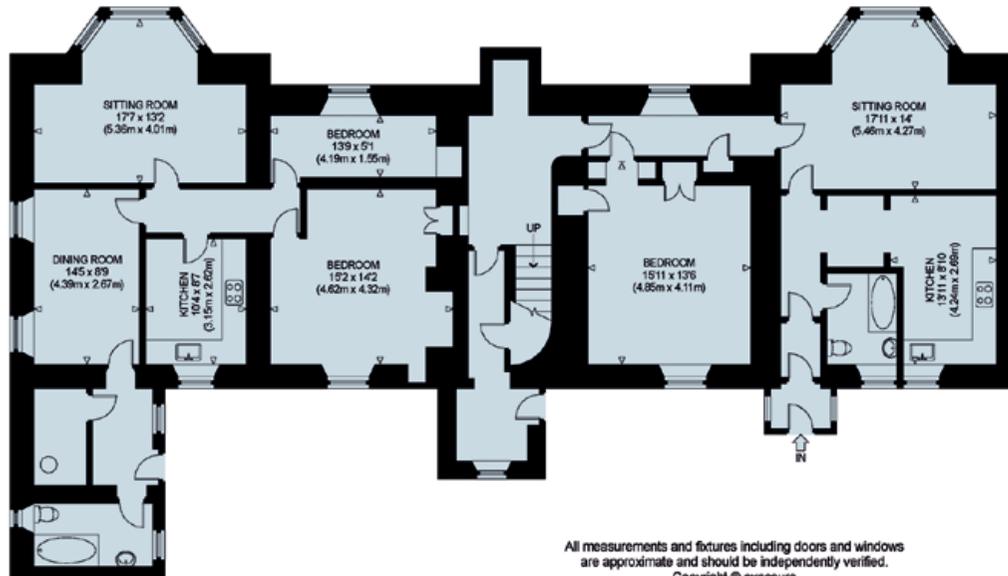
For Identification Only. Not To Scale.



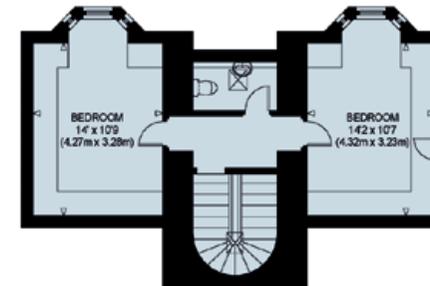
CAIRNBANK HOUSE  
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1908 SQ FT / 181.9 SQ M



CAIRNBANK HOUSE  
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1117 SQ FT / 103.8 SQ M



CAIRNBANK HOUSE  
BASEMENT  
GROSS INTERNAL  
FLOOR AREA 2069 SQ FT / 192.2 SQ M



CAIRNBANK HOUSE  
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 501 SQ FT / 46.5 SQ M

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
www.photographyandfloorplans.co.uk

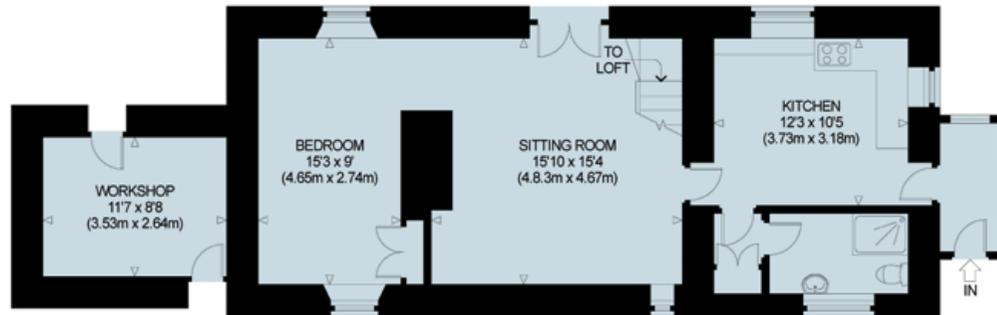
Approximate Gross Internal Floor Area:

Blue House: 800 Sq Ft / 74.3 Sqm

Coach House Ground Floor: 1271 Sq Ft / 118.1 Sqm

Coach House First Floor: 1001.5 Sq Ft / 93.2 Sqm

For Identification Only. Not To Scale.

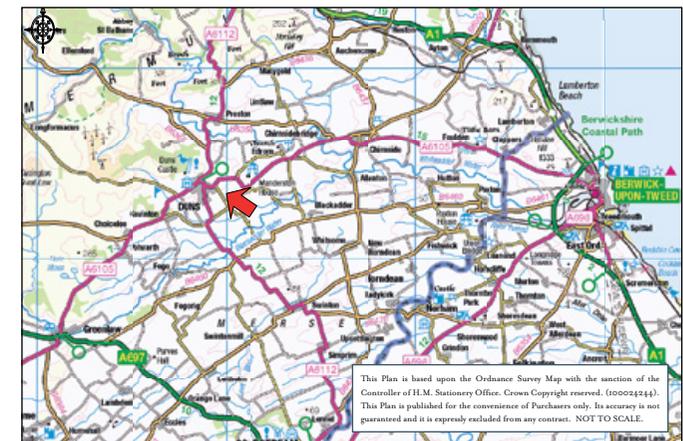


Blue House



Coach House Ground Floor

Coach House First Floor





The Old Stables



The Blue House



savills