



Boundary Bank, Jedburgh, Roxburghshire

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Impressive early Georgian villa and converted coach house in an **elevated position with magnificent views** over Jedburgh Abbey to the beautiful Borders countryside beyond.

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### Summary of accommodation

19th century family house with hall | Three reception rooms | Six bedrooms | Two bath/shower rooms (one en suite) | Family kitchen | Downstairs wc

The Coach House with open plan living/dining/kitchen | Two bedrooms | Bath/shower room | Downstairs WC | Courtyard/terrace | Double garage

Approximate Total Gross Floor Area 4,460 sq ft; 415 sq m

In all about 0.9 acre

### Distances

Kelso 12 miles, Edinburgh 49 miles, Newcastle International Airport 50 miles

(All distances are approximate)



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## Situation

The Royal Burgh of Jedburgh is a popular town on in the heart of the Scottish Borders. It was recognised by the Sunday Times in March 2015 as one of Britain's best places to live and in the top fifty of the finest rural communities. Centred around the bustling High Street, consisting of a mix of attractive period properties, there is a wide variety of retailers, restaurants, cafés, and bars and well as a Co-op supermarket. The magnificent, ruined Jedburgh Abbey, which was founded in 1118, dominates the town centre and, as a scheduled historic monument, draws in large crowds of tourists following the Borders Abbey Way.

St Boswells and Melrose are both situated a few miles to the northwest of Jedburgh, providing a further range of independent shops and cafes, whilst there is a Sainsbury's superstore and a Lidl in Kelso some 10.5 miles to the northeast. Located on the A68, the town benefits from excellent road connections to Edinburgh, Newcastle, and the South. Train links to Edinburgh are provided via the Borders Railway terminus at Tweedbank, 15 miles to the north. The area is also served by several local bus routes. Jedburgh is almost equidistant from Edinburgh and Newcastle International Airports.

The surrounding countryside is famous for its incredible beauty, its diverse wildlife, and the wealth of sporting and recreational opportunities it has to offer. This part of the south of Scotland is famous for some of the finest fishing in the country, as well as for its strong equestrian tradition and ride-outs; Boundary Bank is an ideal base for those who enjoy walking and cycling.

Edinburgh, Berwick upon Tweed and Newcastle have main line railway stations which, together with the A68/A696, provide excellent communication links to both north and south. There are regular scheduled international flights from Edinburgh and Newcastle Airports to several UK and European destinations.





## The property

Boundary Bank is a four storey 19th century (c.1838), C Listed Georgian villa, in an elevated position high above Jedburgh with fantastic views over the town, its abbey and Borders countryside beyond. It is solidly built of stone under a slate roof and, in recent years, has been extensively refurbished, with still scope to add to the existing accommodation using the basement.

The house has beautifully proportioned family accommodation which makes the most of the natural light that floods in. The house still boasts impressive period features that include its , working window shutters , doors, architraves, skirtings, decorative plaster work and gracious staircase with polished handrail and ornate balustrading. Of note is its handsome appearance, with large windows, and the spacious dining and drawing rooms with their bay windows, all of which combine to give the house tremendous presence. French windows in the dining/breakfast room provide wonderful link to the garden and outdoors and the fabulous views of the abbey.

The main accommodation includes four bedrooms and two bathrooms in the main house, drawing room, snug, dining room/breakfast room and kitchen with an AGA, as well as downstairs wc, utility/boot/boiler room and two bedrooms/offices/studios on the second floor. The drive leads up to a gravel parking area to the front of the house (and to the Coach House which are set apart).

## The Coach House

The Coach House (two bedrooms and Juliet balconies, two bath/shower room/wc and living/kitchen/dining room), itself something of a gem, has, following an extensive programme of refurbishment, for the last eight years been let with huge success as holiday accommodation. It is one of the best/ most popular holiday cottages available in the Scottish Borders.

See: - <https://www.crabtreeandcrabtree.com/properties/boundary-bank/>

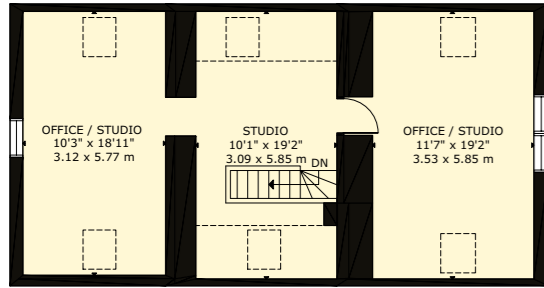


The Coach House

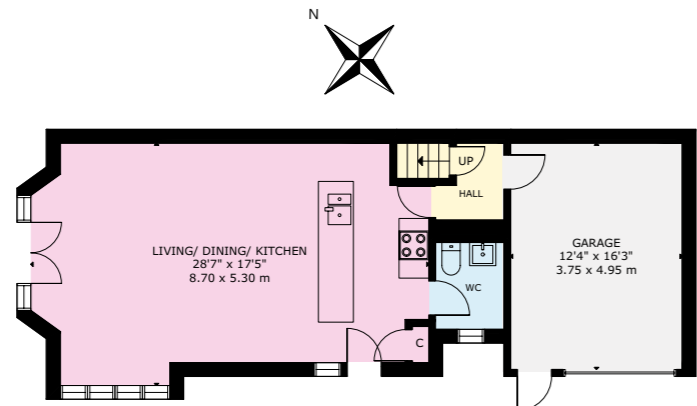
**Approximate Gross Internal Floor Area**  
**4,460 Sq Ft / 415 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

