

# Oregon Cottage

CAMPTOWN | JEDBURGH | SCOTTISH BORDERS



**FINEST**  
PROPERTIES



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A beautifully appointed cottage with fabulous  
paddocks set in beautiful Scottish Borders countryside

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Jedburgh 5.3 miles | Newcastle International Airport 45.0 miles | Newcastle City Centre 51.8 miles  
Edinburgh City Centre 52.7 miles | Edinburgh International Airport 60.0 miles





## Accommodation in Brief

Entrance Vestibule | Sitting Room | Dining Room | Kitchen | Utility Room  
Family Room | WC | Three Double Bedrooms | Bathroom

Driveway Parking | Garage | Gardens | Decked Terrace | Summerhouse  
Paddocks of Around 7.8 Acres | Stabling | Tack Room | Hay Shed







## The Property

Oregon Cottage is an appealing and attractive detached property located in glorious Scottish Borders countryside in a desirable and convenient location just south of Jedburgh. The property blends traditional appearance with modern design and construction techniques to create a charming country cottage that is perfect for contemporary lifestyles. Oregon Cottage nestles within lovely gardens, and a short pleasant stroll leads to fantastic paddocks of around 7.8 acres, offering a superb equestrian set up in a truly idyllic location.

The front door opens to a vestibule then on to the central hall, connecting to the immaculately presented accommodation. Light and subtle colour palettes create an inviting and relaxing atmosphere throughout the whole property. The expansive sitting room is filled with natural light from a triple aspect that includes French doors to the rear garden. A feature fireplace sits to one side. Across the hall is the dining room with more formal entertaining space, whilst to the rear of the property is the family room, a versatile third reception room. This could be a snug or a home office, depending on requirements. The kitchen adjoins the dining room and is fitted with attractive bespoke cabinetry hosting a range of high quality integrated appliances. The kitchen is served by a utility room with additional sink, space for white goods and external access. The ground floor is completed by a useful WC tucked beneath the stairs.



There are three double bedrooms arranged across the first floor, all finished to the same exacting standard found throughout Oregon Cottage and all benefitting from fitted storage. The bedrooms are served by the well-appointed family bathroom with suite comprising bath with shower attachment, wash hand basin and WC.



## Externally

Oregon Cottage occupies a peaceful countryside location yet is easily accessible for travel both north and south. There is excellent parking provision with an impressive timber garage with power and a generous gravelled driveway with space for several vehicles. Well-kept borders run either side of the driveway and around the house to the rear where the main gardens offer a quiet escape. A decked terrace is the perfect spot to spend time outdoors in peace, or to entertain family and friends. Well-maintained lawns and a charming summerhouse complete the gardens, with mature woodland beyond providing shelter.

A few moments stroll along the country road leads to the paddocks with stabling, tack room, and hay shed. This compact and manageable equestrian set up will appeal to every equestrian enthusiast, with the gorgeous surroundings adding to the attraction. The paddocks extend to around 7.8 acres and are well-fenced with a small burn meandering along the northern edge. A bore hole water supply is pumped into the stables by a generator. There is vehicular access to the stabling and hay shed and the views are absolutely stunning, taking in unspoiled countryside to the horizon.







