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PROPERTY



Cabinetmakers House

Jedburgh





Stylish, spacious and adaptable, this impressive townhouse boasts carefully retained Georgian features and expertly blends them with modern comforts and impeccable fixtures, fittings and finish. The five bedroom property stands proudly in the heart of the historic town of Jedburgh, with a variety of amenities and services all close to hand. Cabinetmakers House has been skilfully renovated and designed by the current owners to offer a flexible layout which would lend itself well as an upmarket guest house, B&B or as an enviable family home, with great potential as a luxury holiday let investment.



JEDBURGH

Jedburgh is justifiably known as the 'Jewel of the Borders'; a traditional market square town, surrounded with stunning rolling Border's countryside. The town benefits from a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre and is well positioned for leisure activities with a Golf Course and strong Rugby following. There are two primary schools and a secondary school; with private schooling and local college available nearby. The Burgh of Jedburgh lies ten miles north of the border with England, making it perfect for the commuter, with its Augustan Abbey nestled on the banks of the Jed Water, and further historic roots and attractions including Mary Queen of Scots House and gardens, and the Old Castle Jail. Jedburgh is well situated with swift road links to both major airports at Edinburgh and Newcastle, the main east coast railway line is 35 miles distant at Berwick upon Tweed, and nearby Borders Rail connection at Tweedbank.

ENTRANCE

From the High Street, Cabinetmakers House enjoys a town centre position, with a cream painted frontage splashed with colour from various established creepers and potted plants; a style continuous throughout the property. A traditional timber door with glazed transom above opens into a vestibule and hallway; beautifully finished and hosting in-built storage and opening to the lounge and dining room, with a further door positioned to the far end providing access into the courtyard.

RECEPTION ROOMS

The first of the public rooms lies on the ground floor and is currently used as a lounge and dining area. The room is generously proportioned and enjoys excellent natural light provided by the restored astragal sash and case windows overlooking the town, accentuated by the neutral décor in Heritage paint; with stone coloured fitted carpeting and complimenting wall coverings. Feature colours are pulled in from the soft furnishings and light fittings, with attractive focal points provided by the wood burning stove and feature stained glass window. This is a great space allowing ample room for freestanding furnishings and ideal as a dining area for guests, with the kitchen

positioned adjacent. A second reception room is situated on the first floor, offering further flexible space as an informal sitting room or family room, and is fitted with stone coloured carpet, complimenting wall coverings, with feature fireplace and double dual aspect windows overlooking the town. This second reception room would offer a perfect private living space for the owner for the purpose of B&B, or indeed as a fifth bedroom.

KITCHEN

A high-end and contemporary fitted kitchen is quietly positioned to the rear on the ground floor, with an elegant, country chic style. The kitchen is fitted with a range of timber wall, base and display units and a fantastic solid oak worktop. There are streamlined integral appliances and a range cooker, with French doors opening to an attractive internal courtyard providing excellent natural light and perfect for al fresco dining in complete privacy.

BEDROOMS

A striking hallway and stairway, with a hint of gothic glamour, leads to the upper accommodation and bedrooms, and fits the spacious Georgian townhouse perfectly. The first of the bedrooms opens from the first floor landing, and both are exceptionally well proportioned and bright doubles; with the benefit of en suite facilities in each and a jack and jill bathroom with stunning freestanding bath opening from bed two. The Master suite and fourth bedroom are positioned on the second floor, where the careful design accommodates two further luxury en suites, with bedroom four ideally presented for luxury guest accommodation with a further freestanding bath. The master is particularly stunning and is exceptionally well proportioned with a lovely finish and benefiting from a dressing room and beautiful adjoining shower room.

EXTERNAL

An extremely private courtyard benefitting from the most of both morning and afternoon sun, opens from the kitchen and hallway - with decked terrace, seating area and colourful potted plants and creepers. This is an ideal, low maintenance area for entertaining and al fresco dining, also providing access to a large store room housing the boiler.

MEASUREMENTS

See Floor Plan.

ADDITIONAL INFORMATION

The fitted carpets, floor coverings and integral appliances as mentioned are included in the sale. Further furnishings and appliances may be negotiable. Grade B listed building.

COUNCIL TAX

Council Tax Band F.

ENERGY EFFICIENCY

Band D.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Double glazed.

VIEWING

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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