



BOGFIELD HOUSE

BOGFIELD FARM, DUNS, SCOTTISH BORDERS



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Stunning 4-bedroom detached house finished to an impeccable standard.

Duns 5 miles ■ Kelso 12 miles ■ Berwick-Upon-Tweed 15 miles

- 2 reception rooms, 4 bedrooms.
- Brilliantly landscaped garden grounds.
- Fantastic detached house in rural Berwickshire.
- Finished to a high standard through-out.
- Garage/workshop & drive.
- Lovely views of the surrounding countryside.
- Peaceful retreat.

Galbraith

Kelso
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kelso@galbraithgroup.com





SITUATION

Bogfield house is located west of Bogend Farm in the heart of rural Berwickshire. Various towns are within easy reach including Duns, Chirnside, Coldstream and Kelso. Duns is a pinnacle town of Berwickshire and has a population of around 2,500. The town has a good range of amenities including a modern secondary school, primary school, GP practice, shops plus sporting and recreational facilities. The surrounding countryside is noted for its scenic beauty and wildlife along with its many stately homes such as Manderston House and Paxton House. The rugged east coast is within easy reach, as is Berwick-Upon-Tweed with its main line railway station.

Both Kelso and Berwick-Upon-Tweed provide a wider range of services including large supermarkets and a broad variety of shops. The A1 is also nearby, giving excellent access north into Scotland and south to the north of England and beyond.

DESCRIPTION

Bogfield House is an absolutely stunning 4-bedroom detached house. The property is finished to an impeccable standard throughout. Nestled in the picturesque countryside, Bogfield offers a peaceful retreat away from the hustle and bustle of busy life. Boasting four generous bedrooms, breakfasting kitchen, dining room and lounge, the modern property radiates complexity and elegance. The bright and airy interiors create a welcoming and cosy atmosphere. The carefully planned landscaped garden grounds provide the perfect setting for al fresco dining and enjoying the scenic surroundings. A gravelled driveway and garage provide convenience and ample parking at your doorstep.

ACCOMMODATION

Ground Floor: Entrance, hallway, Sitting room, Dining Room, Kitchen, Utility, WC, Bedroom 4/Study

First Floor: Master bedroom (en-suite) and walk in wardrobe, Bedroom 2 (en-suite), Bedroom 3, Study and Family Bathroom.

GARDEN (AND GROUNDS)

Gravelled driveway, Attached Garage, Workshop, Store, Lawn, Raised beds, Decking, Pond and Patio Area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	B	Available	Available

