



Galbraith

ALLANBANK COURTYARD

ALLANTON, DUNS, TD11 3PY



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Stunning 18th Century Courtyard set in beautiful grounds with additional holiday letting properties.

Berwick upon Tweed 10 miles
Edinburgh 50 miles ■ Newcastle upon Tyne 73 miles

Approximately 4 acres (1.67 hectares)

- 3 reception rooms. 6 bedrooms
- Conservatory.
- Stunning gardens, stables and paddocks
- Wood pellet boiler and Solar Panels
- 3 holiday properties
- Further development opportunities

Galbraith

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 OnTheMarket



SITUATION

Allanbank Courtyard is set in the stunning Berwickshire countryside. Chirnside, the nearest town, has a primary school and local shops including a Co-op and a post office. Duns, which is 5 miles away, is the county town which provides all the essential facilities, including primary and secondary schools, local shopping and supermarket as well as a medical centre.

Reston train station provides links to Edinburgh and the East Coast Main Line can be accessed from Berwick-Upon-Tweed. The A1 is 8 miles away providing access to Edinburgh and Newcastle airports and onward domestic and international destinations.

DESCRIPTION

Allanbank Courtyard is a stunning B Listed building dating back to 1760. The building used to be the stable block for the Blackadder Estate. The property is built around a delightful central courtyard with archways on both principal elevations and it retains much of its charming history both internally and externally.

The west elevation of the courtyard is where the wonderful family accommodation can be found and enjoys outlooks towards the garden and paddocks.

The east elevation contains the Coach House which forms part of the holiday letting business and is also



Drawing Room



Gallery

home to the Vendor's art business. These open and flexible spaces present an incredible opportunity for further development.

Within the grounds to the east of the Courtyard itself, can also be found Groom's Cottage and Gardener's Cottage which, along with the Coach House, provide for the successful holiday letting business.

The grounds extend to approximately 4 acres and are made up of garden, woodlands and fenced paddocks.

There are 2 stables, loose box and garaging for 4 cars.

ACCOMMODATION

Main House

Ground Floor: Hallway, kitchen, dining room/office,

utility room, living room, play room/games room, conservatory, cloakroom

First Floor: Study, drawing room, bedroom 1 with en suite (with bath, shower, "Jack and Jill" wash hand basins, WC and bidet) and walk in cupboard, 3 further double bedrooms, bedroom 5 with en suite (with shower, basin and WC), guest suite/bedroom 6 with en suite (with bath, shower, "Jack and Jill" wash hand basins, WC and bidet), family bathroom (with bath, shower, basin and WC.)

Further rooms include : Studio, 2 toilets, kitchen area, office, music room, Conservatory with French doors to garden.

There are the two "Coach Garages" off the courtyard, with largely undeveloped rooms above, and a dovecot.

Holiday Rentals

Coach House

Kitchen, Living/Dining room, Bedroom and Bathroom.

Grooms Cottage

Kitchen/Living/Dining room, 2 Bedrooms, Shower room and Bathroom.

Gardener's Cottage

Kitchen/Living/Dining room, 2 Bedrooms, Shower room and Bathroom.

GARDEN AND GROUNDS

Approximately 4 acres of garden, woodland, fenced paddock, 2 stables, loose box and garaging for 4 cars.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Allanbank Courtyard	Mains	Mains	Mains	Feudal/Freehold	Biomass	Band E	E48

DIRECTIONS

From Edinburgh take the A1 south. Just south of Houndwood turn right onto B6437 and continue for 5 miles following the signs for Chirnside. At the junction with the A6105 at Chirnside turn right and then turn left at the Waterloo Inn. Continue for one mile and turn right on to the minor road sign -Countryside Holiday Cottages - The entrance to Allanbank Courtyard is on the left hand side after about ½ mile.

From Berwick upon Tweed take the A6105 towards Duns. Turn left at the Waterloo Inn in Chirnside and follow the directions above.

POST CODE

TD11 3PY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
this.bigger.rephrase

SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Street. EDINBURGH. EH9 9EE

LOCAL AUTHORITY

Scottish Borders Council, Council Headquarters, Newton St Boswells. TD6 0SA. Tel: 01835 824 000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



Main Bedroom



Main Bedroom En Suite



Guest Bedroom



Guest Bedroom En Suite

VIEWINGS

Strictly by appointment with the Selling Agents.

