



LAWS HOUSE

Duns, Scottish Borders, TD11 3LU



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Laws House is a striking Tudor Jacobean country house of circa 8,428 sq. ft occupying an enviable south facing position in the Berwickshire countryside. Built in the late 1870s by Alexander Low, this stunning country house boasts elevated views over the rolling countryside and sits in circa 1.4 acres of beautifully landscaped gardens. The current owners have taken great care to restore, preserve and maintain the ornate period features of the house, blending them effortlessly with modern fixtures and fitting to create an individual and impressive country house suitable for modern living.

In all 3.27 Acres (1.3 Hectares)

Accommodation Comprises:

Ground Floor: Entrance Hall, Dining Room, Drawing Room, Library, Snug, Dining Kitchen, Office, Laundry, Utility, Boot Room, WC.

First Floor: Landing, Four Bedrooms (One En-Suite), Two Bathrooms, Study.

Second Floor: Landing, Six Bedrooms, Bathroom, Storeroom

Basement: Wine Cellar, Storeroom.

Distances: Duns 5 miles, Berwick upon Tweed 13 miles, Kelso 15 miles, Edinburgh 46 miles, Newcastle upon Tweed 73 miles.



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Description:

Laws House is a wonderful C listed Tudor Jacobean style country house with outstanding views over rolling borders countryside.

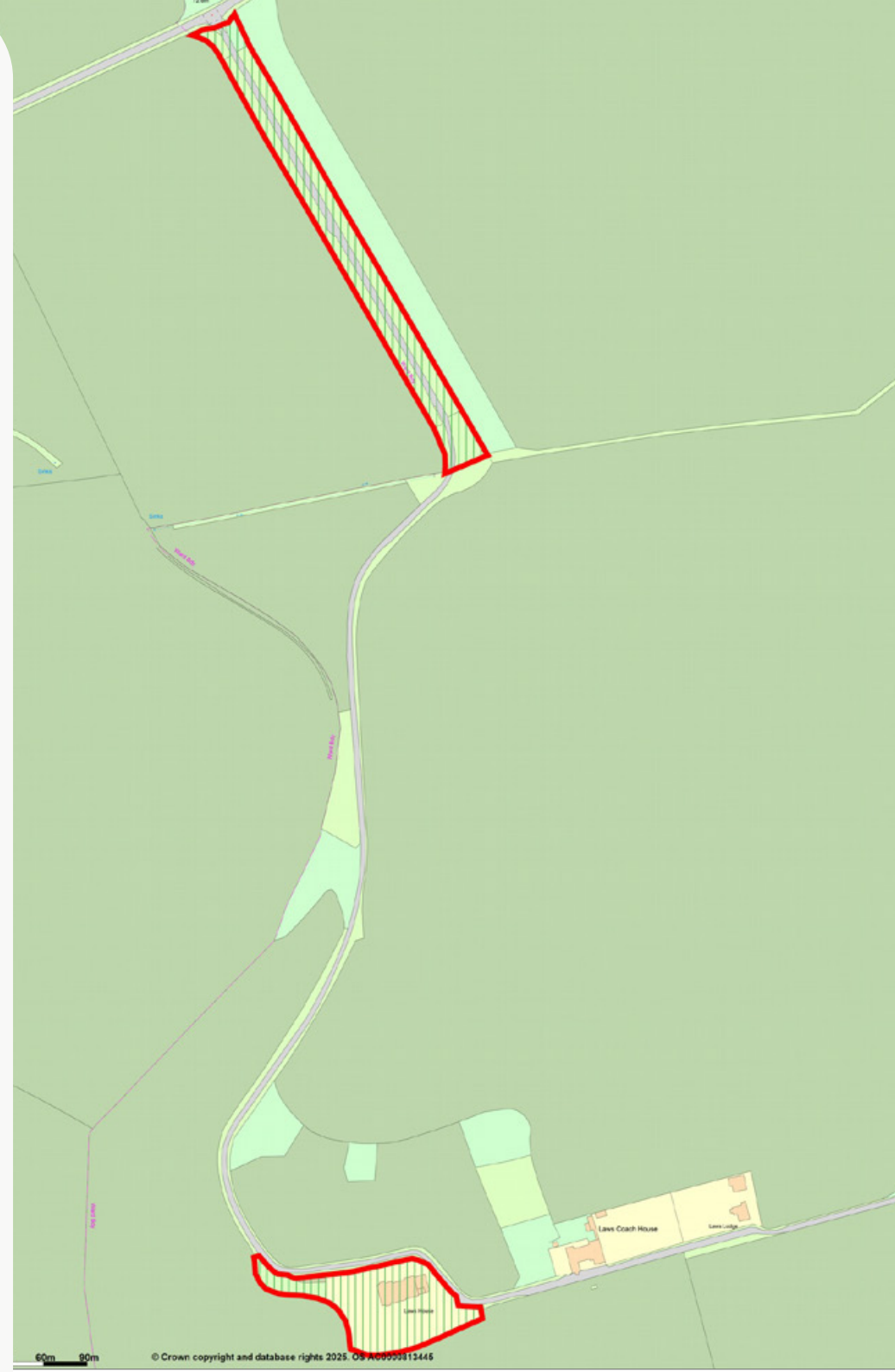
The house is rich with history, being described in the 1885 Ordnance Gazetteer of Scotland as "the only mansion house" in the parish of Whitsome. From its commanding, elevated position, the property truly must be viewed to be appreciated. Its discreet and private location allows a sense of true country living in a wonderful setting with farmland views.

