

Wellfield House,
Preston Road, Duns



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& Parker

Land and property. Since 1885.

6 reception rooms | 5 bedrooms | 3 bathrooms | 2 bedroom flat
Edge of village | Woodland garden | About 1.7 acres

Offers Over £1,250,000

An exceptional period house with seven bedrooms and ornate Edwardian styling and decorative features, set within peaceful gardens on the edge of the bustling market town of Duns

The property

Wellfield House is a fine Category B Listed property, located in a sought-after position and within easy reach of stunning and secluded Berwickshire countryside. Dating from around 1780 and designed by renowned Scottish architect James Pearson Alison, the property features a splendid, symmetrical E-plan layout with attractive stone elevations, and inside offers more than 7,000 square feet of handsome accommodation across three levels.

Ground floor accommodation includes the impressive reception hall with its grand oak staircase and reception seating area, as well as the airy morning room and the beautifully adorned dining room with its ornate ceiling plasterwork. The focal point of the home, however, is the magnificent, 50ft drawing room with its intricate Baronial-style pattern plastering, chandelier light fittings, grand fireplace and fluted columns, dividing the room into two discrete sitting areas.

The well-equipped kitchen and breakfast room can be found on the garden level, along with a secondary kitchen and a useful utility room, each of which is fitted with modern units and integrated appliances, while the main kitchen also has an Aga. Additionally on the garden level there is a panelled billiard room, as well as a separate accommodation which could be used as a separate flat/annexe with separate access and includes a kitchen, a sitting room and two bedrooms, plus a bathroom.

Five beautifully presented additional bedrooms are located on the first floor, including the principal bedroom with its en suite shower room and balcony offering splendid views across the gardens. The second bedroom has a large en suite bathroom, built-in storage and a private balcony, while the first floor also has a family bathroom.

The house is set within delightful, colourful gardens with great potential for further landscaping, with terraced lawns, various flowering perennials and a wealth of mature trees providing a peaceful shaded environment and woodland garden. Access is via a gated entrance, which opens to a gravel driveway with plenty of parking space in front of the house. There is also a secondary driveway into the property and a detached garage with an Electric Vehicle charging point.







Location

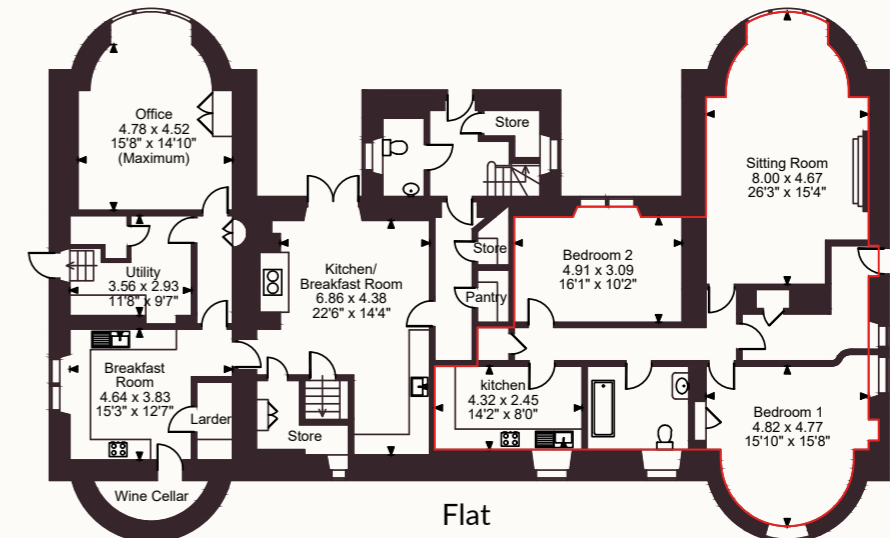
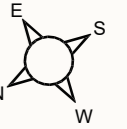
The property lies on the edge of the historic market town of Duns, moments from the rolling Berwickshire countryside of the Scottish Borders, within easy reach of the Lammermuir Hills and the scenic River Tweed valley. Duns offers various accessible amenities, with a good selection of independent shops, cafés, pubs and restaurants around its charming market square, as well as a swimming pool, sports hall, golf course and the Jim Clark Museum. Schooling in the area is well provided for, with Duns Primary School and Berwickshire High School both located in the town. The A6105 provides straightforward road connections towards Berwick-upon-Tweed, approximately 15 miles to the east, where mainline rail services on the East Coast Main Line offer journeys to Edinburgh in under an hour and to London King's Cross in around 3.5 hours.