POST CODE

TD11 3RA

WHAT3WORDS

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

///impeached.cooking.subsystem

SOLICITORS

Hastings Legal, Duns, TD11 3DF

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

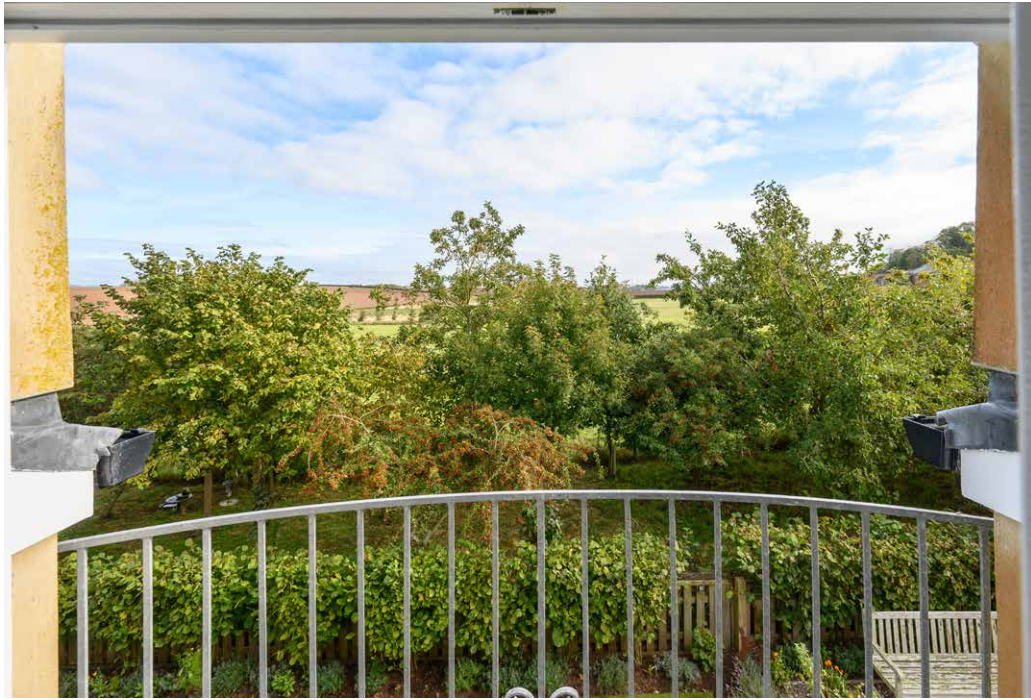
IMPORTANT NOTES

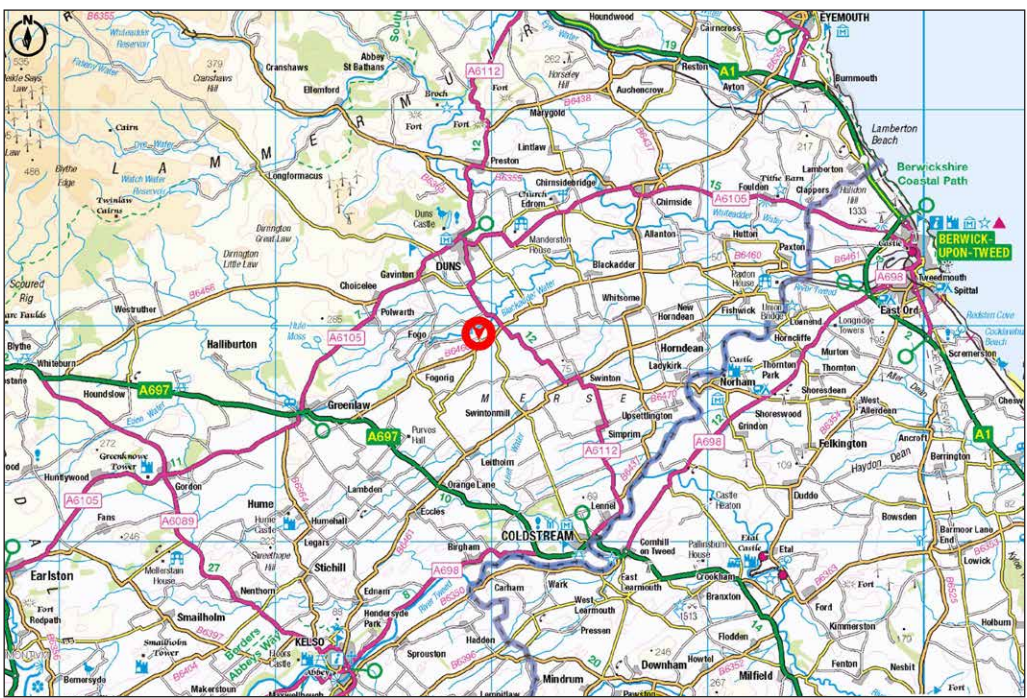
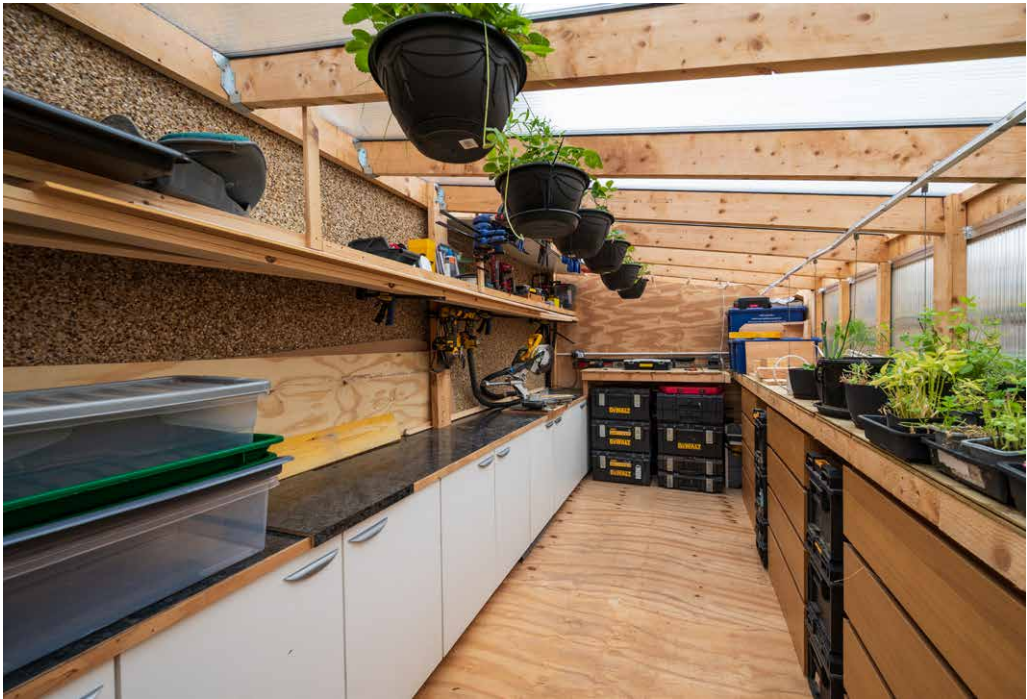
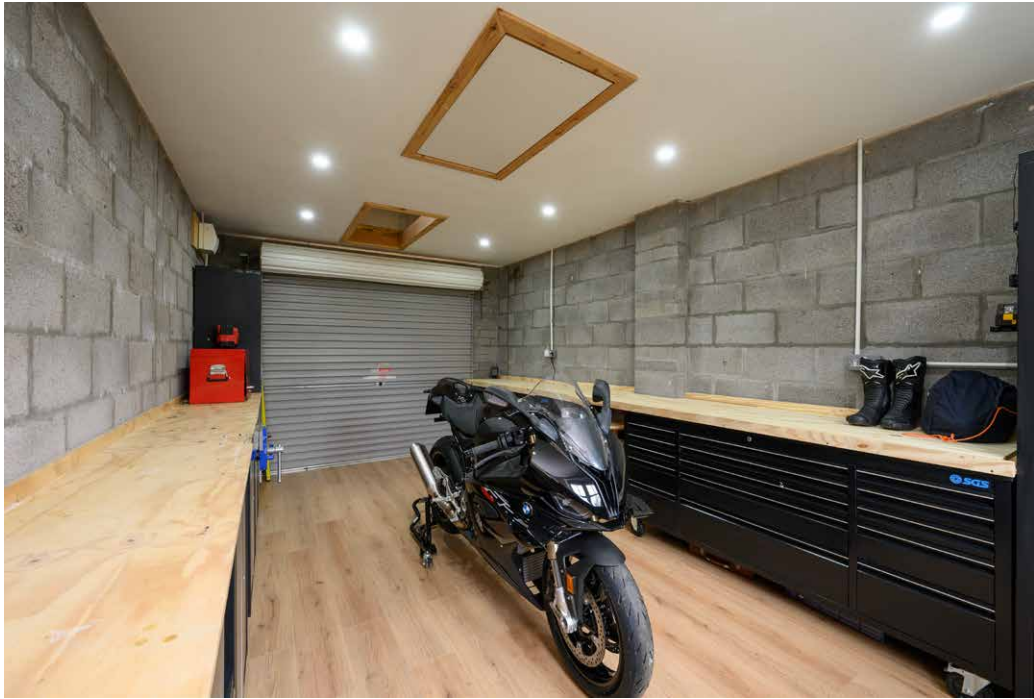
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2025.