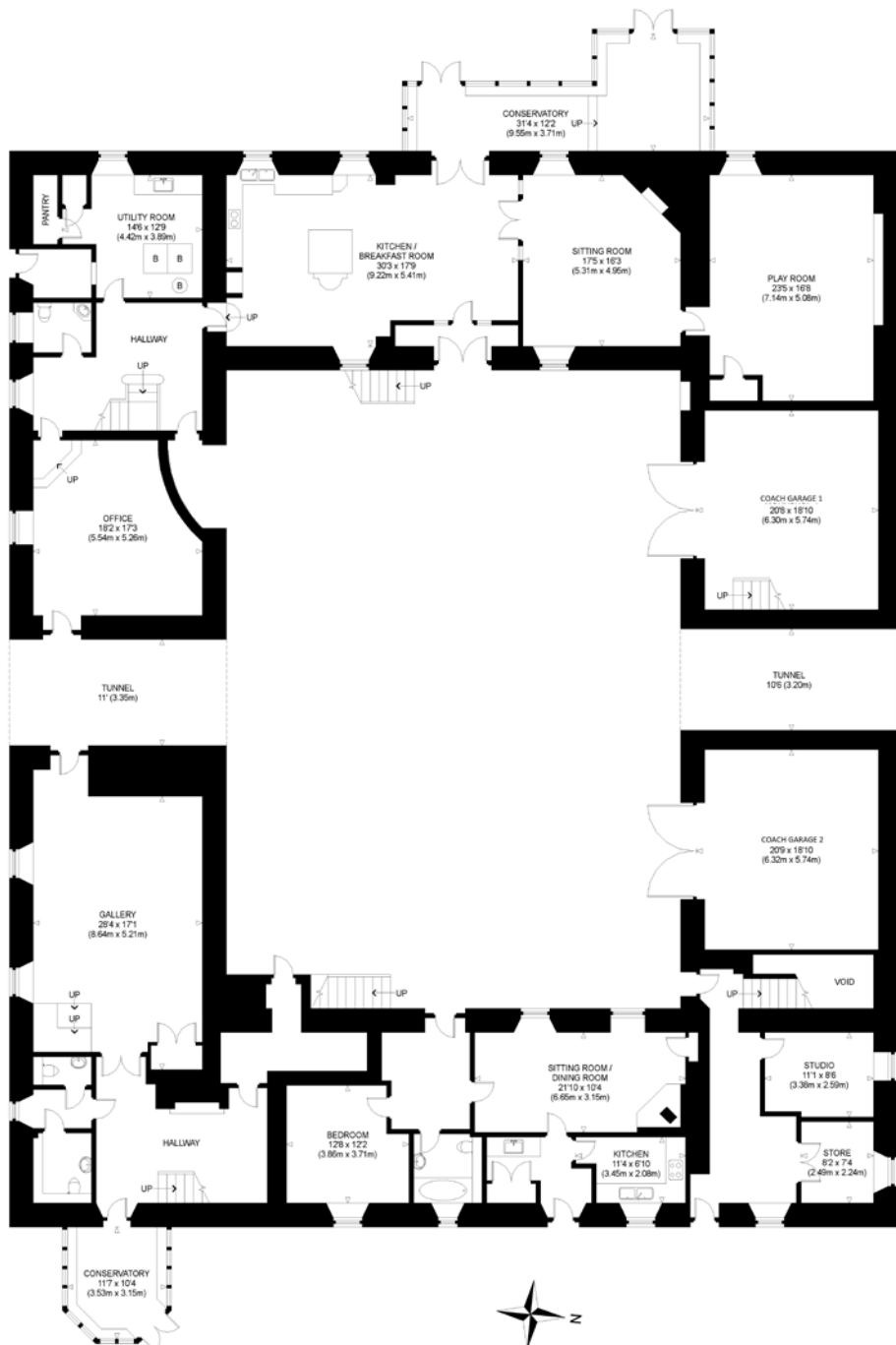
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

