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Solicitors and Estate Agents

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Market Square
Duns
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TD11 3DR
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GAVINTON, Butterwell, TD11 3QP
Offers Over £325,000 are invited

DESCRIPTION

Enjoying a fine edge-of-village location Butterwell represents a rare opportunity to acquire a highly desirable and substantial period property. Boasting delightful established garden ground and one acre of woodland all providing an excellent degree of privacy it would make an ideal family home for those seeking a more relaxed, semi-rural lifestyle. The property exudes character and charm with several notable features including working shutters to most windows, attractive marble fireplace, impressive staircase and decorative cornicing and with a south facing aspect it offers extremely bright, spacious and versatile accommodation comprising:- Hallway, Dining Room, Conservatory, Kitchen, Rear Porch, 2 Sitting Rooms, 2 Shower Rooms, 3 Bedrooms and Cellar. The property benefits from double glazing and gas-fired central heating. A detached garage, car port and driveway provide ample parking for several cars. Properties such as this rarely come to market and as such early viewing is highly recommended.

LOCATION

Gavinton is a friendly and charming conservation village centred around an attractive village green and its adjacent village hall which provides an excellent hub for many village activities. Well placed to enjoy all the benefits increasingly associated with the Scottish Borders it lies in a lovely rural area approximately 2 miles from the nearby town of Duns which provides excellent shopping, recreational, medical and educational facilities for its size, the latter having been greatly enhanced by its state of the art secondary school and newly refurbished primary school. Gavinton is also within easy commuting distance of the larger Border towns being approximately 15 miles from Berwick-upon-Tweed, with its mainline railway station, 17 miles from Kelso and 45 miles from Edinburgh.

ACCOMMODATION

Accessing the property from the street you enter a small hallway with dining room to the left, shower room straight ahead and main hallway to the right. The well proportioned dining room features a stone fireplace with slate mantel and hearth. A glazed door leads into the conservatory which provides a lovely space to relax and enjoy views over the garden and beyond. The dual aspect kitchen, off the dining room, is fitted with a range of units incorporating a useful pull-out larder, integrated hob and oven. The downstairs shower room is of good size and has a four piece suite comprising vanity wash-hand basin, bidet, WC and large shower cubicle all with tiled and wet wall splashbacks. The spacious main hallway, featuring an attractive pine staircase, gives access to an elegant sitting room with beautiful marble fireplace and ornate cornicing which could serve equally well as a ground floor bedroom if required. At the end of the hallway a door accesses the useful cellar which could be refurbished to suit a variety of uses. A further door with lovely etched glass panel leads into the front hall which is currently utilised as a study and has a door to the garden featuring a beautiful stained glass panel. Off this hall is the extremely bright and spacious main sitting room with south and west facing windows enjoying fine views and also featuring a tiled fireplace. Three bedrooms and a second shower room are located at first floor level. The principal bedroom is of generous proportions and also enjoys dual aspect windows affording fine views and benefits from an extensive range of fitted furniture. The slightly L-shaped second bedroom is front facing while the smaller third bedroom overlooks the street. The shower room comprises a corner vanity wash-hand basin, WC and shower cubicle with splashback tiling.

OUTSIDE

Externally, the large, south facing garden will be a gardener's delight. A sunny, paved terrace runs along the front of the house with steps down to the garden proper with its winding paths surrounding a variety of beds and borders containing a large assortment of plants, shrubs, fruit bushes and mature trees together with a greenhouse and a selection of sheds. An ornamental pond is located at the far end of the garden beyond which is an acre of woodland providing a haven for wildlife and source of wonder and adventure for children. The garden can also be accessed via a wooden door in the west boundary wall of the garden while a driveway gives access to a single garage and car port with metal trellised walkway leading directly to the house.