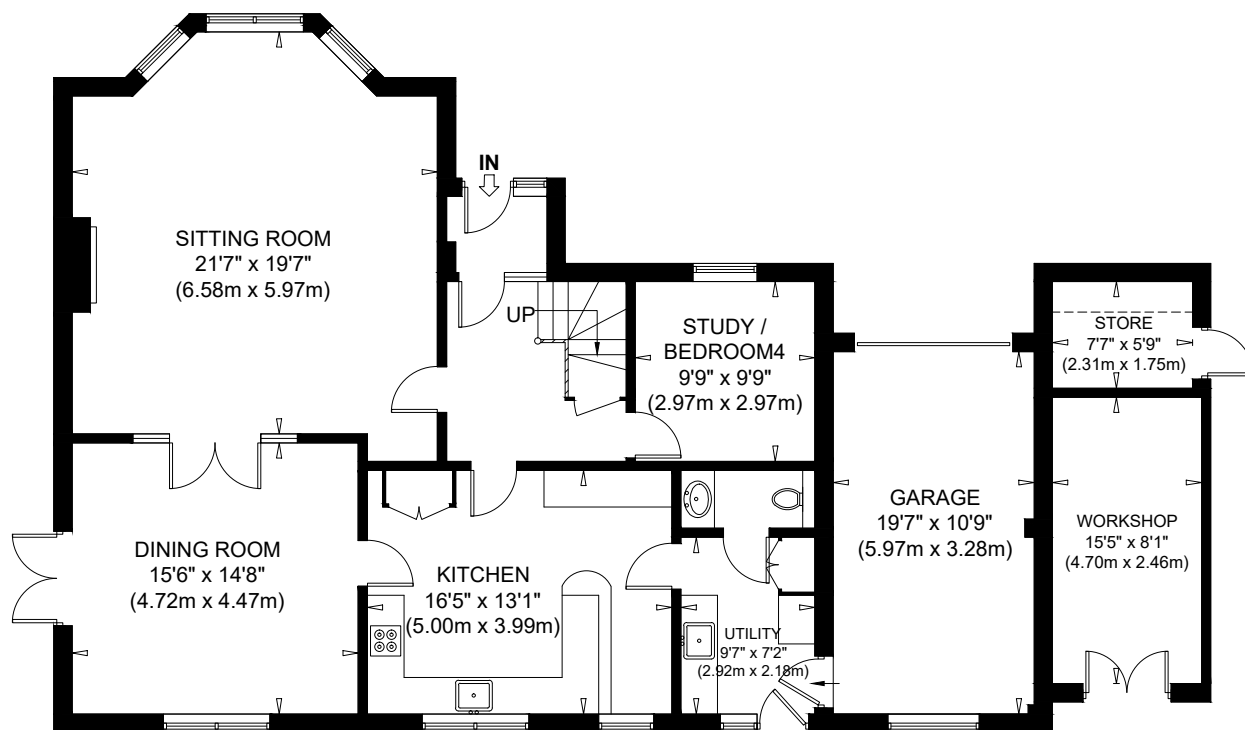
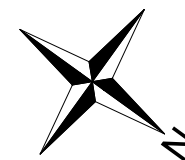






