



# ASHTREES

Jedburgh, Scottish Borders



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



# ASHTREES

JEDBURGH, SCOTTISH BORDERS, TD8 6PH

Jedburgh 4 miles, Edinburgh 52 miles, Newcastle upon Tyne 55 miles  
(Distances approximate)

A BEAUTIFULLY POSITIONED FAMILY HOUSE, IN A WONDERFULLY  
SECLUDED LOCATION, WITH FABULOUS VIEWS OVER THE  
COUNTRYSIDE TOWARDS THE ENGLISH BORDER

- 3 reception rooms, 5 bedrooms, 2 bath/shower rooms, kitchen/  
breakfast room, utility room, downstairs wc, verandah
  - Approximately 2,467 sq ft
  - Double garage, log store/sheep shed and pens
- Enclosed garden, wildflower meadow, species rich amenity woodland
  - 3 good quality grass paddocks (14.26 acres)
  - Entitlement to Basic Payment Scheme on all eligible land

IN ALL ABOUT 19.58 ACRES

For sale as a whole



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Alnwick, Northumberland, NE66 2GD

Tel: 01665 252 070

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[tjd@gscgrays.co.uk](mailto:tjd@gscgrays.co.uk)



## Situation

Ashtrees is in an elevated and private position just south of the historic Royal Burgh of Jedburgh, close to the Cheviot Hills. It is amongst some of the most beautiful and varied countryside in the Borders, both in extent and scale, and provides a wonderful backdrop. The landscape is famous for its incredible beauty and diverse wildlife. This is Reiver country; Jedburgh is rich in history with its 12th century Abbey, Ferniehurst Castle, Town Gaol and Queen Mary's house where she sought refuge on her famous journey north. The town has a good selection of local shops and services, including a supermarket and both Primary and Secondary Schools. There is an excellent swimming pool with gym. The market town of Melrose is 15 miles away with several lovely shops and restaurants, in addition to St. Mary's Preparatory School. The town is also home to the famous Melrose Sevens. The Border General Hospital is nearby.

The Scottish Borders Railway, with a station at Tweedbank (just outside Melrose), provides regular services to Edinburgh with a journey time of 57 minutes. Berwick-upon Tweed lies 35 miles to the northeast and provides regular rail services on the main east coastline to London King's Cross (journey time c. 3 hours and 40 minutes). Ashtrees is situated about two miles off the A68 trunk road, which provides good road links going north and south. Scotland's capital city is 52 miles to the north. Both Newcastle Airport (49 miles) and Edinburgh Airport (57 miles) have a wide range of domestic, European and international flights.

Immortalised by Sir Walter Scott, the Scottish Borders' gently rolling hills and flowing rivers offer some of the finest fishing in Britain. Jedburgh has a strong equestrian tradition which culminates every summer with the Callant's Festival and his mounted cavalcade. Ashtrees is in an excellent location from which to enjoy a variety of other sporting activities including shooting, riding, hill walking, mountain biking and golf (Jedburgh has its own course). Farming/livestock needs are also well catered for locally.





## Description

Ashtrees is a detached, two storey house, converted from two farm cottages and is built of rendered stone under a slate roof and is positioned to make the most of the fantastic views. It is accessed from the public road, along a shared (owned) farm track and private drive, terminating outside the front door and in front of the garage.

The house is traditionally laid out, with reception rooms, the kitchen/breakfast room, verandah and service rooms on the ground floor, with bedrooms and bathrooms on the first floor. Bedroom 5 is currently being used as a study. The house is generally in good order but would benefit from some modernisation. The property is positioned within a good-sized garden, approached along a gravel drive with ample parking space and a turning circle at the front door. Close by is the garage/workshop and a garden shed.

The garden is full of well stocked borders, fruit trees and lawns sheltered by hedges, mature trees and shrubs. There is a productive kitchen garden, fruit cage and wildflower meadow, access to the woods (and picnic spots/woodlandwalks) and gates into the paddocks.

There are three grass paddocks surrounding Ashtrees, amounting to 14.26 acres. They provide productive grazing and consistently good hay/silage crops. They have a private water supply, are well fenced and the woodland provides shelter. Access is from either the public road, from the private drive or through Ashtrees. Adjacent to the drive leading to the house is a small sheep shed/timber store (7.14m x 5.4m), together with sheep pens, dog kennel and run. Entitlement (5.75 Region1 units) to Basic Payment Scheme (BPS) is included in the sale. Payments for 2024/25 will be retained by the seller. Ashtrees is a registered agricultural holding (CPH no. 92/781/0023) and is also eligible for payments under the Less Favoured Area Support Scheme (LFASS).

(See boundary plan, and floor plans for room layout and dimensions.)



### Services

Private water supply and private drainage; oil fired central heating. There are 18 solar panels feeding in to the “grid”, producing an annual payment (terminating in September 2036). These services have not been tested and therefore there is no warranty from the agents.

