

Kelso

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Duncanhaugh Mill Farmhouse

Town Yetholm
TD5 8PR



Duncanhaugh Mill Farmhouse is a most attractive stone built period farmhouse positioned in an idyllic rural setting in the Bowmont Water Valley, close to the sought-after village of Town Yetholm. The property has been sympathetically refurbished over the years by the current owners creating a spacious and welcoming family home. Sitting in approximately an acre of landscaped gardens and grounds with stunning rural views, the property also boasts a range of stone outbuildings including an impressive former granary, offering a fantastic opportunity to convert into further accommodation or holiday let accommodation (subject to planning).



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FARMHOUSE ACCOMMODATION:

Ground Floor:

Entrance Vestibule
Hall
Sitting Room
Dining Room
Farmhouse Kitchen
Utility/Boot Room
Cloakroom

First Floor:

Landing
Master Bedroom
E-Suite
Two Further Double Bedrooms
Family bathroom

OUTBUILDINGS & LAND:

Private drive with ample parking, attached stone outbuildings including a garage, former cow byre and a large two storey former granary. There are landscaped gardens and grounds extending to approximately three quarters of an acre including formal gardens, a stone courtyard, orchard, vegetable garden and burn.



DESCRIPTION:

Duncanhaugh Mill Farmhouse is thought to have origins dating back to the 17th century with later additions and improvements added during the Victorian era. The current owners have been in residence for many years and have thoughtfully and tastefully restored the property over time to create a wonderful rural family home, with stunning views from almost every window, which stills offers a new owner huge potential to develop the property and outbuildings further. The property is approached over a quiet country lane serving a small number of nearby properties and through gate piers with a timber five-bar-gate into a large courtyard immediately to the front of the house. An impressive solid timber front door with an inset diamond shaped glass window opens into a welcoming vestibule with a ceramic tiled floor and windows to the front and side. Double timber doors with attractive coloured patterned glass panels then open into the hall, with a cloakroom, stairs rising to the first floor and access into the ground floor accommodation. The cloakroom is a generous size with a window to the rear of the property, exposed timber floorboards, WC and wash-hand basin. There are hooks for jackets and coats and plenty of room for boots and shoes beneath. The farmhouse kitchen is truly the heart of this beautiful home with windows to the front and rear, both offering lovely rural views and doors leading out to the sunny front courtyard and into the attached garage. The kitchen has a range of bespoke country-style floor and wall mounted units with counters over, tiled splash-backs and a stainless steel double sink with mixer tap. The focal point of the kitchen is the large range cooker sitting in an impressive chimney breast recess, with an eight burner gas hob, three ovens, counters with shelves under either side and matching ceramic tiles covering the wall behind. The kitchen also has exposed ceilings beams, ceramic tiled flooring, space for an American style fridge freezer and a pantry. The utility/boot room is a good size with a window to the rear of the house and a door leading out to the garden. There are floor mounted units with counters over which match the kitchen, a stainless steel sink and drainer with mixer tap, tiled splash-backs, a ceramic tiled floor and space for a fridge-freezer. There is also plumbing for a washing machine and space for a dryer or dishwasher. Off the utility room is a walk-in larder with a window to the rear. The sitting room is a generous reception space and full of character, with a feature fireplace, exposed beams and floorboards. There is a window overlooking the front garden offering far-reaching views and a large feature multi-fuel stove sitting on a ceramic tiled hearth with timber surround and mantle over, perfect for cosy winter evenings. The dining room is another good-sized reception room, again with exposed ceiling beams and floor boards, a window with super views to the front and a feature cast-iron fireplace with ceramic hearth and stained timber surround.



On the first floor there are exposed timber floorboards throughout and amazing country views from all of the generous bedrooms. The landing has a window to the rear of the house and two storage cupboards. The master bedroom has a window to the front and a feature fireplace with a tiled hearth and a decorative tile surround. There is a built-in recessed cupboard with shelving over and a door leading into the en-suite, with fully tiled walls, shower, WC and wash-hand basin. The second double bedroom has a window to the front, a feature fireplace and a built-in wardrobe. The third double bedroom is to the rear of the house with dual aspect windows to the side and rear. Completing the accommodation is the family bathroom, with a window to the rear, fully tiled walls and a white suite comprising bath with shower over, WC and wash-hand basin.

OUTBUILDINGS:

The property forms an 'L' shape, with the farmhouse, garage and former cow byre forming one section and the large two storey former granary forming the other. The buildings are shaped around a large courtyard to the front of the property with gardens to the side and rear. All of the outbuildings have power and light.

