



Drysdale
& COMPANY

ALLERTON HOUSE

A detached guest house with a self-catering suite and owner's accommodation is available for sale.

Commerical

4-star Guest House
6 Ensuite Bedrooms
1 Self catering suite

Owner's Accommodation

Set over ground and first
floor
2 Bedrooms

Contact Us

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Drysdale
COMPANY

ALLERTON HOUSE, OXNAM ROAD, JEDBURGH, TD8 6QQ



Offers Over
£680,000



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Executive Summary

- Detached Georgian villa set in an acre of private grounds
- 4-star Guest House (Scottish Tourist Board)
- 5 mins from the town centre
- 6 ensuite letting bedrooms
- The Stable - a self-contained, self-catering suite
- Owner's accommodation set over ground and first floor (2 bedrooms, bathroom, lounge and kitchen)

Location

Allerton House enjoys a secluded and quiet position on Oxnam Road just off the A68, a major trunk road within the Borders Region of Scotland, some 10 miles north of the England-Scotland border. Surrounded by privately owned residential properties the guesthouse is only a 5-minute walk from Jedburgh town centre, which benefits from all the usual amenities.

Drive time to Edinburgh is 1 hour and 15 minutes, and 1 hour 30 minutes to Newcastle. Tweedbank is a 20-minute drive to the northwest where the newly opened Borders trainline provides regular services to Edinburgh and beyond. Jedburgh is popular with outdoor enthusiasts with walking, cycling, horse riding and golf widely catered for in the surrounding area. Jedburgh Abbey is a popular local visitor attraction and is almost 900 years old.



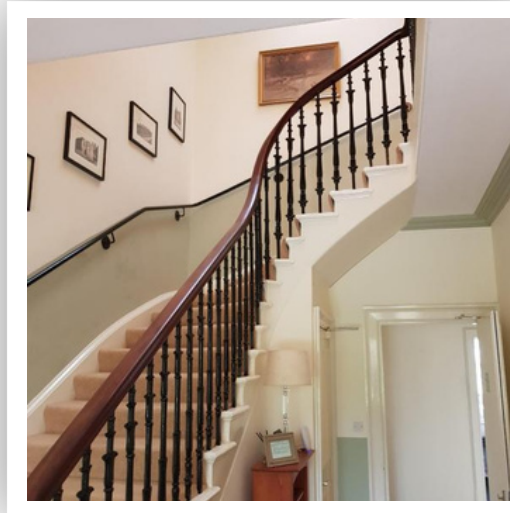
General Description

Allerton House is a 4-star guest house contained within an attractive detached 2-storey Georgian stone villa, surrounded by private landscaped gardens. Car parking is provided at the front and side elevations. A central access door leads to the reception hallway at ground floor level which leads to the bright and spacious breakfast room/resident's lounge, overlooking the gardens. A large, fully fitted kitchen is also provided on the ground floor to service the breakfasts for guests.



General Description - Guest House

There are 6 guest-letting bedrooms within the main house, all benefitting from ensuite facilities. 2 are located on the ground floor with 4 at the first-floor level. The rooms are all fitted to an excellent standard throughout. Room rates range from £85 (bed and breakfast) in the single room, to £110 for the double and twin rooms. There are 3 double rooms, 2 twin rooms and a single room.



General Description - Self Catering Cottages (The Stables)

The Stables – a small two-storey annexe set within the grounds next to the main house and provides an ideal base for one or two people with well-behaved pets. The ground floor room has a kitchen area, dining table and leather sofa with a digital TV with Freeview. The wet room is also situated on the ground floor and the double bedroom is upstairs. Equipment includes electric hob, oven and microwave combi, dishwasher, toaster and fridge.





The Business

The business trades full-time and is operated by the current owners with a small complement of staff. A 6 figure turnover is currently being recorded and full profit and loss accounts will be provided to serious parties on viewing the property. All furniture, fixtures and fittings within the guesthouse and self-catering suite will be included in the price, personal items within the owner's accommodation are excluded. Allerton House is currently rated #1 of 5 guesthouses in Jedburgh on TripAdvisor.

Price: Offers over £680,000 (personal items excluded)

The sale is proposed as a TOGC, all furniture required for the operation of the guesthouse will be included in the sale.

