Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Bonjedward Townhead Cottage, Jedburgh, TD8 6SJ













Occupying a picturesque rural setting near Bonjedward and surrounded by attractive woodland and farmland, 1 Bonjedward Townhead Cottage presents a rare opportunity to acquire a traditional stone-built cottage with excellent renovation potential. Dating from around 1870, this charming one-bedroom home offers an exciting project for those seeking to create a bespoke countryside retreat, holiday let, or permanent residence.

The accommodation comprises an entrance hallway, lounge with wood-burning stove, kitchen, bathroom and double bedroom, all conveniently arranged on one level. The property further benefits from generous private garden grounds, off street parking and an attached double garage providing excellent storage, workshop space or additional development potential, subject to any necessary consents.

While the property would now benefit from a programme of refurbishment and modernisation, it offers buyers the opportunity to add significant value and put their own stamp on a characterful home in a peaceful countryside location. Traditional cottages of this nature rarely come to the market, particularly those offering such scope for improvement and future enhancement.

Conveniently situated within easy reach of Jedburgh and its range of amenities, the property combines rural tranquillity with accessibility, making it an appealing proposition for renovators, investors and lifestyle buyers alike.

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Approximate Gross Internal Area = 40.09 sq m / 431 sq ft

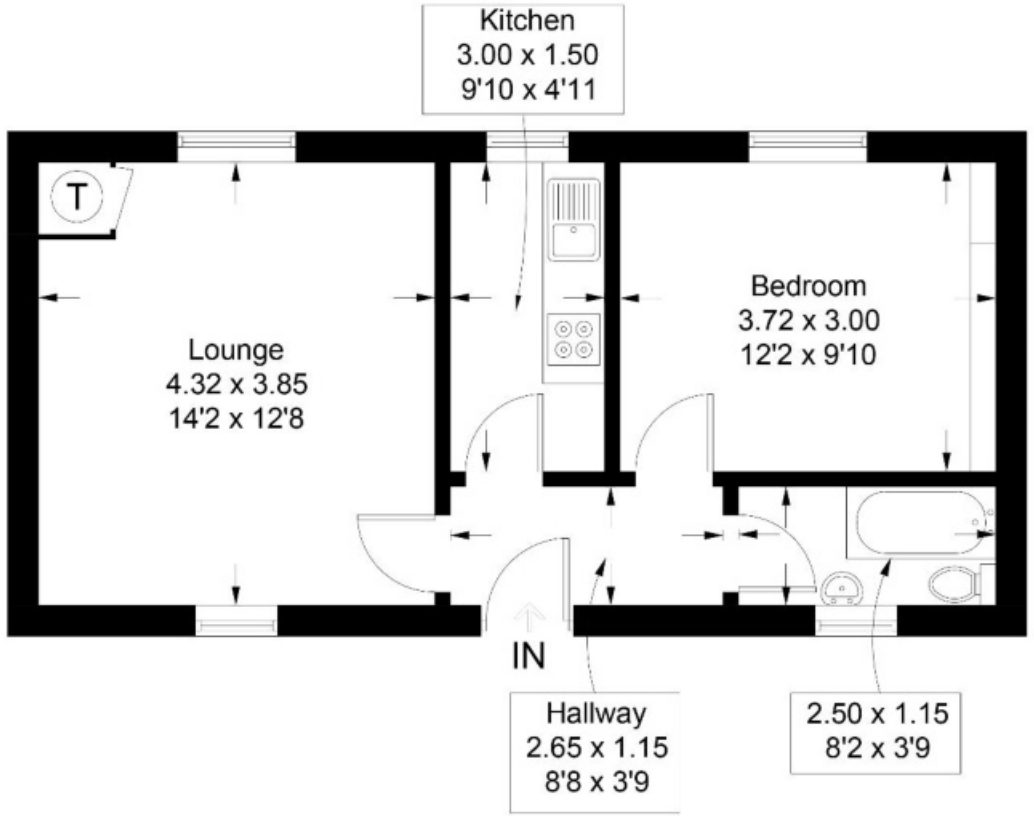


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346493)

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
£140,000 | EPC: D

Services
Mains gas, electricity, water and private drainage.

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.

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Interested in this property?

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Call 01835 863202

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Email: jedburgh@cullenkilshaw.com

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

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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211









Full members of:

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.