LOCATION:

This charming and characterful period family home offers the best of both worlds, enjoying an idyllic and very peaceful rural position affording fabulous views of the Bowmont Water Valley and Cheviots at the end of the Pennine Way, but within easy walking distance of the nearby villages of Town Yetholm and Kirk Yetholm. The villages offer two public houses, a primary school, butchers, garage and a village shop. The nearest market town is Kelso which offers a much wider range of amenities including supermarkets, banks, restaurants and high school, whilst private schooling is available at St Mary's in Melrose and Longridge near Berwick. The Scottish Borders is well-known for its stunning scenery and quality of life and there are a variety of outdoor pursuits in the area including fishing on the River Tweed, rough and syndicated shooting, horse riding, golf and a selection of splendid walks including the Southern Upland Way. For commuting purposes Edinburgh is approximately 50 miles away and there is a mainline rail station at Berwick which links to Edinburgh to the north and has a high speed link to London to the south. The new Borders Railway which opened in September 2015 also offers regular direct services into Edinburgh from Tweedbank and Galashiels.

DIRECTIONS:

From Kelso, head south on the B6352 and on entering Town Yetholm, follow the high street through the village and continue out onto the B6401 for a short distance and take the first left signposted 'Duncanhaugh and Hayhope Only'. Follow this lane as it turns to the right and then to the left and the farmhouse is immediately on the left hand-side.

GARAGE:

Adjoining the farmhouse and connected by an internal door from the kitchen, the large garage has timber double doors and a window to the front, a concrete floor and double height ceiling. There are timber stairs leading up to an enclosed room on the first floor with a roof window and this space would make an ideal workshop or office as it stands, or subject to planning, the whole garage could be converted to create further accommodation for the house, or to create separate living accommodation.

FORMER COW BYRE:

Adjoining the garage, the former cow byre has a timber stable door, concrete floor and double height ceiling with roof windows. Again this space has the potential to be converted into further or separate living accommodation subject to planning.

FORMER STONE GRANARY:

At a right angle from the farmhouse, garage and cow byre, is the stunning two storey granary with its most impressive stone arches. On the ground floor, three of the arches are enclosed with large timber doors that open into generous storage spaces, the fourth is open. At one end of the granary is a store room with a staircase leading up to the first floor, which is completely open running the complete length of the building. An amazing space, currently being used a large workshop, the space has six windows overlooking the courtyard, three windows to the rear and two timber doors which are elevated from the ground externally, but if the granary is converted they could form separate access or perhaps Juliet balconies. To the front of the granary is an area enclosed by a stone wall to three sides, standing within the front courtyard.

OUTSIDE:

The farmhouse and stone outbuildings sit on approximately three-quarters of an acre in beautiful rural surroundings with fabulous far-reaching views. The large courtyard to the front of the property provides plenty of parking and there are landscaped gardens including areas of lawn, borders with a range of mature plants, shrubs and trees, a vegetable garden, orchard and a burn.

FIXTURES AND FITTINGS:

The sale shall include all kitchen fittings, bathroom fittings, light fittings, fitted carpets and floorcoverings.

SERVICES:

Mains electric, mains water, private septic tank, solid fuel central heating.

EPC:

E

COUNCIL TAX BAND:

E





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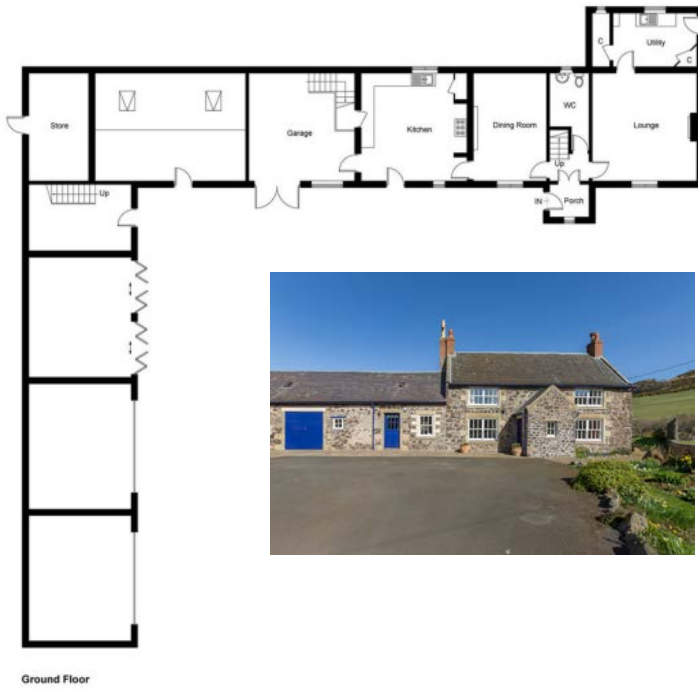


Full members of:





Approximate Gross Internal Area = 189.8 sq m / 2043 sq ft
 (Including Garage)
 Outbuilding = 149.5 sq m / 1609 sq ft
 Total = 339.3 sq m / 3652 sq ft



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.