Key Features:

- Striking C-Listed country house made of polished sandstone in the Tudor Jacobean style.
- Four stunning principal reception rooms and an impressive reception hall and grand staircase, with ornate barley sugar balusters.
- Intricate period detailing throughout including feature fireplaces, cornicing, panelled ceilings, finial gables and sash & case windows.
- 1.4 acres of landscaped mature gardens, with a further 1.87 acres of land that adjoin the driveway.
- Principal bedroom suite with garden views, en-suite bathroom/dressing room.
- Sun terrace accessed from the kitchen, perfect for al-fresco dining.
- The property has been meticulously looked after with extensive roof works conducted by the present owners.

Situation:

The property sits in a truly idyllic rural yet accessible location, circa five miles from the busy town of Duns and 13 miles from Berwick-Upon-Tweed. The house is ideally placed for those looking to have an easy commute to wider amenities whilst enjoying a peaceful rural position. Mainline train stations are available at Berwick (13 miles) or Reston (8.5 miles) which offer services to Edinburgh, Newcastle (circa 45 minutes) and London (circa 3 hours 45 minutes). Both Edinburgh and Newcastle offer international airports.





Directions:

From Edinburgh take the A68 south through Dalkeith and Pathhead. Turn left at the Carfraemill Hotel onto the A697 signposted for Coldstream and continue for 15 miles to Greenlaw. One mile beyond Greenlaw turn left onto the B6460. Continue for 8 miles and the entrance to the driveway of Laws House is on the right-hand side, just over 2 miles beyond the crossroads with the A6112. Continue up the shared private drive and the entrance to Laws House is on the right-hand side at the top of the hill. Continue through the private gates to a gravel sweep at the front of the house.

General Remarks:

Services

Mains water and electricity. Private drainage. Oil fired central heating.

EPC: G (19)

Council Tax:

Assessed to band H.

Tenure:

Freehold

Viewings

strictly by appointment with Rettie.

Internet Web Site:

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk www.onthemarket.com and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.







Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie Berwick LLP, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie Borders LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

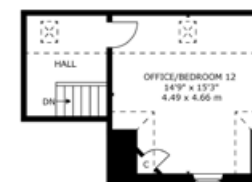
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.











LAWS HOUSE, DUNS, SCOTTISH BORDERS, TD11 3LU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 8,428 SQ FT / 782 SQ M
 SHED 582 SQ FT / 54 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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