

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Garden House

Hartrigge,
Jedburgh,
TD8 6TF



In an idyllic location on the outskirts of Jedburgh, with outstanding views of the surrounding countryside, The Garden House is a superb addition to the market. With approximately 3 acres of land, the property consists of an entrance hallway, lounge, family room, large conservatory, kitchen/diner, utility room, WC, family bathroom, master bedroom with en-suite and four further bedrooms. Whilst retaining its traditional charm the property, which forms part of a steading, now boasts bright and spacious rooms with additional superior storage. There are mature, well-maintained walled gardens to the front, a small enclosed courtyard to the rear and grazing land with a shelter for horses to the side. This is an exceptionally fine family home within easy reach of the local school, shops and other amenities, whilst the surrounding area has huge appeal for outdoor enthusiasts with beautiful country walks, and equestrian pursuits all on the doorstep. Viewing essential to fully appreciate.



The Garden House

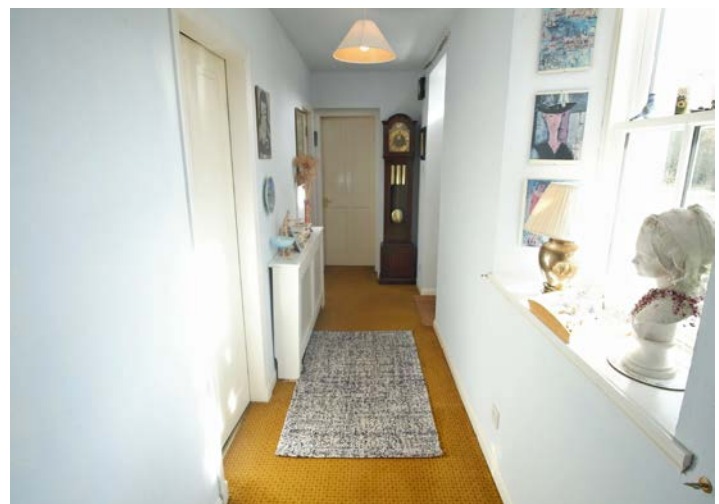
Hartrigge
Jedburgh
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DESCRIPTION OF GARDEN/LAND

The sale includes approximately 3 acres of land which has the benefit of some amazing views of the beautiful Borders countryside. Most of the land has previously been used for grazing and includes shelter. In addition, there's a lovely, secluded area of woodland which is home to a variety of wildlife.

LOCATION

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and will also soon be home to the new, £35 million, intergenerational school campus which is expected to open in March 2020 and is surrounded by the typical scenic countryside for which the Borders Region is renowned.



ACCOMMODATION AND OUTBUILDINGS:

ENTRANCE VESTIBULE

HALLWAY

LOUNGE: 4.85m x 3.93m

FAMILY ROOM WITH MULTI-FUEL STOVE: 5.41m x 4.38m

CONSERVATORY: 3.68m x 3.53m

KITCHEN / DINER: 3.72m x 3.15m + 3.58m x 2.21m

LARGE UTILITY ROOM / STORE: 3.87m x 3.23m

FAMILY BATHROOM: 3.02m x 2.24m

WC: 1.40m x 1.42m

MASTER BEDROOM: 3.39m x 3.47m

EN-SUITE: 2.09m x 1.84m

BEDROOM 2: 3.90m x 3.00m

BEDROOM 3: 3.73m x 4.03m

BEDROOM 4: 3.77m x 4.89m

BEDROOM 5 / OFFICE: 2.04m x 2.33m

SUPERIOR UPPER LEVEL STORAGE: 4.78m x 3.67m +
4.64m x 3.51m

APPROX. 3 ACRES OF LAND

DRIVEWAY

WELL MAINTAINED MATURE WALLED GARDENS TO
FRONT WITH NATIVE TREES

SMALL ENCLOSED COURTYARD OT THE REAR

OUTBUILDINGS & BOTHY



Directions

Travelling down Bongate, Jedburgh on the A68 from the High Street take the right hand slip road towards Ulston. Turn right at the first junction and continue to drive up the hill. You will come to another slip road with a sign for Hartrigge, follow this road until you reach The Garden House.

For sat nav users the postcode is TD8 6TF – if you are using this service, please make sure to look for the Hartrigge sign as this does not show on the Sat Nav.

Fixtures & Fittings

The sale shall include all carpets, floorcoverings (with the exception of the rugs), light fittings and bathroom fittings.

Viewing

Strictly by appointment with Cullen Kilshaw.

Entry

By mutual agreement.

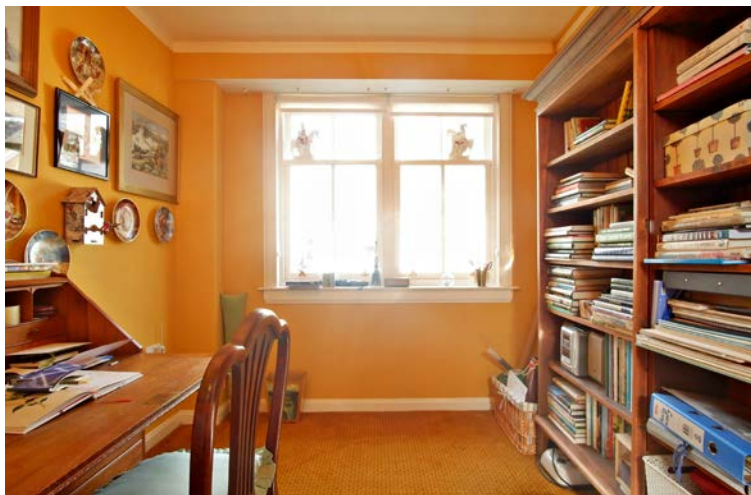
Entry Performance Certificate Rating

Band E

Services

Partial oil fired central heating alongside additional electric storage heaters, mains electricity, mains water supply and private drainage.





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Interested in this property?
Jedburgh
Call 01835 863202

Royal Bank Buildings,
Jedburgh, TD8 6DF
Fax: 01835 864016

Email: jedburgh@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Full members of:





The Garden House, Hartrigge

Approximate Gross Internal Area
222.1 sq m / 2391 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 528741)

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.