EPC Rating – G

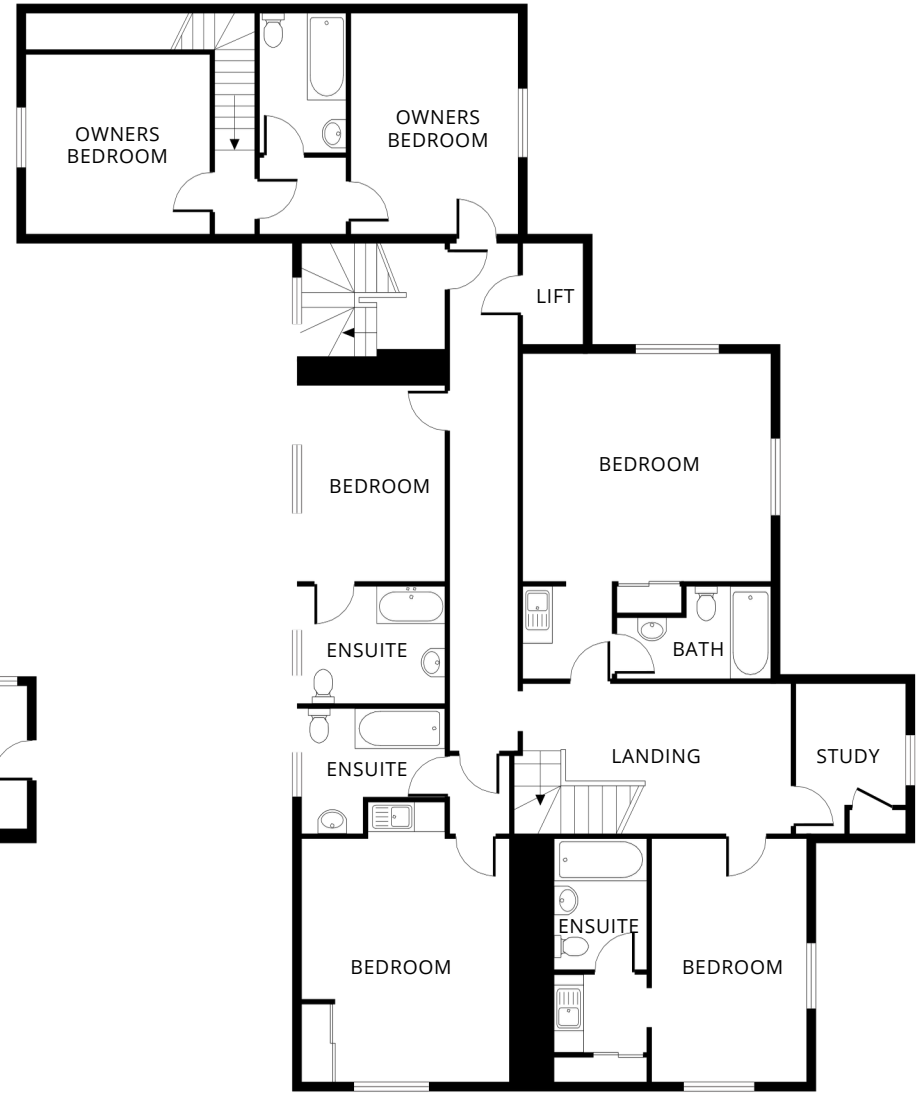
The website domain would be available with the sale of the property:

www.allertonhouse.co.uk

Floor Plan



GROUND FLOOR



FIRST FLOOR

*Note - The self catering cottages (The Stables) is not included in this floorplan.



GET IN TOUCH

For inquiries and viewing appointments, please contact:

 info@drysdaleandcompany.co.uk

 01786 820 301

About Allerton House:

Allerton House, a detached Georgian villa on Oxnam Road, Jedburgh, is set in an acre of private grounds and offers a 4-star guest house rated by the Scottish Tourist Board. The property features six ensuite letting bedrooms, a self-contained suite called The Stable, and owner's accommodation with two bedrooms. Just a five-minute walk from the town centre and close to outdoor activities and historic sites like Jedburgh Abbey, this property includes landscaped gardens, ample parking, and a high standard of furnishings. The business boasts a six-figure turnover and is rated #1 on TripAdvisor for Jedburgh guesthouses.

Drysdale & Company specialise commercial property investments

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