Postcode region: TD11

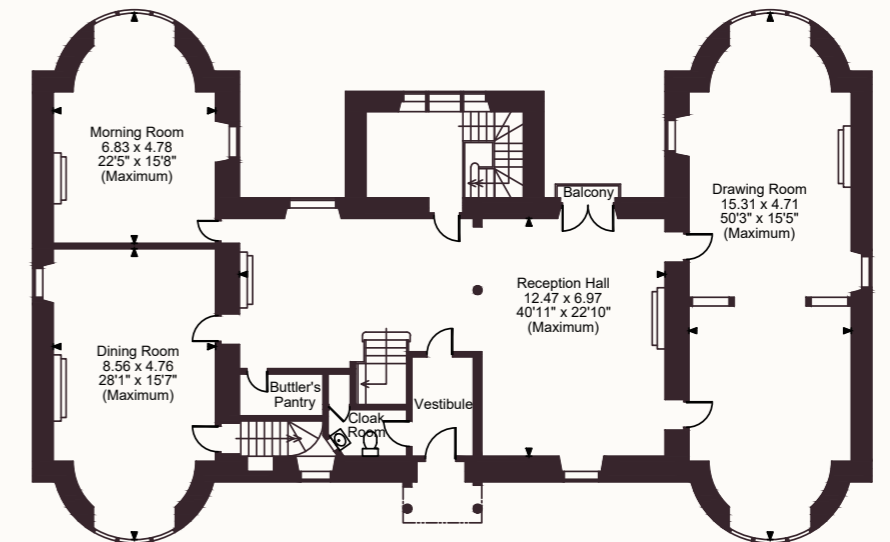




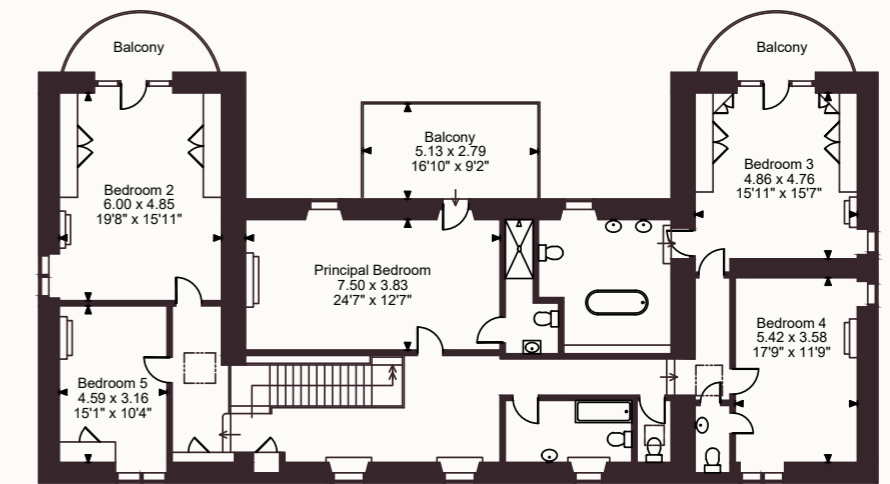
Wellfield House, Preston Road, Duns
 Internal area 7,340 sq ft (682 sq m)
 Balcony external area = 154 sq ft (14 sq m)



Garden Level



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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General Information

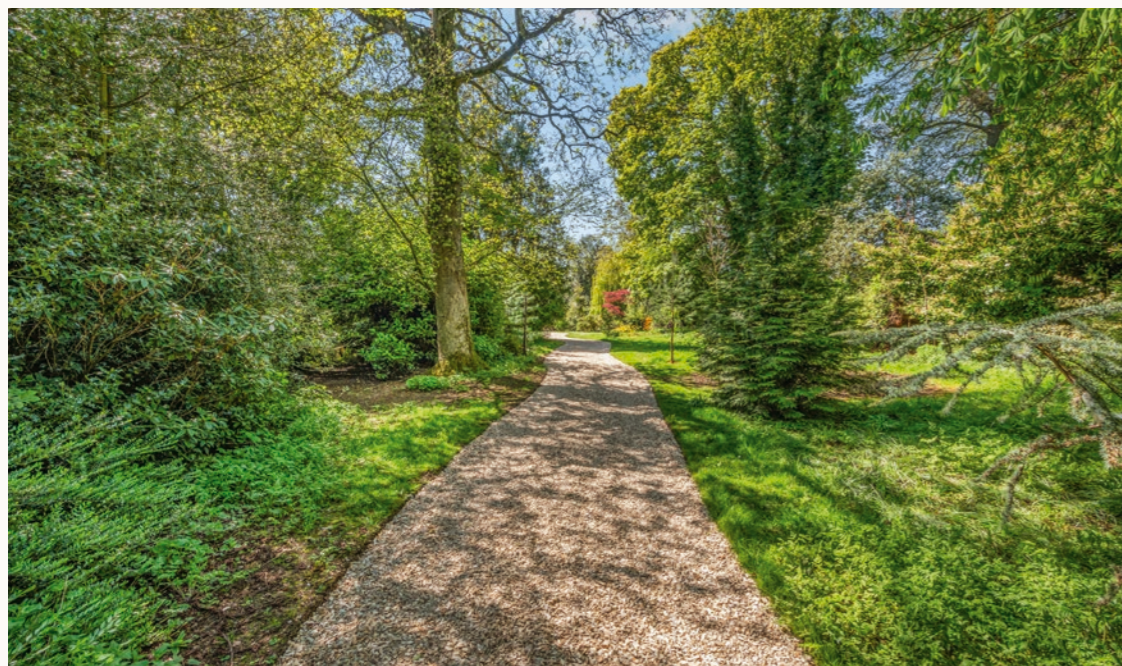
Local authority: Scottish Borders Council
Services: Mains, gas, water and drainage
Council Tax: H
EPC rating:
Tenure details: Freehold
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>


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