

# TAITS

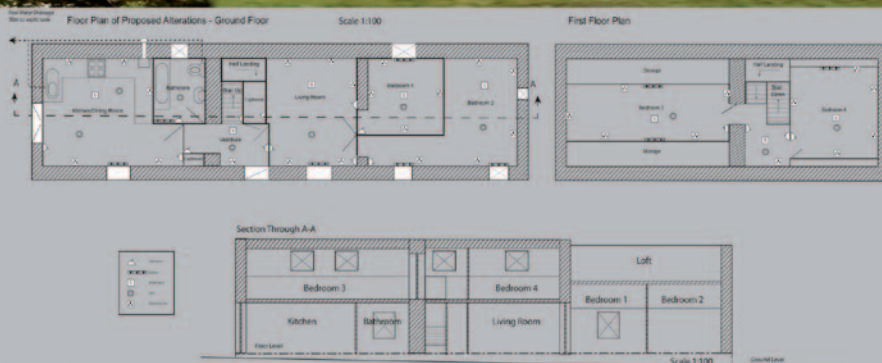
Solicitors & Estate Agents

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## Mill Cottage Barn

Ancrum, TD8 6XJ



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# Ancrum

## Mill Cottage Barn

An existing barn with planning consent for change of use to residential property, providing a 4 bedroom house with garden and hard stand parking.

### Location:

Mill Cottage Barn enjoys an idyllic setting, surrounded by woodland and lovely walks yet within easy walking distance of the centre of the village and just a couple of minutes off the A68.

Ancrum is a small and very pretty village, which lies on the St Cuthbert's Way, just a few miles outside Jedburgh. The village enjoys an active community life and has a variety of local facilities, including a primary school, shop and post office, and a lively pub that serves real ale and good quality meals.

The region is well known for its beauty and the lifestyle it offers, with many country pursuits, making the area an attractive and enviable part of the country to reside in.

This location will appeal to those searching for a semi rural lifestyle, yet who need to have easy access to main routes and amenities. Already a comfortable commute for Edinburgh via the A68, the reinstatement of the Waverley Railway line, with the terminus in Tweedbank which can be reached in around 20 minutes by car, has opened up alternative travel options to the city and Midlothian towns, with travel time to Edinburgh Waverley Station from Tweedbank just under an hour. Newcastle and Carlisle are both about 60 miles travel by road.

### Directions:

Travelling into Ancrum off the A68, drive over the bridge and keep right. On the bend where the road veers to the left there is a lane ahead; take that lane, signposted for Mill Cottage only, and the barn sits on the right. For those with the use of Satellite Navigation the postcode for this property is TD8 6XJ.

### Planning:

Planning consent was obtained in 2013 Planning Ref 13/00122/FUL. For planning enquires please contact Scottish Border Council Headquarters, Newtown St Boswells, Melrose TD6 0SA Tel: 01835 824000.

### Services:

There is an existing water supply to the barn. Mains electricity and gas are close to the site but not connected and drainage to be installed by the purchaser.

### Council Tax:

The property will be assessed for council tax rating purposes upon completion.

### Viewing:

Strictly by appointment with the sole selling agents, Messrs Tait's, 10 The Square, Kelso Telephone 01573 224311.

### Entry:

By negotiation.

### Offers:

These particulars, whilst carefully prepared, are not warranted and do not form part of any contract. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling Agents as regards the condition of the property, as regards any works which may have been carried out upon the property and as regards any Notices or proposals which may currently affect the property. Any purchaser shall require to carry out his own investigations in respect of all such matters.

Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. Solicitors submitting offers are requested to use the Scottish Standard Clauses (Edition 2) specified in the Deed of Declaration by Ross Alexander MacKay dated 14th March and registered in the Books of Council and Session for preservation on 15th March both 2016. Successful offers received not using the Standard Clauses may be responded to by deletion of the non-standard Clauses and replaced with the Scottish Standard Clauses (Edition 2) (15th March 2016). The sellers do not bind themselves to accept the highest or any offer which may be received for the property. If the property is being advertised at a fixed price, potential purchasers and their Agents should be aware that the date of entry will be regarded as a material condition when considering any offer received. If an offer is submitted at the fixed price but is subject to survey or subject to any other suspensive condition, the offer will only be considered once any such condition has been removed and, pending such removal, the property shall remain on the market for sale and we shall continue to invite offers for the property at the fixed price.

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These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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