



## Reedy Loch Farmhouse, Duns, TD11 3PS



Offers Over £945,000

- Detached 5-Bedroom Farmhouse
- Bright Kitchen/Dining/Family Room
- Living Room, Lounge & Office
- Bathroom, Shower Room & WC
- Utility Room & Detached Studio
- 17 Acres - Grazing/Garden/Woodland
- Agricultural Shed & Lambing Shed
- Grazing Fields - Just Under 12 Acres
- Garden with Fruit, Veg & Orchard
- Woodland, River & Ample Parking

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

Nestled in the heart of the beautiful Scottish Borders, Reedy Loch offers the opportunity to enjoy country living, surrounded by rolling farmland, riverbanks and countryside. The town of Duns, approx. 3 miles away, providing a full range of local amenities including shops, cafes, doctors, dentist and well-regarded schools. For broader commuting and travel connections, Berwick-upon-Tweed and the A1 are within easy reach, offering fast links to Edinburgh and Newcastle. The area is rich in outdoor pursuits: fishing, walking in the Lammermuir Hills and cycling along country lanes are all on your doorstep. Wildlife is abundant, and the seasonal landscapes make this a haven for anyone with a love of the outdoors.

### DESCRIPTION:

Reedy Loch Farmhouse is an elegant traditional farmhouse, set within approx. 17 acres of land comprising grazing, woodland, outbuildings, gardens and parking. This striking five-bedroom property, painted Suffolk-pink is prominently positioned on the brow of a hill and has been thoughtfully extended to maximise the uninterrupted, south-facing views, all while remaining sympathetic to the character of the original building. The farmhouse has been extensively renovated to an exceptionally high standard throughout, featuring luxury bathrooms, kitchen and beautiful flagstone flooring running from the rear hall through to the open-plan kitchen / dining / family room and spacious utility room. The décor has been tastefully chosen to complement each space, with a modern colour palette that brings a sense of warmth and cosiness to the living room, lounge and bedrooms, while enhancing the light and airy feel of the open-plan kitchen / family areas. The ground floor also includes a study with separate access and a WC, ideal for home working or a potential guest suite. Upstairs, there are five generous bedrooms, family bathroom and a separate shower room. To the rear of the property sits a detached stone-built studio/store, which offers potential for conversion into a luxury annexe, subject to the necessary planning permissions.

### EXTERNALLY:

The property sits on approx. 17 acres of land and features a large garden with vegetables, fruit trees, and a developing orchard situated to the front of a spacious agricultural building. This building extends to 190m sq. and has been designed to be easily adapted into stables, ideal for those seeking an equestrian set-up. It also benefits from photovoltaic solar panels on the roof. Just under 12 acres of prime grazing land accompany the property, along with a lambing shed. The gently rolling fields lead down to your own private woodland, which extends to the River Blackadder - offering excellent opportunities for fishing. The traditional-style farmhouse boasts a south-facing facade and convenient parking to the rear. In addition, there is an attractive stone outbuilding currently used as a studio and for storage. The property, its land, and the surrounding buildings are full of character and charm, offering an abundance of delightful surprises.

### SERVICES:

Mains Electricity & Water. Septic Tank. Oil-fired Heating, 3 Woodburning Stoves & PV Solar Panels.



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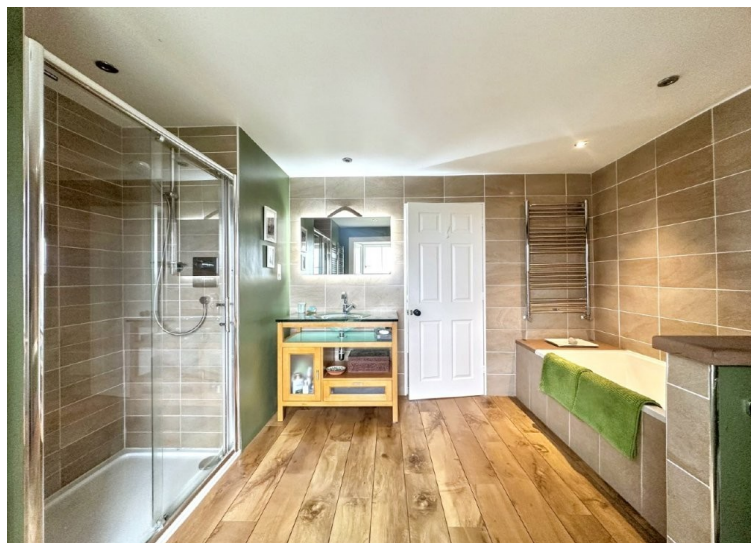
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## FLOOR PLAN:



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:

- PORCH (1.48 X 1.40M)
- LOUNGE (5.17M X 4.43M)
- KITCHEN AREA (6.68M X 3.37M)
- GARDEN ROOM AREA (5.17M X 3.95M)
- HALLWAY (2.71M X 0.95M)
- OFFICE (4.05M X 3.19M)
- LANDING (12.27M X 2.18M) at widest
- BATHROOM (3.14M X 2.98M) at widest
- BEDROOM 5 (3.85M X 2.90M) at widest
- SHOWER ROOM (2.26M X 1.78M)
- INNER HALLWAY (6.94M X 3.24M) at widest
- LIVING ROOM (4.44M X 3.49M)
- DINING AREA (4.79M X 3.04M)
- UTILITY ROOM (3.98M X 3.35M)
- WC (2.10M X 1.37M)
- REAR HALLWAY (4.27M X 1.11M)
- BEDROOM 1 (4.40M X 4.02M) not including wardrobes
- BEDROOM 4 (3.54M X 3.45M)
- BEDROOM 3 (3.35M X 3.31M)
- BEDROOM 2 (4.69M X 4.00M)

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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.



## Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review  
your property and provide you with an accurate price.  
You can find more information on our website.