

Jedburgh

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Carterhouse

Lethem, Jedburgh, TD8 6PS

Presented to the market in impeccable condition, Carterhouse is a remarkable, two-storey detached farmhouse surrounded by an approximate 38.92 acres (15.75 hectares) of which the property solely owns. Originally built in 1880, the initial two bedroom detached home was extended in 2022 to create the entirely unique, substantial five bedroom family home that it now is. Having retained a wealth of original features and characteristics, the property is now ideally suited to the larger family or those with an eager interest in equestrian pursuits while holding luxurious country living at the forefront. Viewings are considered essential to fully appreciate.



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Principal Accommodation:

The original accommodation is still very much present at Carterhouse, although this has been brought up to the highest of standards within the recent, extensive renovations. The internal layout has been adjusted to comprise of an entrance hallway, open plan kitchen dining room, living room, snug, conservatory, utility room and family bathroom on the ground floor as well as a master bedroom with en-suite shower room, two further bedrooms and bathroom on the first floor

Annex Accommodation:

Accessed via the entrance hallway of the principal accommodation, the extension affords the property with a two-bedroom annex that could serve as a self-contained semi-detached house or be utilised as part of the home as one. The annex has been constructed to be in keeping with the original features and aesthetic of Carterhouse and overall comprises of a further kitchenette / dining room, sitting room, porch and WC on the ground floor as well as two generously proportioned double bedrooms and family bathroom on the first floor.



External Accommodation and Outbuildings:

In addition to the extensive and immaculate dwelling that is Carterhouse, there the smallholding offers a substantial amount of land within the sale. The initial garden grounds extend to an approximate one acre with a further 37.78 acres of rough grazing surrounding the property.

- The rough grazing land is classified as 5(3) on the Macaulay Land Use Research Institute Land Capability Map for agriculture in Scotland.
- Carterhouse falls out with the Nitrate Vulnerable Zone for Edinburgh, East Lothian and the Borders.
- The land presents a good opportunity to implement a plan to improve the grazing and increase the productive capacity.

Further benefits include a range of farm buildings that are easily accessed from the farm steading. The farm buildings comprise of a:

- 2002 steel portal frame sheep and hay shed 18m x 12m
- 2011 garage / workshop 6m x 8m
- 1990s wooden utility shed 12m x 12m

Location:

Lethem is a small hamlet located approximately 9 miles from the beautiful borders town of Jedburgh. Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and southbound. 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 both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Directions:

Leaving Jedburgh, travel south west on A68 towards Newcastle for approximately 7.8 miles. When approaching the Carter Bar, turn right onto the A6088. Continue for approximately 1.5 miles, a sign for Carterhouse will appear on your left and side. Turn left and follow the track.

For those that use what3words, the reference is: ditching.pirates.sketches

Planning Consents:

Full planning consent and detailed plans can be found on the Scottish Borders Council public access portal with the reference: 19/00560/FUL, 18/01564/FUL & 18/00857/FUL.







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