



# The Spinney House & Lodges

Jedburgh, TD8 6PB





A one off opportunity to combine a fantastic family home with an established and exciting business venture which offers exciting scope for growth and expansion.





## SPINNEY HOUSE & LODGES

The Spinney House & Lodges presents a wonderful and unique lifestyle opportunity; perfect for those seeking a change of pace with the option to combine home/family life with a successful holiday let business and income stream which also provides plenty of scope for expansion and growth. Extending to approximately 5.5 acres in total and comprising an extensive and striking detached property, large driveway, garden and woodland, three self-catering timber cabins, and enclosed 2 acre paddock. Perfectly placed to capture those that are looking for a relaxing country get-away.

A striking 4/5 bed detached property is filled with charm and a contemporary finish and offers flexible and versatile accommodation with generous proportions throughout. Offering a choice of public rooms, and free flowing space downstairs, including a utility room and snug/office space, a carpeted staircase leads to the first floor where 6 bedrooms, including two spacious rooms benefitting en-suite facilities.

The three lodges have been operating until recently as successful self-catering accommodation. Two of the lodges benefit one bedroom, with the third larger cabin hosting two. Ideally placed within the countryside, yet set only two miles south of Jedburgh on the commuter A68 and within easy reach of neighbouring towns & villages. There is plenty of space for expansion, subject to the necessary permissions, if desired.

## LOCATION

Lying some 2 miles distant, the town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre and a recently complete state-of-the-art education campus; incorporating nursery to secondary. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle,

and the main railway line is 15 miles distant at Tweedbank. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway.

## HIGHLIGHTS

- Approximately 5.5 acres in total
- Rare lifestyle opportunity
- Great prospects for expansion
- Set within glorious countryside surroundings

## SERVICES

Oil fired central heating, private drainage to a septic tank, mixed glazing.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, most light fittings, kitchen fittings and bathroom fittings.

The gross internal floor area of the house extends to approximately 260m<sup>2</sup>.

The lodges will be sold as viewed to include all furniture, bedding, kitchen appliances & equipment.

The home report available is for The Spinney House & grounds only. The marketing price reflects the house, lodges & grounds in its entirety.

## TRADING & ACCOUNTS

Whilst no longer operating, The Spinney House & Lodges has been a successful holiday let business. Full trading accounts can be made available to seriously interested parties.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Rating E

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers around £725,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





