



## A historic walled garden is now the setting for a modern but traditionally styled five bedroom house near Duns

Looking at this property, even close up, you'd be forgiven for thinking it was an old house, yet the opposite is the case. Built in 1996 within the historic walled garden of Allanbank House, it combines the best elements of traditional design and modern construction in a glorious three-and-a-half-acre setting that now incorporates a decked terrace, detached summerhouse, hot tub, patios, paddock, vegetable garden, paths, ornamental ponds and wildlife pond.

Although only the courtyard steading (built circa 1780) and walled garden remain, Allanbank House was once the dower house to Blackadder House, the latter a classical Palladian-style stately home that was requisitioned by the government during the First World War and later demolished in 1925. Aptly named, the substantial five bedroom house that now occupies the walled garden was only two years old when it was bought by Walter and Dianne Fairbairn in 1998. The couple, both keen gardeners, were charmed by the surroundings - and the potential for landscaping the garden ground, which at the time comprised three acres or so of grass.

In the last 11 years Walter and Dianne have landscaped the grounds to superb effect, creating a series of outdoor 'rooms' and sheltered retreats that provide year-round pleasure and interest. In addition, they have further improved the house, adding an over-sized two/three car double garage cum work area and an equally spacious conservatory, the latter attached to the gable end of the house.

The accommodation is bright and spacious and includes a ground floor cloakroom, large dining hall with double doors connecting to the living room and French doors opening on to a rear-facing paved patio overlooking the garden. An inner hall leads to a useful guest annexe, comprising double bedroom - French doors to the side providing disabled access - and bathroom. Off the dining hall is a superbly equipped 18ft breakfasting kitchen and adjoining utility complete with built-in airing cupboard (washing machine included) and a conservatory with two sets of French doors opening to the front and side. In between the kitchen and the conservatory is a cosy sitting room with a feature fireplace and open fire. This entire area - kitchen, utility, conservatory and sitting room - has Chinese slate flooring throughout.

Upstairs are four good sized double bedrooms, all with built-in storage - the main bedroom with French doors opening on to a private balcony and an en suite bathroom with a Jacuzzi corner bath - and a dramatic monochrome shower room with a two-person shower complete with steam function, multi-jets, integral lighting and seating, and vanity unit with solid granite top.

The kitchen is a major attraction. Fitted with solid maple wall and base units and contrasting Corian work surfaces, it includes a built-in butchers block and a central island/breakfast bar, above which is an attractive Batterie de Cuisine. Appliances include a Stanley range cooker, which also provides heating and hot water; integral dishwasher; Britannia double oven and seven-burner LPG gas hob; and an American-style fridge freezer set into a custom-made larder unit with wine rack and matching dresser.

Other rooms have their own attractions and focal features, among them the welcoming open fire in the living room, with its carved pitch pine mantel and brick inlay, and the timber panelled walls to sill height in the sitting room. Equally desirable is the three-and-a-half acre garden, which has been designed and landscaped to provide 'rooms' for all seasons, with places to relax and unwind, including suntrap patios, an elevated decked terrace and a hot tub; places to grow vegetables and fruits, aided by greenhouses, garden sheds and a composting area; and places that connect with nature, from a wildlife pond surrounded by carefully chosen shrubs and plants and ornamental ponds connected by a waterfall, to a paddock planted with native trees.

The Garden House is an exceptional property that offers a ready-made indoor/outdoor lifestyle in idyllic rural surroundings, while being only a short drive from amenities in the nearby town of Duns.

**The Garden House**  
**Allanbank Walls, Duns**  
**Offers Over £595,000**  
**Details on page 6**

