

Jedburgh
Call 01835 863202

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**Lea Cottage,
Ancrum Howden, Jedburgh, TD8 6TX**



Lea Cottage is an immaculate and beautifully appointed detached villa, set within a peaceful countryside pocket between Ancrum and Jedburgh. Completed around 2018, this exceptional home combines modern comfort with rural tranquillity, offering a refined lifestyle within easy reach of both village and town amenities.

Extending to approximately 146 sqm, the property is arranged over two spacious storeys and finished to an outstanding standard throughout. The ground floor welcomes you into a bright entrance hallway leading to a generous living room, a contemporary kitchen/diner, a practical utility room, a stylish shower room, and a versatile ground-floor bedroom ideal for guests or flexible use. Upstairs, the landing opens to two further beautifully proportioned bedrooms and a luxurious family bathroom.

The home sits within private garden grounds, bordered by timber and post-and-wire fencing, offering a secure and serene outdoor environment. A standout feature is the detached double garage, constructed in timber with a pitched slate roof and accompanied by an adjoining workshop - perfect for hobbies, storage, or additional workspace. Photovoltaic solar panels installed on the garage roof further enhance the property's efficiency and appeal.

Off-street parking is provided, and the semi-rural setting delivers a wonderful sense of privacy while remaining only five miles from Jedburgh, where everyday amenities are readily available. With a fantastic Home Report showing only two Category 2 items, Lea Cottage presents as a truly turnkey home.

This is a rare opportunity to acquire a luxury countryside residence offering space, style, and serenity in equal measure - an exceptional property that promises an outstanding quality of life.

Lea Cottage, Ancrum, Howden, TD8 6TX

Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft

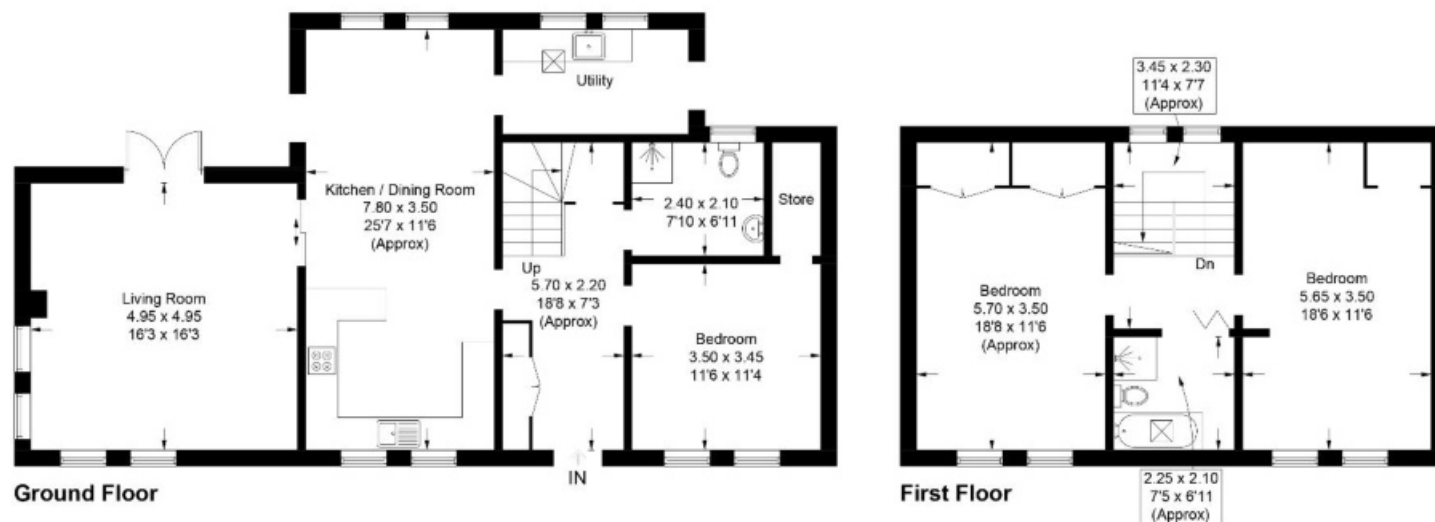


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321431)

Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

Home Report Value | EPC

£395,000 | EPC: B

Services

Mains electricity, water and drainage. The property is served by an air source heat pump.

Fixtures and Fittings

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

Viewings

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

Offers

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.

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

Also At:

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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.