

‘Allerton House’

Oxnam Road, Jedburgh, Roxburghshire
Scottish Borders TD8 6QQ

For Sale • Offers Over £650,000 are invited

Edwin
Thompson





An exquisite Georgian Villa offering timeless elegance combined with modern functionality. This beautifully refurbished home retains its original features, including deep skirtings, sash and case windows, working shutters, and intricately carved pine panelled inner entrance doors with a thistle motif. Standing proud in an elevated position off Oxnam Road, Allerton House enjoys breathtaking views over Jedburgh and the surrounding Valley. Currently operating as a four-star guest house Allerton House is equally suited to become a luxurious private family residence.

Kelso 12 miles

Edinburgh 48 miles

Newcastle-upon-Tyne 56 miles

- Breathtaking views over Jedburgh and the surrounding valley
- Set on approximately 0.94 acres of landscaped grounds
- Sweeping tarmac driveway leading to a spacious car park
- Serene enclosed courtyard garden to the rear
- Currently operating as a four-star guest house
- Graded lawns
- Main House providing welcoming dining room, commercial grade kitchen, six spacious en-suite rooms with amenities including free Wi-Fi, digital television, ironing facilities, hairdryers, and tea and coffee-making stations. Some rooms boast enchanting garden views; further wing which can be separated off providing farmhouse kitchen, living room, two further bedrooms and a family bathroom.
- Allerton House Stables provides a separate delightful one-bedroom cottage.



BRIEF RESUME

- Stunning Graded Gardens
- Spacious Bright Rooms
- Fantastic Character Features
- 9 Bedrooms; 8 Bathrooms
- Mature elevated Setting
- Readily accessible location

KEY FEATURES OF JEDBURGH

- **Historic Attractions:** Visit the iconic 12th-century Jedburgh Abbey and the medieval Castle Gaol. These landmarks attract a significant number of seasonal visitors each year.
- **Modern Amenities:** A bustling market center with independent shops, restaurants, and businesses.
- **Sports and Leisure:** Facilities include a swimming pool and gym (currently closed February 25), hockey pitch, sports fields, and clubs for rugby, football, and golf.
- **Excellent Connectivity:** Convenient access to major road networks via the A68. Edinburgh and Newcastle Airports are both within a 55-mile radius, with railway connections available from Galashiels.





DESCRIPTION

Nestled within private garden grounds off Oxnam Road, Allerton House is an exquisite Georgian Villa offering timeless elegance and modern functionality. Constructed from sandstone with a slate-clad hipped and pitched roof, the property showcases an exceptional blend of historic charm and contemporary refinement.

This beautifully refurbished home retains its original features, including deep skirtings, sash and case windows, working shutters and intricately carved pine panelled inner entrance doors with a thistle motif. Positioned above Oxnam Road, Allerton House enjoys breathtaking views over Jedburgh and the surrounding valley.

Set on approximately 0.94 acres of landscaped grounds, the property features a tarmacadam driveway leading to a spacious car park, graded lawns, and a serene enclosed courtyard garden to the rear.

ACCOMMODATION

Main House:

- Guest Rooms: Six spacious en-suite rooms with amenities including, TV, Wi-Fi, ironing facilities, hairdryers, and tea & coffee-making stations.
- Additional Facilities: A commercial-grade kitchen, a welcoming dining room, a convenient laundry/WC, and a drying room.

Owners' Accommodation:

A separate yet interconnected living space includes:

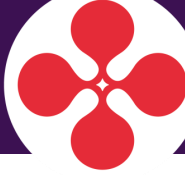
- A charming farmhouse kitchen.
- A comfortable living room.
- Two bedrooms.
- A family bathroom/WC.

Self-Catering Cottage: Allerton House Stables:

This delightful one-bedroom cottage offers:

- Private location.
- A fully equipped kitchen.
- Free Wi-Fi.
- Pet-friendly accommodation.





LOCATION

Jedburgh is a historic market town steeped in rich heritage and surrounded by the natural beauty of the Scottish Borders. Situated just 10 miles from the Anglo-Scottish border, this vibrant town offers a blend of historical landmarks and modern amenities. The property is situated in a serene location, providing a sense of seclusion while still being within reasonable proximity to essential amenities within the town.



Currently operating as a four-star guest house, Allerton House is equally suited to become a luxurious private family residence. The property offers a blend of rustic charm and modern amenities, making it an ideal choice for those seeking a tranquil countryside lifestyle.







