

Jedburgh
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The Walled Paddock, Letham, Jedburgh,

TD8 6PS

Offers Over £695,000



An incredibly unique opportunity has arisen to purchase a stunningly presented six bedroom, five bathroom, newly constructed detached home within the rarely available area of Letham, approximately 9 miles from Jedburgh. With garden grounds extending to an approximate 0.5 acres, the substantial property enjoy a particularly private aspect with stunning views over the surrounding countryside and the rolling hills.



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Services:

Oil-fired central heating, electricity, private water and drainage - septic tank and borehole both located within the property boundary.

Planning Consent:

Full planning consent and detailed plans can be found on the Scottish Borders Council public access portal with the reference: 07/01123/FUL. Completion certificate pending.

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 one mile and turn right at Fellside Kennels. Take the second left and drive along the track. The property will be on your right, before Lethem House.

What 3 Words reference: [examples.unwound.register](https://www.what3words.com/)



Description:

An incredibly unique opportunity has arisen to purchase a stunningly presented six bedroom, five bathroom, newly constructed detached home within the rarely available area of Letham, approximately 9 miles from Jedburgh. The one of a kind, substantial family home extends to an approximate 285.94 sqm (3078 sq ft) and benefits from an abundance of attractive features that should appeal to a variety of buyers, inclusive of the turret style staircase, modern fixtures and fittings throughout and the overall beautiful finish of the property.

The internal layout is vast and provides a wonderful versatility for the buyer with the availability to utilise the fully self-contained two bedroom home within the annex. Also appealing to those who are now permanently working from home, The Walled Paddock allows plentiful accommodation for home office spaces with a total of three reception/study areas and six bedrooms.

The main kitchen has not been fitted as of yet to afford the buyer the luxury of choosing their own once ownership is obtained. Although the annex kitchen is fully fitted and functional for immediate use.

Not only is the internal property impressive in both its size and style, but the garden grounds are of particular note. Extending to an approximate 0.5 acres, the substantial garden grounds enjoy a particularly private aspect with stunning views over the surrounding countryside and the rolling hills as well as being fully enclosed within the walled boundary with a small woodland/wilding area further afield. Parking is available in abundance with the additional benefit of plans in place to erect a detached double garage with integral shed and fuel store.

Overall, The Walled Paddock is the perfect mix of modern construction with a period style twist. Early viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Please note, the main kitchen being fitted prior to entry is available for separate negotiation and is not included within the advertised asking price.

EPC:

TBC

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.

Viewings:

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

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Saturday: 9.00am to 12.00 noon

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Lanholm, Tel 013873 80482

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.