### Council Tax

Ashtrees – Band F

### EPC

Ashtrees - Rating of E

### Directions

Heading south on the A68 turn right, just after Glendouglas (approximately 2 miles south of Jedburgh) onto the unclassified road signposted to Chesters. After approximately 2 miles, the private/shared (owned) drive leading to Ashtrees is on the left. The entrance to Ashtrees is a short distance down this drive on the left (over a cattlegrid).

what3words ///tint.speech.worked

### Tenure

Freehold with vacant possession on completion.

### Viewing arrangements

Strictly by appointment through GSC Grays 01665 252 070.

### Offers/Closing date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.





### Conditions of sale

1. Fixtures & Fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

### Entry

By arrangement.

### Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

### Solicitors

Messrs Taits, 43 High Street, Jedburgh TD8 6DQ

Tel: 01835 344911

Email: [info@taits.co.uk](mailto:info@taits.co.uk)

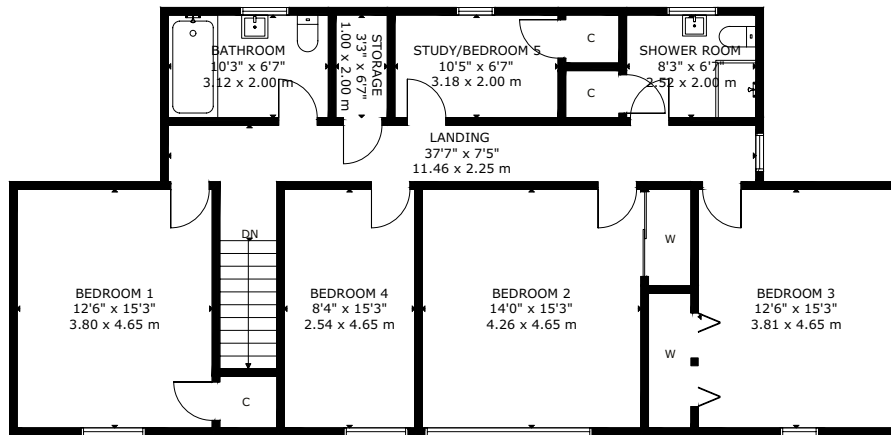
### Local authority

Scottish Borders Council, Newtown St Boswells, Melrose, TD6 OSA

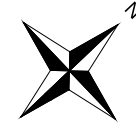
T: 01835 824000 | E: [customerservices@scotborders.gov.uk](mailto:customerservices@scotborders.gov.uk)

AFRC-RPID, Cotgreen Road Council Offices, Tweedbank, Galashiels, TD1 3SG

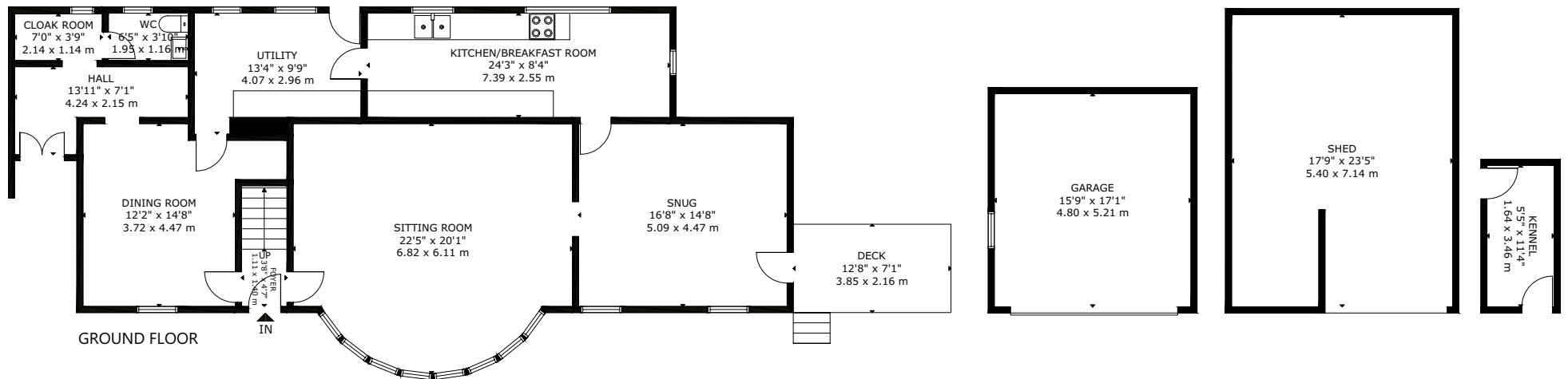
Tel: 01896 892 400



FIRST FLOOR



ASHTREES, JEDBURGH, TD8 6PH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 2,647 SQ FT / 245 SQ M  
 GARAGE 269 SQ FT / 25 SQ M, DECK 90 SQ FT / 8 SQ M  
 SHED 415 SQ FT / 39 SQ M, KENNEL 61 SQ FT / 6 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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GROUND FLOOR

**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2024  
 Photographs taken: Summer 2022