Burnbank House, Foulden

Edwin Thompson



Burnbank House, Foulden, Berwickshire, TD15 1UH

Guide Price £525,000

Edwin Thompson

A rare opportunity to acquire a substantial family home with extensive grounds, quality finishes and exceptional outbuildings in a highly desirable Borders location.

Description
Burn Bank House is an impressive detached family residence set within substantial private grounds in the highly desirable village of Foulden, in the Scottish Borders. Finished to an exceptional standard throughout, both internally and externally, this beautifully presented home offers generous and versatile accommodation ideally suited to modern family living, whilst enjoying a peaceful rural setting with excellent connectivity to nearby amenities and transport links.

Accessed via secure wooden entrance gates, the property enjoys a large driveway providing extensive off-street parking and access to a range of useful outbuildings. The mature grounds offer a wonderful degree of privacy and include a charming summerhouse, attractive stone-built outbuildings and well-maintained outdoor spaces, ideal for entertaining

The accommodation is thoughtfully arranged over two levels. On the ground floor, the welcoming entrance leads to a spacious lounge, a well-appointed kitchen, a bright conservatory and an elegant formal reception room, providing flexible living and entertaining space. A ground floor bedroom offers versatility, while a convenient WC completes the ground floor.

Upstairs, the principal bedroom benefits from its own en-suite facilities. A further generous double bedroom is served by a modern appointed family bathroom featuring a freestanding bath, separate shower enclosure, WC and wash hand basin.

Externally, the property's substantial stone outbuildings offer a wealth of potential and practical functionality. One section provides excellent storage space and is currently equipped with a dog grooming facility, while the second incorporates a mechanical workshop together with garage storage, making it ideal for hobby's, vehicle enthusiasts or those requiring extensive workspace.

Location
Situated in the sought-after village of Foulden, Burn Bank House enjoys the best of rural Borders living while remaining within easy reach of the historic market town of Berwick-upon-Tweed. The town offers a comprehensive range of amenities, including shops, supermarkets, schooling, leisure facilities and a mainline railway station providing regular services to Edinburgh, Newcastle and London, making the property an excellent choice for commuters and those seeking a balance between countryside tranquility and accessibility.

Services
Mains electricity and water.
Drainage to a septic tank.
Oil central heating throughout with supplementary LPG.

Tenure
Absolute Ownership.

Viewing
By appointment with the sole selling agents, Edwin Thompson.

Energy Performance Rating
C

Council Tax Band
E

Home Report available upon request





Edwin Thompson













Edwin Thompson







Edwin Thompson









Edwin Thompson













Edwin Thompson



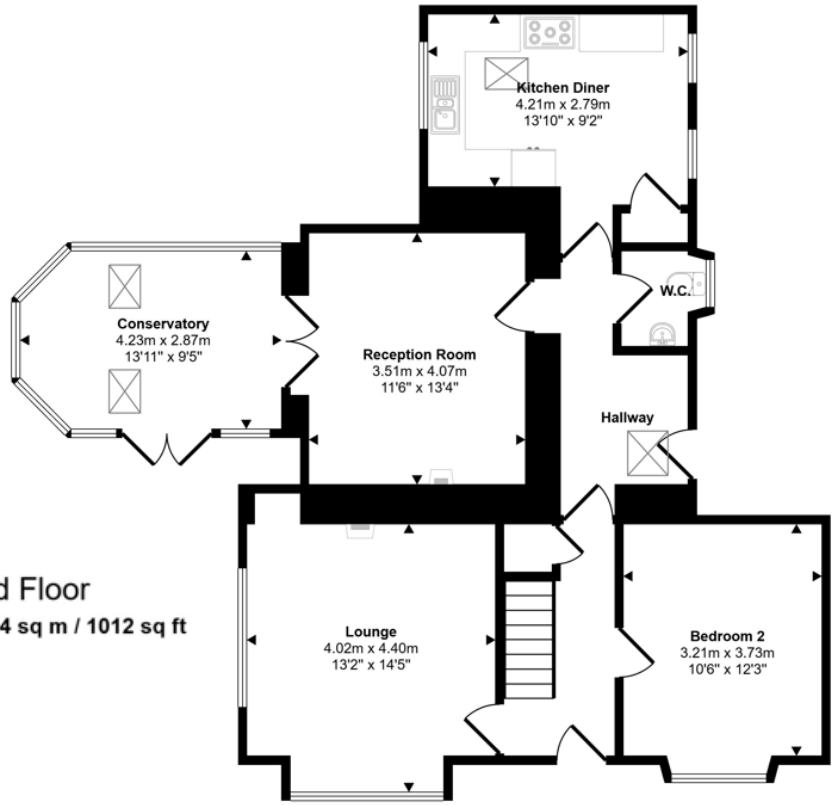




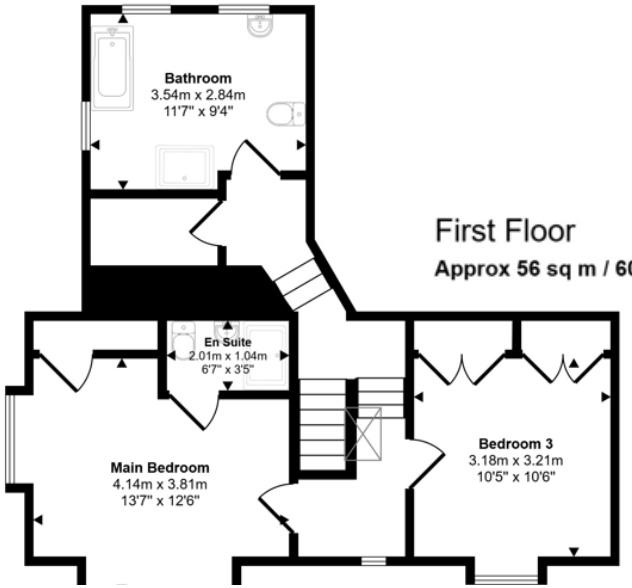


Edwin Thompson

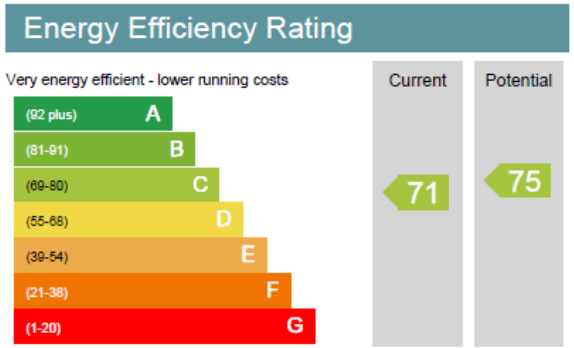
Approx Gross Internal Area
150 sq m / 1618 sq ft



Ground Floor
Approx 94 sq m / 1012 sq ft



First Floor
Approx 56 sq m / 606 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OnTheMarket

rightmove

naea | propertymark PROTECTED

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS
RICS The mark of property professionalism

IMPORTANT NOTICE:
Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimension, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contact relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in June 2026.