

Jedburgh
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Kirkland House,
Kenmore, Jedburgh. TD8 6JH

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Kirkland House, situated in Kenmore on the outskirts of Jedburgh, is a grand three-storey baronial mansion that seamlessly blends historical charm with modern conveniences. Originally constructed around 1875, the property has undergone alterations and extensions over the years to create the impressive residence seen today.

Accommodation Comprises:

- Grand baronial mansion dating back to circa 1875, offering historic charm with modern comforts.
- Expansive accommodation across three storeys, including six bedrooms and multiple reception rooms.
- Impressive family bathroom featuring a luxurious freestanding pea bath with a freestanding shower behind.
- Extensive outbuildings, including a former coach house, workshops, stores, and two greenhouses.
- Beautiful private gardens, enclosed by hedgerows, timber fencing, and traditional drystone dykes.
- Ample parking with a timber-framed three-car carport and additional off-street parking.





Kirkland House, Kenmore, Jedburgh, TD8 6JH

Approximate Gross Internal Area = 396.3 sq m / 4266 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtains.co © (101211132)

Location

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 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 both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description

The ground floor welcomes you with an entrance porch leading into a spacious hallway that sets the tone for the elegance within. This level features a generous living room, formal dining room, well-equipped kitchen, comfortable sitting room, and dedicated office space. Practical additions include a boot room, storeroom, utility room, cloakroom, and a WC compartment, ensuring both functionality and sophistication.

On the first floor, the landing connects to a luxurious master bedroom with an en-suite shower room, alongside a second bedroom also benefiting from an en-suite. Three further

bedrooms and three bathrooms complete this floor, including an impressive family bathroom that offers a luxurious, modern freestanding pea bath with a freestanding shower positioned behind, creating an elegant and relaxing retreat.

The attic floor presents a versatile upper landing, which functions as a study area, accompanied by an additional bedroom.

Beyond the main house, the estate includes a semi-detached single-car garage, originally the former coach house, constructed from stone and topped with a pitched slate roof. A collection of outbuildings offers extensive storage and workspace, including a store, workshop, coal store, tool store, and two greenhouses. Additionally, a timber-framed three-car carport with a pitched tile roof adds further convenience.

The property is surrounded by private gardens, enclosed by timber fencing, hedge rows, blockwork walls, and drystone dykes, creating a tranquil and secluded setting. Off-street parking is readily available, further enhancing the practicality of the estate.

This distinguished home represents a rare opportunity to

acquire a piece of baronial history while enjoying modern comfort in a picturesque edge-of-town location. Whether as a family home, a recreational retreat, or a heritage estate, Kirkland House embodies sophistication, space, and timeless appeal.

Home Report Value:

£850,000

EPC:

D

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Interested in this property?
Jedburgh
Call **01835 863202**

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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