

LEGAL
HASTIN & S



Humble Knowe

Old Quarry Road, Duns, TD11 3NH

Offers Over £450,000





A distinguished individually built detached bungalow set on an extensive 1/2 acre plot next to Duns Golf Course with a fully floored attic offering exciting development/extension opportunities if desired.



Set within an extensive, private south-facing plot believed to extend to approximately 0.5 acres, Humble Knowe is a distinguished detached bungalow occupying a beautifully landscaped wraparound garden. Positioned on the edge of Duns Golf Course, yet within easy walking distance of the town centre, the property enjoys a rare combination of tranquillity and convenience.

Individually designed and built in the early 2000s, Humble Knowe presents a wonderful lifestyle opportunity, perfectly suited to growing families, those seeking a peaceful retreat, or buyers looking for a more relaxed pace of life in a quiet edge-of-town setting.

The flexible accommodation offers a choice of generous living spaces, each enjoying a unique outlook across the surrounding gardens and grounds.

To the south, the stunning garden room commands an exceptional outlook, fully glazed and offering direct access to the gardens, creating the perfect space in which to relax and enjoy the setting. Adjoining this is the inviting sitting room, offering a more homely setting centred around a traditional open coal fire. Across the reception hall lies the formal dining room, an ideal space for entertaining family and friends. Internal double doors connect to the bright dining kitchen, complete with a Stanley cooker, and enjoying delightful views over the gardens. A practical utility room provides additional workspace and currently accommodates an everyday electric cooker. The bedroom accommodation extends from a spacious reception hall and comprises three light-filled double bedrooms, all benefiting from excellent storage. The principal bedroom is enhanced by a well-appointed en-suite shower room, while bedrooms two and three are served by the family bathroom.

The property also offers excellent future-proofing potential. The extensive floored attic has been fully lined and fitted with windows, and is currently utilised as a home office and generous storage area. Subject to the necessary consents, it offers exciting possibilities for further accommodation if desired.

The home's energy efficiency has also been thoughtfully considered, with air source heating, solar panels and battery storage helping to reduce running



costs while supporting a more sustainable lifestyle.

Lovingly nurtured over many years, the gardens are undoubtedly one of Humble Knowe's defining features. Beautifully established and thoughtfully planted, they provide colour and seasonal interest throughout the year. There is ample space for growing produce with room for chickens or other small-scale gardening pursuits if desired. Whether you are an enthusiastic gardener or simply looking for a safe and spacious environment for family life, the grounds offer something for everyone. The south-facing rear gardens enjoy sunshine throughout the day, with a number of carefully positioned seating areas designed to make the most of the setting. To the front, a sweeping private driveway provides ample parking and leads to the integral double garage.

LOCATION

Duns is a charming market town known for its picturesque surroundings and rich history. It offers a peaceful rural lifestyle with easy access to surrounding countryside and coastal attractions

- Amenities: The town boasts a variety of shops, cafes, restaurants, and every day services, including a doctors surgery and pharmacy. It also has a thriving community with regular events and activities.
- Schooling: Duns is home to both a primary and secondary school as well as a selection of nursery's and early childcare settings
- Population: a population of approximately 2,500, Duns has a close-knit community atmosphere, perfect for families or those seeking a quieter lifestyle.
- Transport Connections: The town lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (7 miles) and Berwick-upon-Tweed (12 miles away) Local public transport services allow regular connections to neighbouring towns and villages What3words ///ruffling.practical.mimic

HIGHLIGHTS

- Exceptional garden plot
- Located next to Duns Golf Course
- Individually designed detached bungalow



- Extensive attic ripe for conversion
- Great eco credentials
- Within walking distance of town amenities

ACCOMMODATION SUMMARY

Reception Hall, Sitting Room, Garden Room, Dining Room, Kitchen, Utility Room, Three Double Bedrooms (Master with En-Suite Shower Room) Family Bathroom, Home Office, Large Fully Floored Attic Ripe for Conversion. Double Garage

SERVICES

Mains water, electricity and drainage. Double glazing. Air source heating

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £TBC,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



