

The Old Manse

Cranshaws, Berwickshire





The Old Manse

Cranshaws, Duns, Berwickshire, TD11 3SJ

MODERNISED FORMER MANSE IN THE LAMMERMUIR
HILLS WITH A WALLED GARDEN, 3 ACRE Paddock,
OUTBUILDINGS AND BEAUTIFUL RURAL OUTLOOK

*2 Reception Rooms, Kitchen / Dining Room, Pantry, Cloakroom,
Porch and Playroom/Study*

5 Bedrooms (1 En Suite) and Family Bathroom

Outbuilding, Driveway, Walled Garden and Paddock

EPC = F

About 3.8 acres in all

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
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Email: edinburgh_countryhouses@savills.com





SITUATION

The Old Manse is in a very peaceful, rural setting in the hamlet of Cranshaws in the Lammermuir Hills. Duns is the county town of Berwickshire with primary and secondary schools, a sports centre and a good range of shops and local services. Haddington (to the north), Berwick-upon-Tweed, Kelso and Melrose provide an excellent range of shops, restaurants, coffee shops and professional services. Independent schooling is available at St Mary's Melrose (prep), Belhaven Hill in Dunbar (prep) and Longridge Towers in Berwick-upon-Tweed (3-18 years). Edinburgh is 34 miles by road where there is a wide range private schooling, for both boarders and day pupils. Both Edinburgh and Newcastle have international airports while Berwick-upon-Tweed has a mainline railway station with a fast service south to London and north to Edinburgh.

The location is exceptional for outdoor activities with a wide variety of beautiful and peaceful walking (the Southern Upland Way passes through Ellemford), cycling and riding routes. There are excellent sporting facilities in the area, with trout and salmon fishing on the rivers Tweed, Blackadder, Whiteadder and Teviot. Pheasant and grouse shooting is also available on local estates. The Borders is well known for rugby, and cricket of a true village nature is played at Manderston, Duns. In addition to the 18 hole golf courses at Duns, Eyemouth, Coldstream, Kelso and Berwick-upon-Tweed, the championship golf courses of East Lothian, including Muirfield are all easily reached.

DESCRIPTION

The Old Manse is a fine looking and beautifully presented country home set within a delightful walled garden in the Lammermuir Hills. The house was built in the late 18th century in a classic Georgian style and retains superb period features throughout. The house is C listed and has been constructed with whinstone, under a slated roof. The interior is laid out in a T shape with the reception rooms on the south side of the house and the hallway and vestibule situated centrally between them. Both rooms have lovely views over the garden and surrounding countryside and the drawing room has an open fire and double aspect. The sitting room is a cosy space with a wood burning stove.

The kitchen is a great room with space for a dining table and there are doors out to the east facing garden. The kitchen is fitted with traditionally styled base and wall mounted units and there is also a central island. (For the avoidance of doubt the owners intend to remove the freestanding Everhot Range Cooker, but this can be negotiated as an extra item). A useful and large walk in pantry is accessed off the kitchen and to the rear of the house is a playroom or study and a utility room with its original Belfast sinks. The ground floor accommodation is completed with a cloakroom with WC and wash hand basin.

The first floor has five bedrooms which are accessed off a split landing and staircase from the main hallway. There are two south facing bedrooms situated next to the family bathroom and a further bedroom, all to the front of the house. At the back of the property there are an additional two bedrooms, one of which has an en suite shower room. All of the bedrooms are large enough for a double bed and take in the rural views.

The garden is situated to the south of the Old Manse and is enclosed mostly by a low stone wall. There is a large area of lawn interspersed with trees which gets the sun for the majority of the day. There are other gravelled areas surrounding the house providing level areas for outdoor dining and entertaining.

The driveway is flanked by lawn and gently slopes down towards the house where there is plenty of space for several cars. Adjacent there is a stone outbuilding with four separate rooms.

