Bracklinn, Edrom, TD11 3PX

Offers Over £485,000

- Architect Designed Detached House
- 3 Double Ground Floor Bedrooms
- Utility / Boiler Room
- Private Orchard Style Garden
- Heat Recovery Ventilation System
- Open Plan Living / Kitchen / Dining
- Bathroom & Shower Room
- Ample Parking & Carport
- Solar & Stove Hot Water System
- Quality Finishes & Immaculate

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LOCATION:

Edrom is a hamlet in Berwickshire, offering the peace and quiet of rural life while remaining conveniently placed for everyday needs. The neighbouring village of Chirnside, less than three miles away, provides local amenities for day-to-day essentials, while the larger town of Duns is also close by for a fuller range of shops, schools and services. For a wider choice of facilities, Berwick-upon-Tweed is approximately 12 miles away, and the award-winning sandy beach at Coldingham Bay lies a similar distance, making Edrom a well-connected base for both quiet country living and easy access to the surrounding towns and coastline.

DESCRIPTION:

Bracklinn is a striking, one-off architect-designed home, built by its previous owner in 2011 and designed by John Gilbert Architects of Glasgow. The house was conceived following the acquisition in 2009 of a generous garden plot with planning permission in principle, resulting in a truly individual home that makes exceptional use of its setting. Clad in Scottish larch with extensive glazing throughout, the house is arranged over two floors, with the principal living accommodation positioned on the upper level to maximise its west-facing aspect and take full advantage of the open countryside views towards Duns. The properties eco credentials include a heat recovery ventilation system, high levels of insulation, wood-burning stove and solar panels which both heat the water. Internally, immaculate oak flooring extends throughout both floors, complemented by a beautifully crafted oak staircase with glass balustrade. The fitted kitchen, with oak worktops, sits within a calm, neutral interior palette that lends the home a distinctive Scandinavian feel. The spacious and lofty upper floor is centred around an exceptional open-plan living, kitchen and dining area. Rooflights and extensive glazing flood the space with natural light, while framing the surrounding countryside and creating a strong connection with the garden and wider landscape. This level also includes a bathroom and a utility/boiler room, with an access door leading to a covered porch and steps down directly to the garden. The three well-proportioned double bedrooms are located on the lower floor and each benefits from direct access to the garden. A generous entrance hall and contemporary shower room complete the accommodation. Bracklinn is a rare and thoughtfully designed home, combining striking contemporary architecture, considered environmental credentials and beautifully understated interiors, all set within a generous garden and an outstanding rural setting.

EXTERNALLY:

Bracklinn sits within generous, totally private gardens, bordered by hedges and woodland and designed for ease of maintenance. A variety of fruit trees which include apple, pear, cherry and medlar provide interest through the seasons and support a haven for local birds and wildlife. A sizable store runs along the rear of the house, with access from either end, offers practical space for cycles and garden equipment, while a chipped driveway leads to a detached double carport, with room to convert to a garage if required.

SERVICES:

Mains Electric & Water. Septic Tank Drainage. Heat Recovery, Stove & Solar Water.

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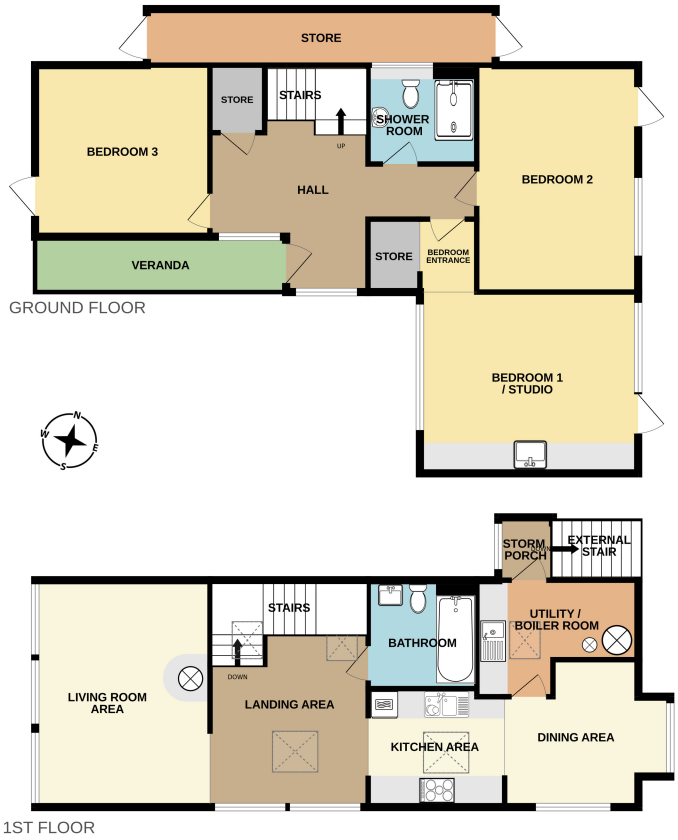
FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- ENTRANCE HALL (6.00M X 5.22M) at widest
- ENTRANCE / STORE TO BED 1 (2.42M X 1.08M)
- SHOWER ROOM (2.40M X 2.19M)
- FIRST FLOOR OPEN PLAN
- LIVING ROOM AREA (5.02M X 3.86M)
- FAMILY / DINING AREA (3.03M X 2.80M)
- BATHROOM (2.38M X 2.02M)
- BEDROOM 1 / STUDIO (4.82M X 3.98M)
- BEDROOM 2 (5.05M X 3.39M)
- BEDROOM 3 (3.86M X 3.79M)
- LANDING / DINING AREA (4.03M X 3.42M) at widest
- KITCHEN AREA (3.01M X 2.63M)
- UTILITY ROOM (3.40M X 2.44M) at widest

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

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