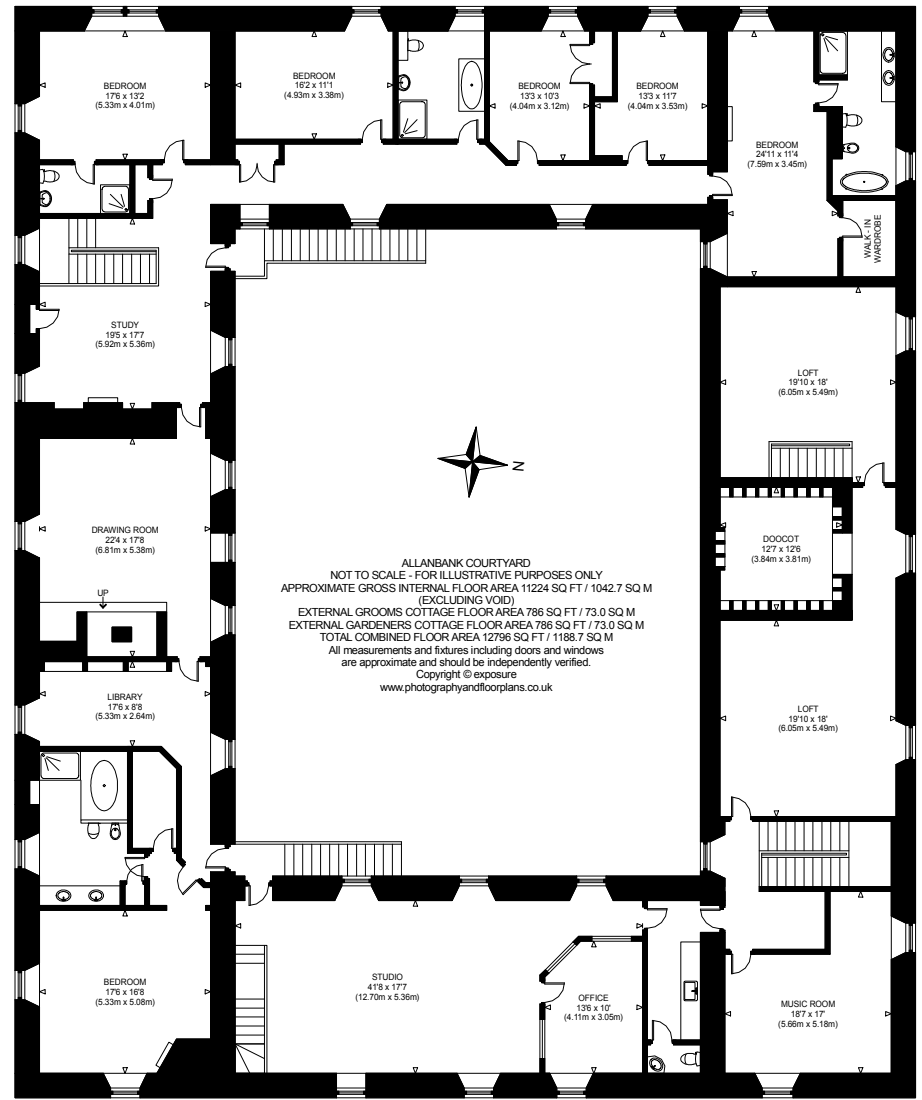
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in May & July 2023



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 5039 SQ FT / 514.6 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 5685 SQ FT / 528.1 SQ M