‘Allerton Stables Cottage’ - Self Catering Accommodation





Whether you're looking to continue its successful operation as a guest house or transform it into a private family haven, Allerton House is a rare gem in the heart of the Scottish Borders. With its commanding views, impeccable finish, and rich history, this property is truly one of a kind.

PROPERTY SPECIFICATIONS

Main House: 305.36 sq m (3,286 sq ft)

Owners' Accommodation: 88.26 sq m (950 sq ft)

Allerton House Stables Cottage: 31.19 sq m (336 sq ft)

Total Area: 424.81 sq m (4,572 sq ft)

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure (Scotland) Act 2000.

SERVICES

Allerton House benefits from all mains services.

A gas-fired boiler provides central heating, while the Stables Cottage features its own independent boiler.

ENERGY PERFORMANCE CERTIFICATE

Allerton House is assessed to an Energy Performance Rating of Band G.

RATES AND TAXATION

Rates: £5,700 effective 01-April-2023.

Small Business Rates Relief Scheme (SBRR) currently provides up to 100% rates relief for units with a Rateable Value of £12,000 or less based on the combined total of all the occupiers business premises within England and Wales (subject to application and eligibility). This relief is reviewed annually in accordance with the budget.



VIEWING

By appointment with the sole agents:

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

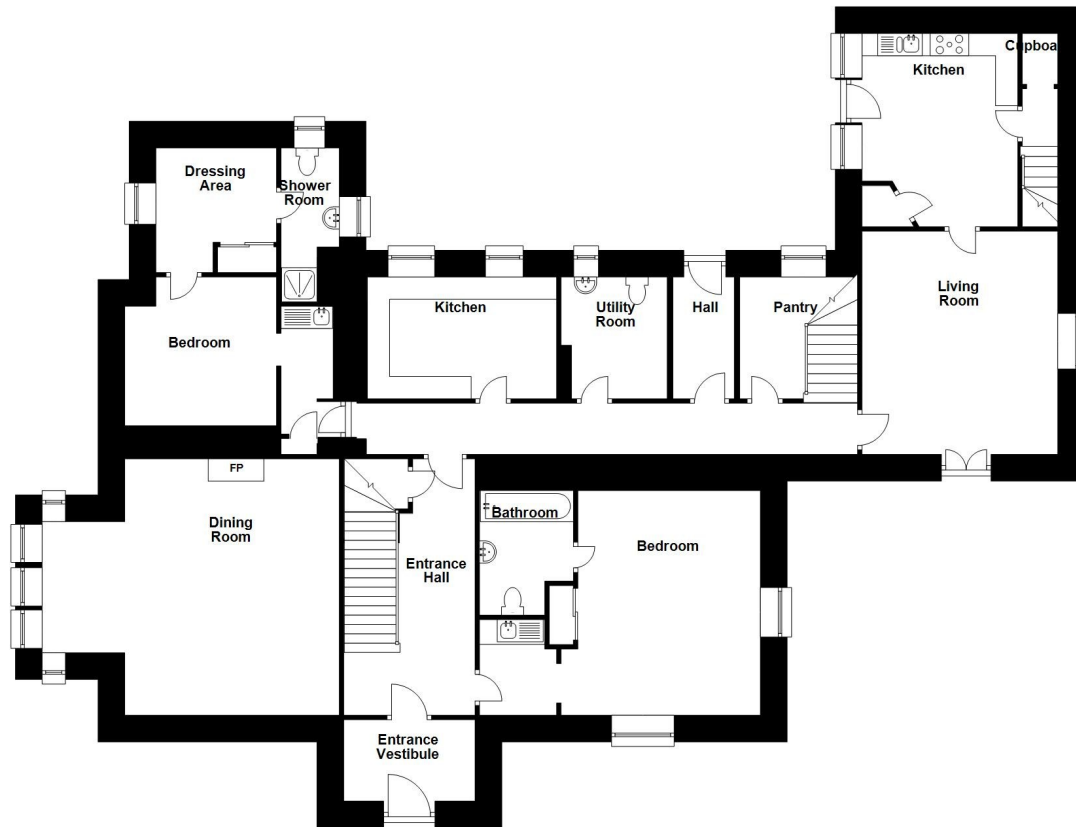
E-mail: g.paxton@edwin-thompson.co.uk

Arrange a Viewing: Don't miss this opportunity to own a piece of Georgian elegance. Contact us today to schedule your private viewing of Allerton House.

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