The paddock surrounds the house on three sides and extends to about 3 acres. It is secured by post and wire fencing and has been used for grazing in the past. There is access from both ends of the driveway.



GENERAL REMARKS

SERVICES

Mains water and electricity. Private drainage. Oil fired boiler providing hot water and central heating.

LOCAL AUTHORITY & TAX BAND

Scottish Border Council tax band G.

LISTING

The Old Manse is category C listed. The listing covers the manse, outbuildings, garden walls, boundary wall, gate piers and gates.

FIXTURES & FITTINGS

The fitted fridge and dishwasher in the kitchen will be included in the sale. The freestanding Everhot cooker in the kitchen is not included within the sale but may be available by separate negotiation.

Light fittings are excluded except: the silver spotlight in the boot room, silver spotlight in the utility, the black lantern in the porch and the cream leaf chandelier in the drawing room.

The curtains are not included within the sale but may be available by separate negotiation.

SOLICITORS

AM Simpson + Son, 14 Well Street, Moffat, DG10 9DP – Tel: 01683 220 118

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.

OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but 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.

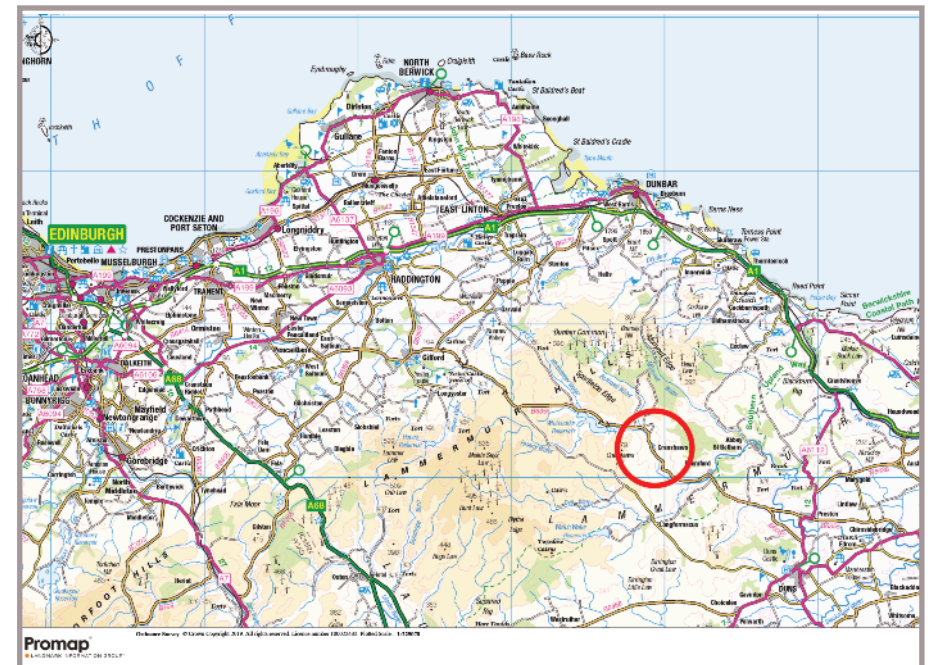
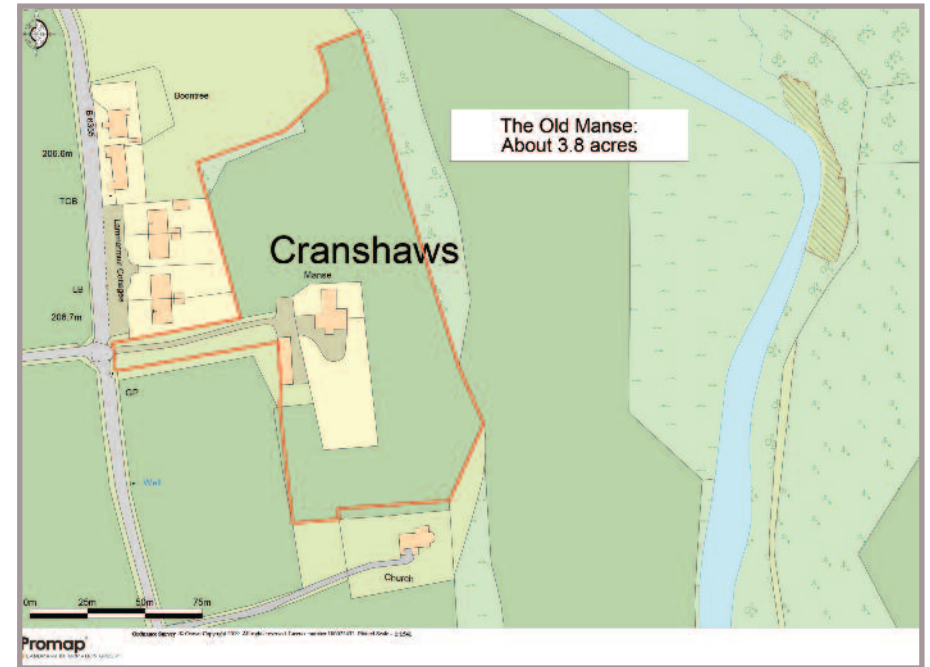
DEPOSIT