Garden - Main House



Paddock Area



Main House

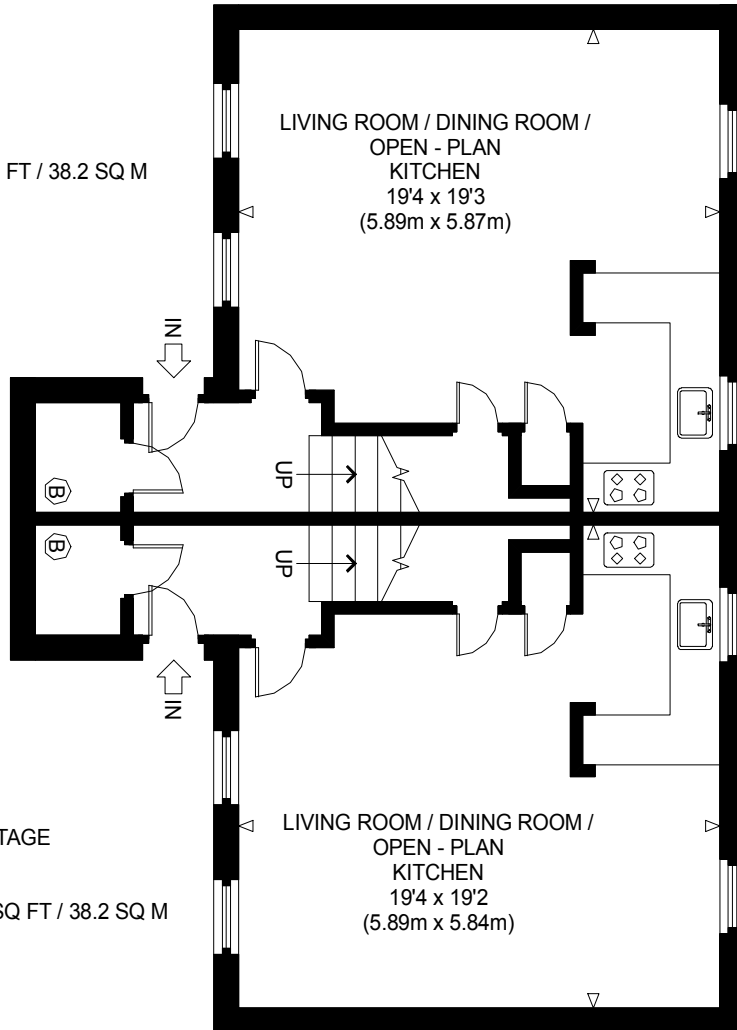


Stables

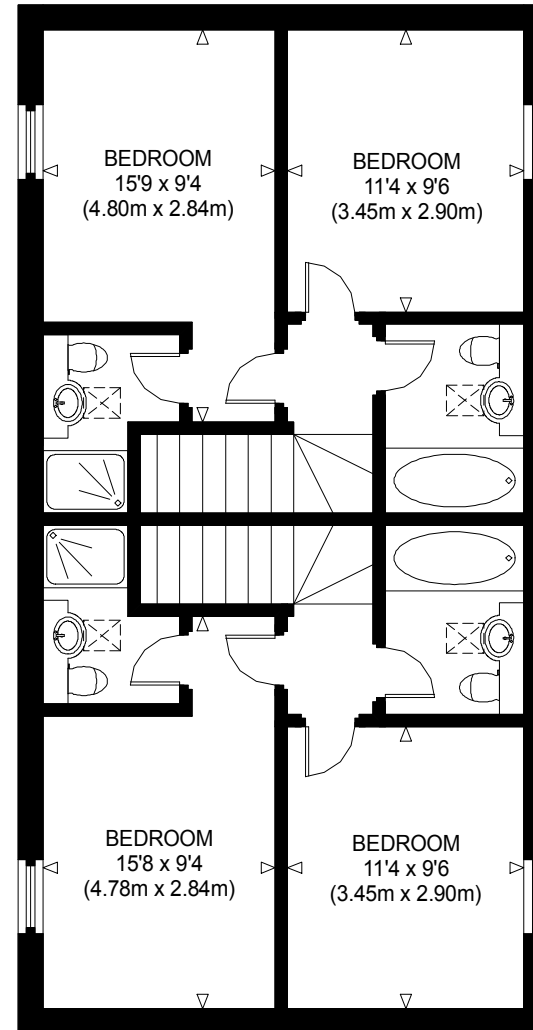




GROOMS COTTAGE
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 411 SQ FT / 38.2 SQ M



