



Not quite as old as the village, this detached five bedroom Victorian home in Gavinton has space, character and style



Built in the 1800s, Allanbank is one of the oldest properties in Gavinton, a quiet Berwickshire conservation village established by local laird David Gavin in 1759 – a date celebrated in 2009 to mark the village's 250th anniversary.

With age comes maturity, character and an aesthetic blend of past and present, evident in large, well proportioned rooms with high ceilings, sash and case windows and period details that include picture rails, cornicing, working window shutters and original pine panelled doors and woodwork, much of it recently restored. Combined with modern day necessities – gas central heating, a well-equipped dining kitchen, downstairs shower room and half landing bathroom – the result is a spacious and extremely comfortable five-bedroom family home in a central location close to the picturesque village green.

Tara Grey and Graeme MacLeod bought Allanbank four years ago although as the house has been in Graeme's family for the last 24 years it already felt like home. Having been extensively renovated in the 1980s the interior required little improvement other than decorating, but what the couple have recently completed is a major restoration of the hall, which included re-plastering walls and stripping the beautiful pitch pine staircase and woodwork back to its original condition.

The large enclosed south-facing garden has been a labour of love, one that involved stripping what was there and bringing in fresh soil to create a level surface for new turf. The driveway and garden paths have also been renewed with cobble-style block paving. Another bonus is the sheltered patio adjacent to an integral former laundry/coal store annex. At present this additional space is used as a storage/workshop room, however planning permission and building warrants exist to create a new family kitchen and utility on the existing ground floor, plus a bedroom and en suite facility upstairs, a project that would add a further 770 square feet of living space (plans available for inspection).

Allanbank is unusual in that it has three public rooms – a sunny south-facing sitting room, an equally sizeable family room (also south-facing), and a snug/office. The first two have fine period features including working window shutters and feature fireplaces (one an open fire with marble surround, the other a multi-fuel cast iron stove and marble surround), while the snug has an inglenook fireplace housing a wood-burning stove.

The farmhouse-style kitchen is fitted with custom-built pine wall and base units and includes a decorative tiled cooker hood, tiled splashbacks, four-ring gas hob, built-in double oven and plenty of under unit space.

As well as plumbing for a washing machine, dishwasher and other appliances there is also a useful ceiling pulley and space for dining furniture.

Upstairs – the pine staircase (Axminster carpet runner with traditional brass stair rods) and decorative overhead skylight being a particularly bright and attractive feature – is a family bathroom and five bedrooms (four double rooms and one single currently fitted with wardrobes and used as a dressing room). The double rooms are all large and nicely proportioned with space for traditional furniture and include original cornices and fireplaces. Bedrooms one and two also have south-facing windows that provide fine views of the surrounding countryside across to the Cheviot Hills in the distance.

As a lifestyle location Gavinton offers the best of both worlds – a village and active community bordering open countryside, while the market town of Duns, less than two miles away, provides shops, schools (including the newly opened Berwickshire High School) and other amenities. Gavinton is equally well placed for easy access to the Berwickshire coast and Edinburgh can be reached by car in approx 45 minutes.

A family home that ticks all the boxes and is for sale below the valuation price, Allanbank will be available for open viewings throughout March on Saturdays and Sundays from 1-4pm. One not to be missed.

**Allanbank
Gavinton, Duns**

**Price £349,000
Details on page 14**