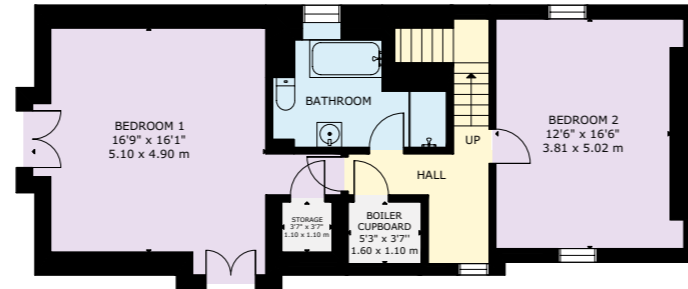
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Attic Floor



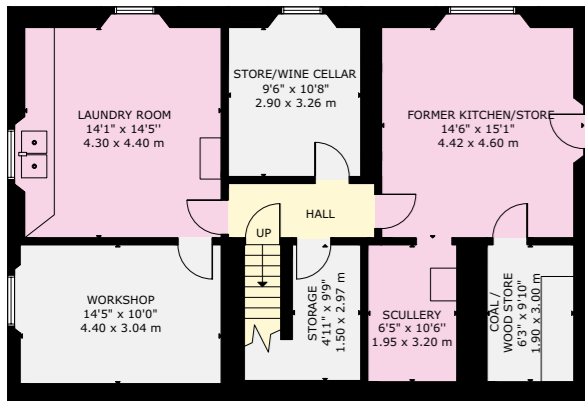
Coach House Ground Floor



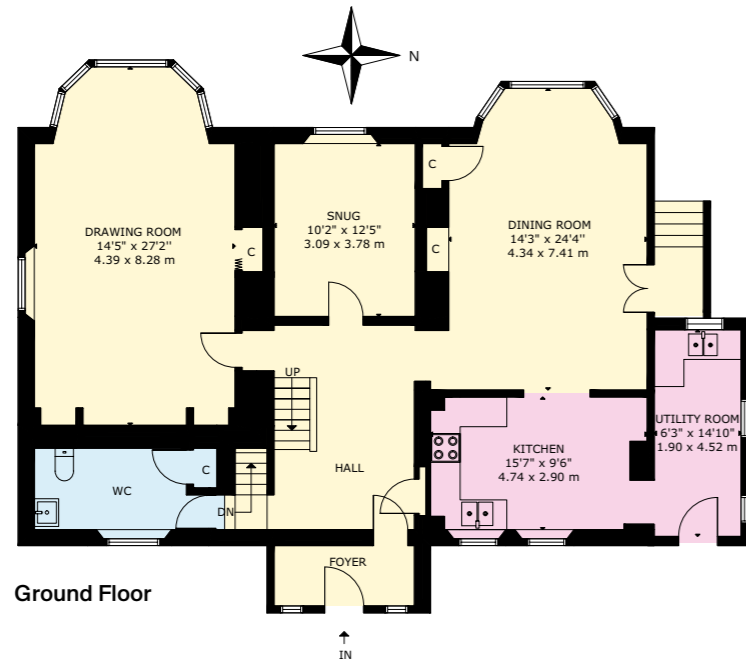
Coach House First Floor



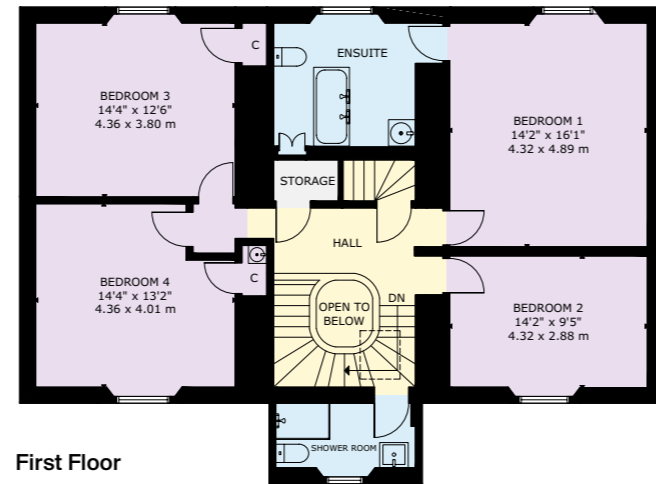
The Coach House



Basement Floor



Ground Floor



First Floor



The Coach House



The Coach House



The Coach House

## Gardens and grounds

Boundary Bank's well established, terraced garden is particularly special. There are different views to enjoy from each terrace, connected by gravel paths. There are lawns, well stocked beds, water features, seating areas for different times of the day, mature trees and shrubs, fruit trees, soft fruit and a kitchen garden, two greenhouses and a garden shed.

## Services

Mains water, electricity, and drainage. Mains gas fired, (zoned per floor) central heating and AGA. Save for the basement, Boundary Bank is double-glazed. The Coach House is double-glazed. These services have not been tested and therefore there is no warranty from the agents.



## Conditions of sale

### 1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation. All curtains and blinds with exception of: main bedroom and bathroom, dining room french door, kitchen doorway are included in the sale.

### 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 non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

## Entry

By arrangement.

## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## Closing date

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 sent a letter drawing their attention to the Closing Date.

## Property information

**Tenure:** Freehold

**Local Authority:** Scottish Borders Council

**Council Tax:** Boundary Bank – Band G

**The Coach House - rateable Value** £2,200 (subject to small business rate relief).

**EPC Rating:** Boundary Bank – D

**The Coach House – C**

**Offers over £795,000**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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