

Jedburgh

Call 01835 863202



CULLEN KILSHAW
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Sharplaw Farmhouse

Jedburgh, TD8 6SQ



Sharplaw Farmhouse is set in an elevated position with stunning uninterrupted views overlooking the rolling borders countryside. The property is situated in a semi-rural location with easy access available to the vibrant town of Jedburgh and nearby countryside trails. The dwelling itself would benefit from cosmetic upgrading and would allow scope for the purchaser to sympathetically renovate this late 19th century farmhouse to their own unique taste.

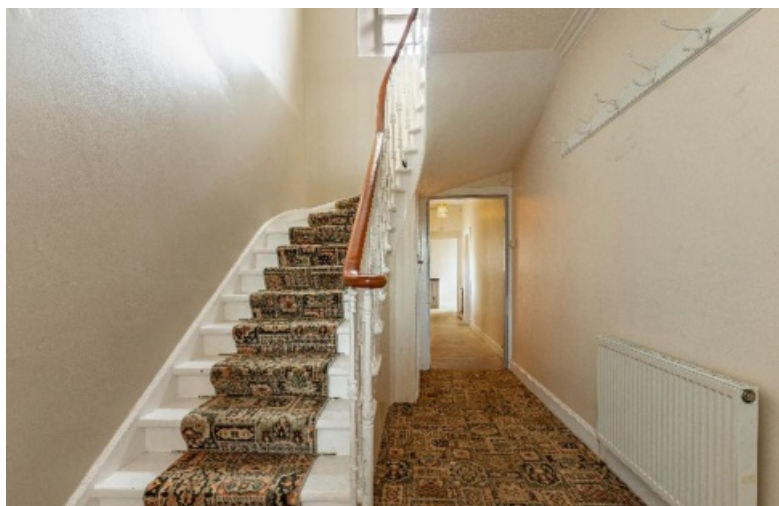


Sharplaw Farmhouse

Jedburgh, TD8 6SQ

Home Report Valuation
£425,000

EPC
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Description

The ground floor of the property comprises of the kitchen/diner, sitting room, drawing room, utility and WC. Moving upstairs, the property is home to the master bedroom with en-suite bathroom, two further generous double bedrooms, and the fourth bedroom which could be equally well utilised as a home office for those who require working from home capability, and the family bathroom. Sharplaw Farmhouse retains many attractive features including the two multi fuel stoves, high ceilings, deep skirtings & working shutters - also of particular note are the photovoltaic solar panels, contributing towards improved energy efficiency.

Externally, there is a driveway pertaining to the property, as well as well manicured garden grounds to the front, side and rear, bordered by a dry stone wall and beech hedging for privacy. Also of particular note, are the two stone built outbuildings which provide additional external storage/workshop space away from the main dwelling.

Services

Mains gas, electricity and water. Private drainage to septic tank located within the grounds of the property. The property also has the benefit of PV solar panels with feed in tariff.

Fixtures & Fittings

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

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.

Viewings & Offers

Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 864016.

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Sharplaw Farmhouse

Approximate Gross Internal Area = 178.5 sq m / 1921 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co.uk (ID1239970)

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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.