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.

VIEWING

Strictly by appointment with Savills – 0131 247 3738.

IMPORTANT NOTICE Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken April 2019. Brochure prepared May 2019



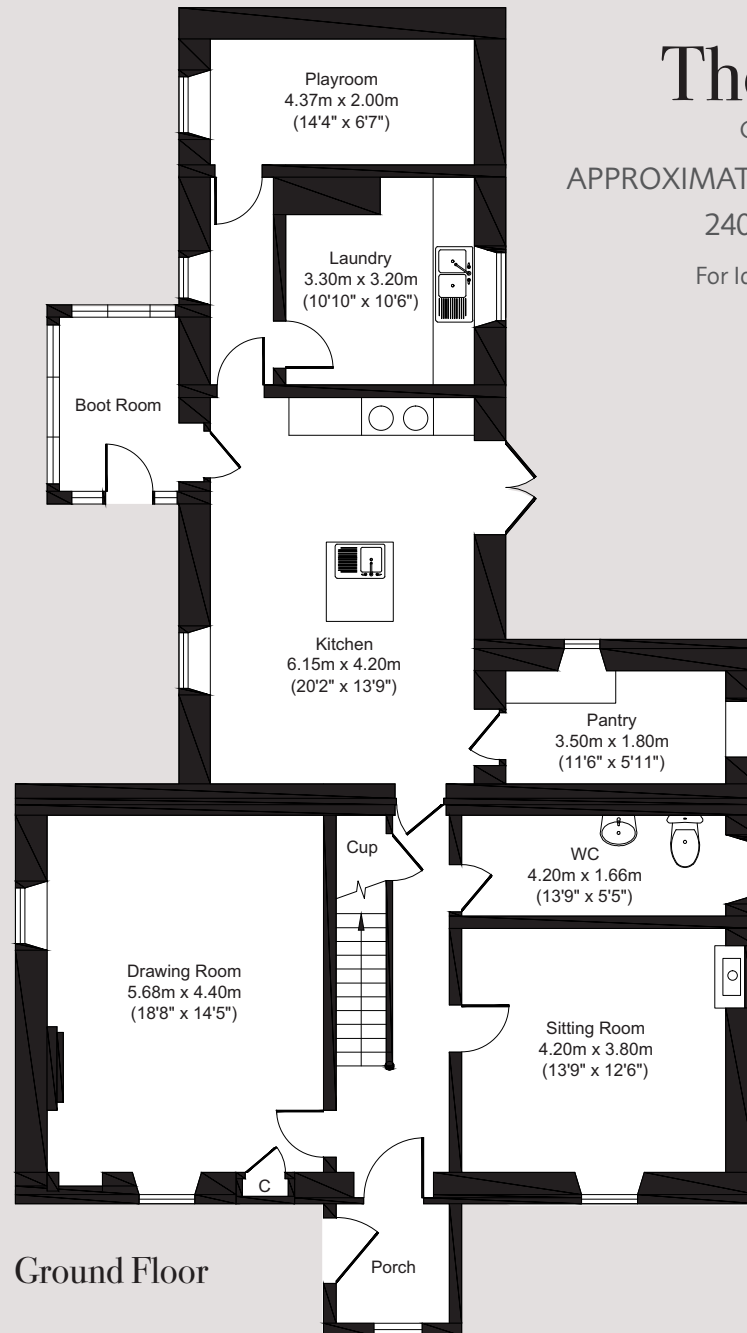
The Old Manse

Gross internal area (approx)

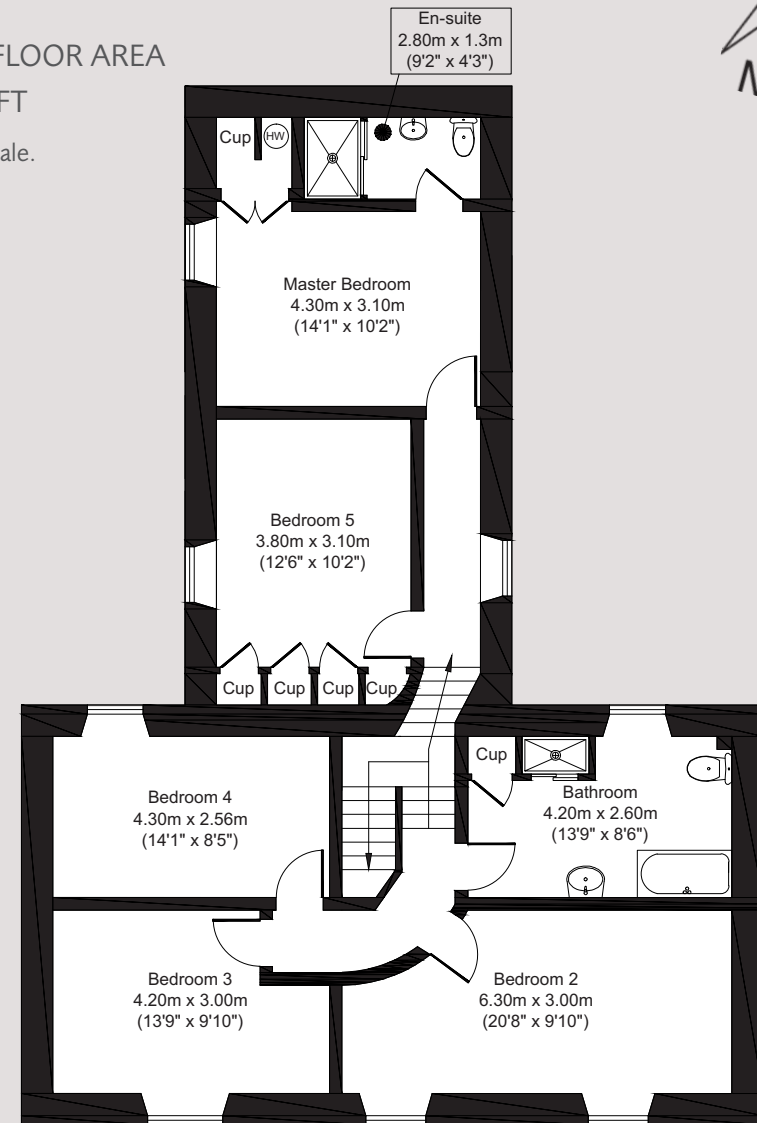
APPROXIMATE GROSS INTERNAL FLOOR AREA

240.48 SQ M / 2,587 SQ FT

For Identification Only. Not To Scale.



Ground Floor



First Floor