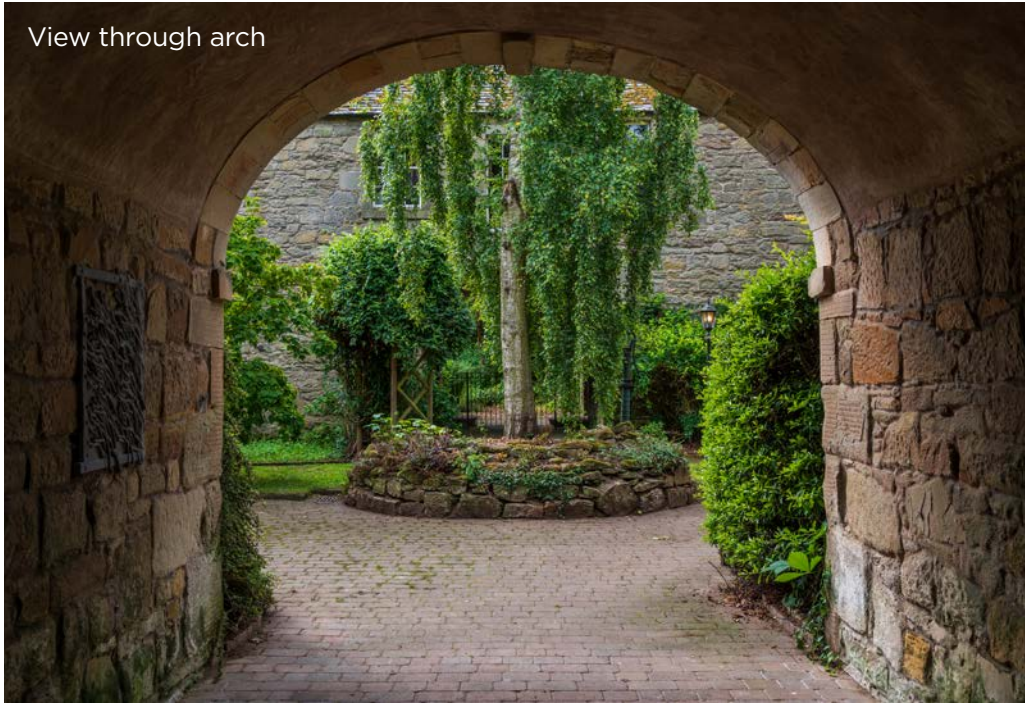
GARDENERS COTTAGE
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 411 SQ FT / 38.2 SQ M



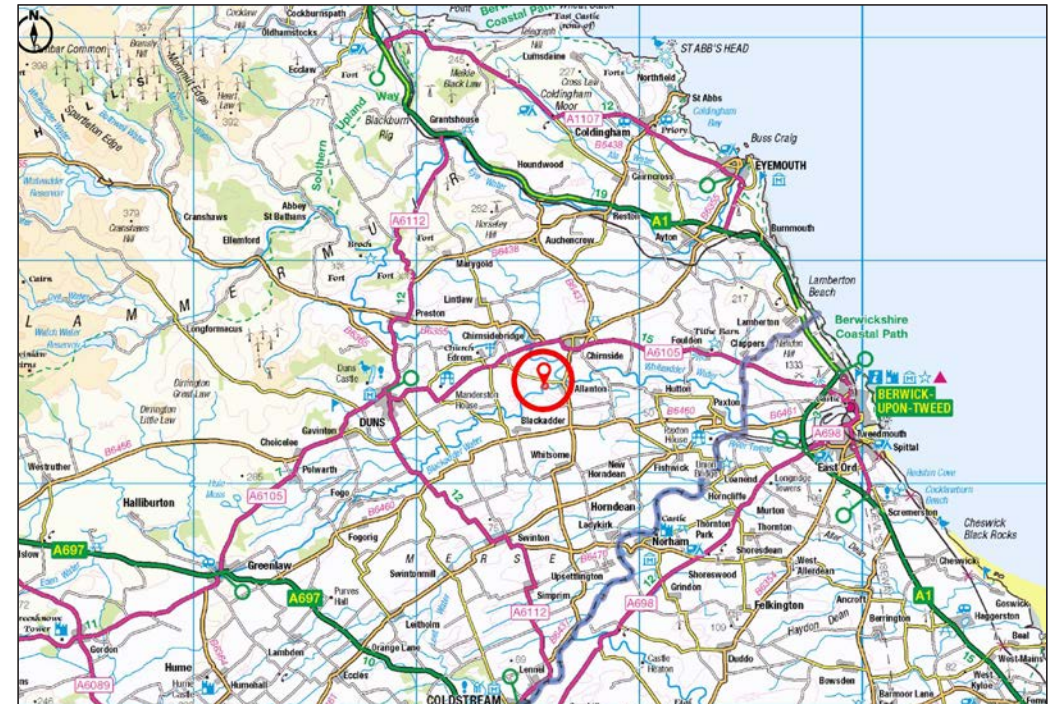
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 375 SQ FT / 34.8 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 375 SQ FT / 34.8 SQ M

View through arch



View to courtyard and front door





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