DINING ROOM – 4.85m x 3.87m

KITCHEN – 4.90m x 2.91m

PORCH – 2.08m x 1.92m

CONSERVATORY – 4.15m x 3.25m

SHOWER ROOM – 2.67m x 1.72m

SITTING ROOM 1 – 3.54m x 3.29m

CELLAR – 5.1m x 3.7m

SITTING ROOM 2 – 5.47m x 3.68m

BEDROOM 1 – 5.60m x 3.75m

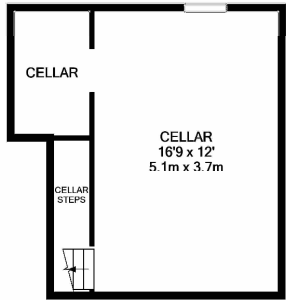
SHOWER ROOM – 1.70m x 1.45m

BEDROOM 2 – 3.60m x 3.50m at longest and widest

BEDROOM 3 – 3.70m x 1.90m



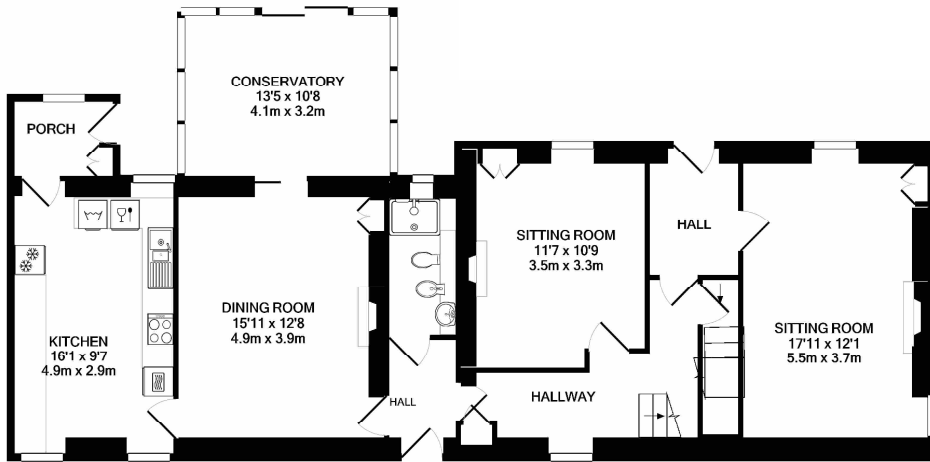
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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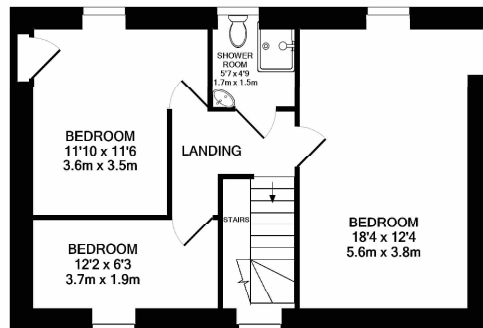
BASEMENT LEVEL

COUNCIL TAX - Band E. Total charges for 2020/21 are £2,195.19 made up as follows:- Council Tax £1,647.50; Water Supply Charge £253.44; and Waste Water collection Charge £294.25.

ENERGY EFFICIENCY RATING E.



GROUND FLOOR



1ST FLOOR



EXTRAS

All floor coverings, blinds, light fittings and white goods within the house are included in the sale .

SERVICES

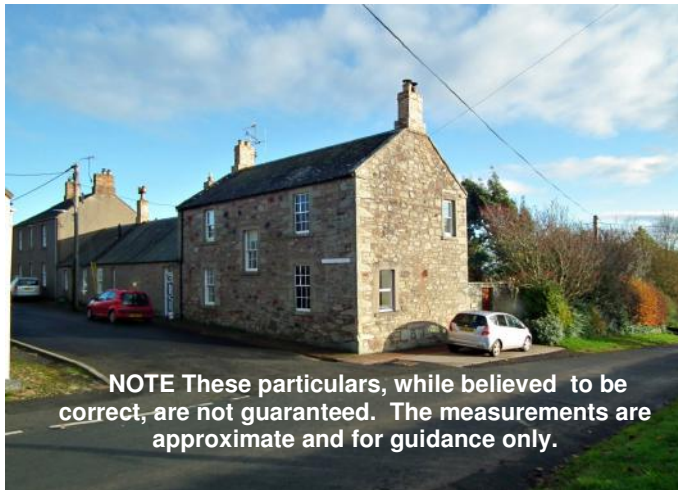
The property is served by mains gas, electricity, water and drainage.

VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.



NOTE These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