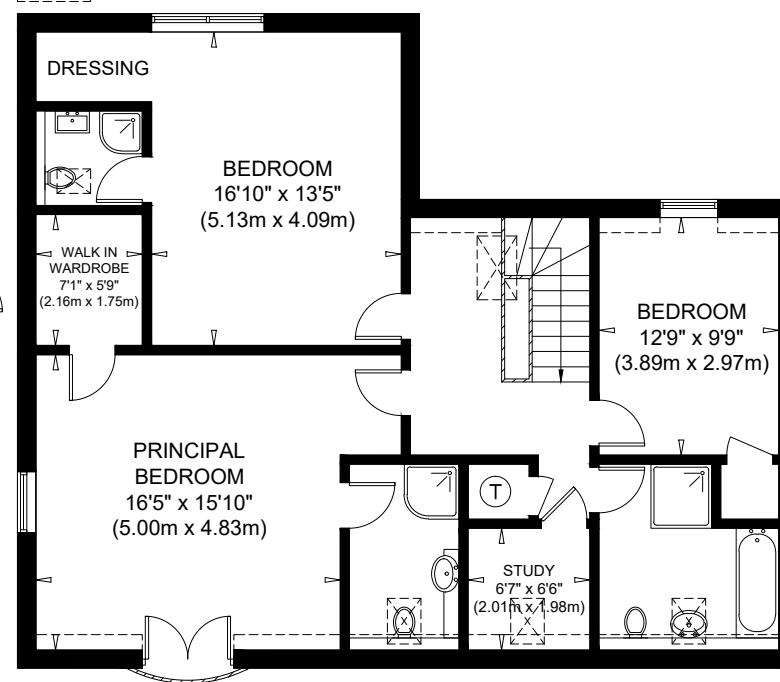






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 149.5 SQ M / 1609 SQ FT

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 104.9 SQ M / 1129 SQ FT



Galbraith



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