



Roughlee Cottage

Falside, Nr Jedburgh



Roughlee Cottage presents an exciting lifestyle choice property, ideal for the equestrian enthusiasts, offering the chance to create a wonderful family home, perfectly tailored to the needs of both horses and their owners.



ROUGHLEE COTTAGE

The detached cottage is nestled off a forestry farm track and tucked away in a serene and picturesque setting, offering a peaceful retreat from the hustle and bustle of modern life; currently a blank canvas waiting to be transformed into a cosy and charming home, surrounded by woodland and spectacular panoramic views of the countryside and beyond. The property includes circa 3.83 acres of paddock and grazing and includes two large loose boxes and tack room; being located off the beaten track there are plenty of routes and countryside trails to explore.

This type of property offers a true lifestyle choice, making it perfect for those interested in a slower pace of life, surrounded by woodland countryside and could be transformed into a dream equestrian estate. The property itself has been unoccupied and is now in need of complete refurbishment, with plenty of scope to extend – subject to planning consents – if desired.

LOCATION

Falside lies approx. 4 miles south of Jedburgh and 10 miles from Hawick. Allowing easy access to amenities in both towns and to the A68 for commuter links.

HIGHLIGHTS

- Location location location
- Approx. 3.83 acres of grazing
- Perfect for equestrian enthusiasts
- Potential for extension (subject to planning consents)
- Stunning panoramic views

ACCOMMODATION SUMMARY

Entrance, Kitchen, Bathroom, Lounge, Dining Room, Conservatory, Bedroom 3. Upstairs – 2 Double Bedrooms.



EXTERNAL

The paddock/grazing is approx. 3.83 acres in size, large driveway, garage, outbuilding, 2 loose boxes & tack room.

SERVICES

Mains electricity, double glazing, spring water, drainage to private septic tank. There is currently no boiler in the property but services for oil fired central heating

ADDITIONAL INFORMATION

Approx. internal floor area is 133m² or thereby.
Directions - [WhatThreeWords///ignites.list.warms](https://www.whatthreewords.com/ignites.list.warms)

HOME REPORT & EPC

As the property is not habitable in its present condition, no Home Report or EPC is required. Purchasers are welcome to have their own independent survey carried out if they wish

MEASUREMENTS

See Floor plan.

COUNCIL TAX

TBC



VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. 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 over £220,000 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. 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.

All measurements are approximate and are taken at the widest point. 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.