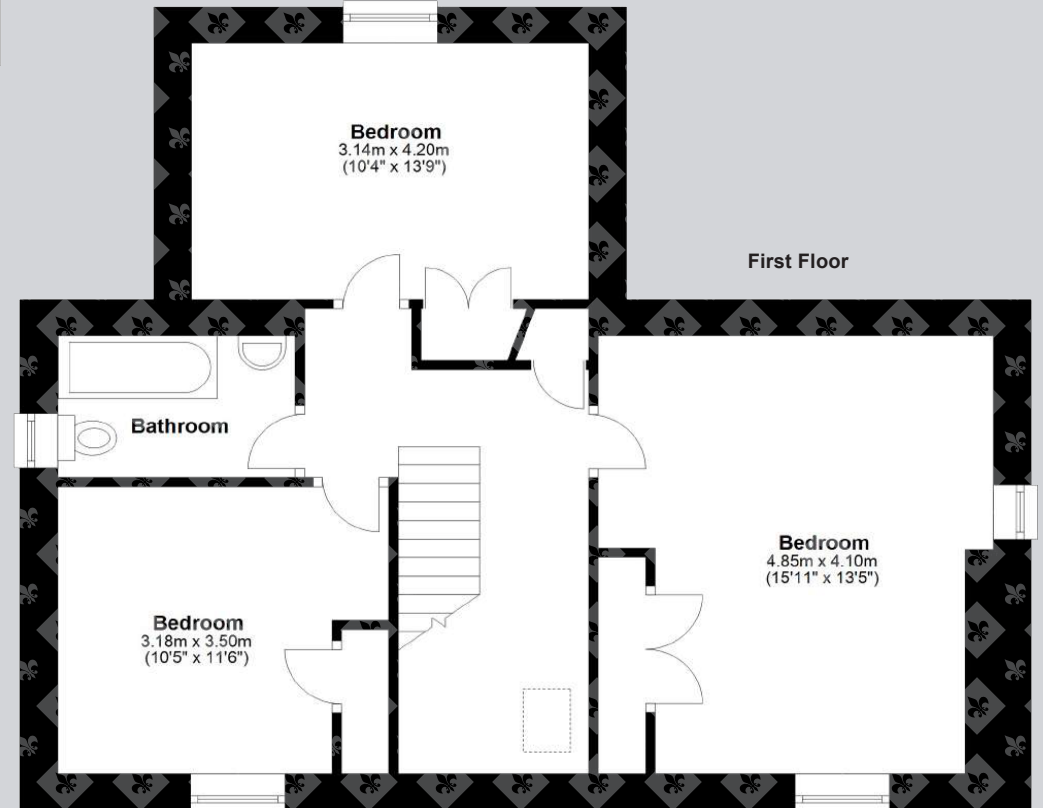
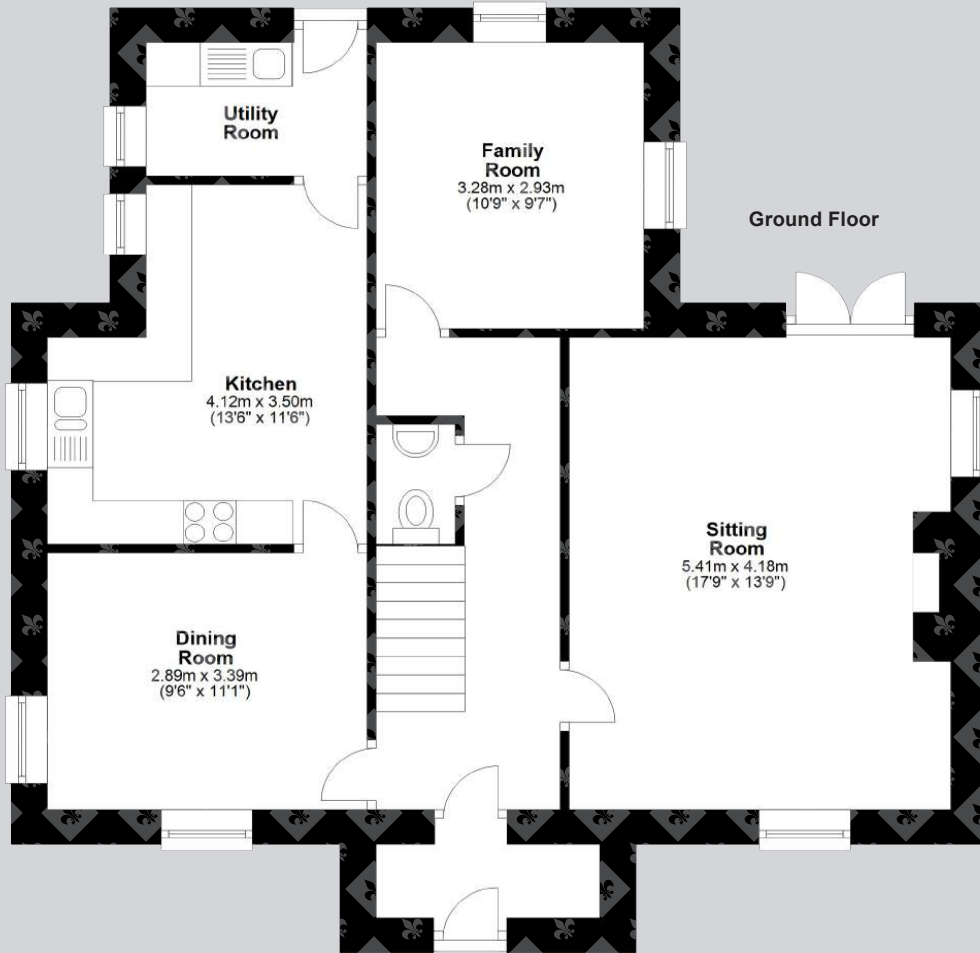
## Local Information

The property is situated in Camptown, a small settlement just south of the popular market town of Jedburgh where there is a good range of amenities including a wide range of shops including an award-winning butcher, professional services, a health centre, supermarket, a number of restaurants and cafés, and a wide range of leisure amenities. Schooling is provided by the new intergenerational campus at Hartrigge Park.

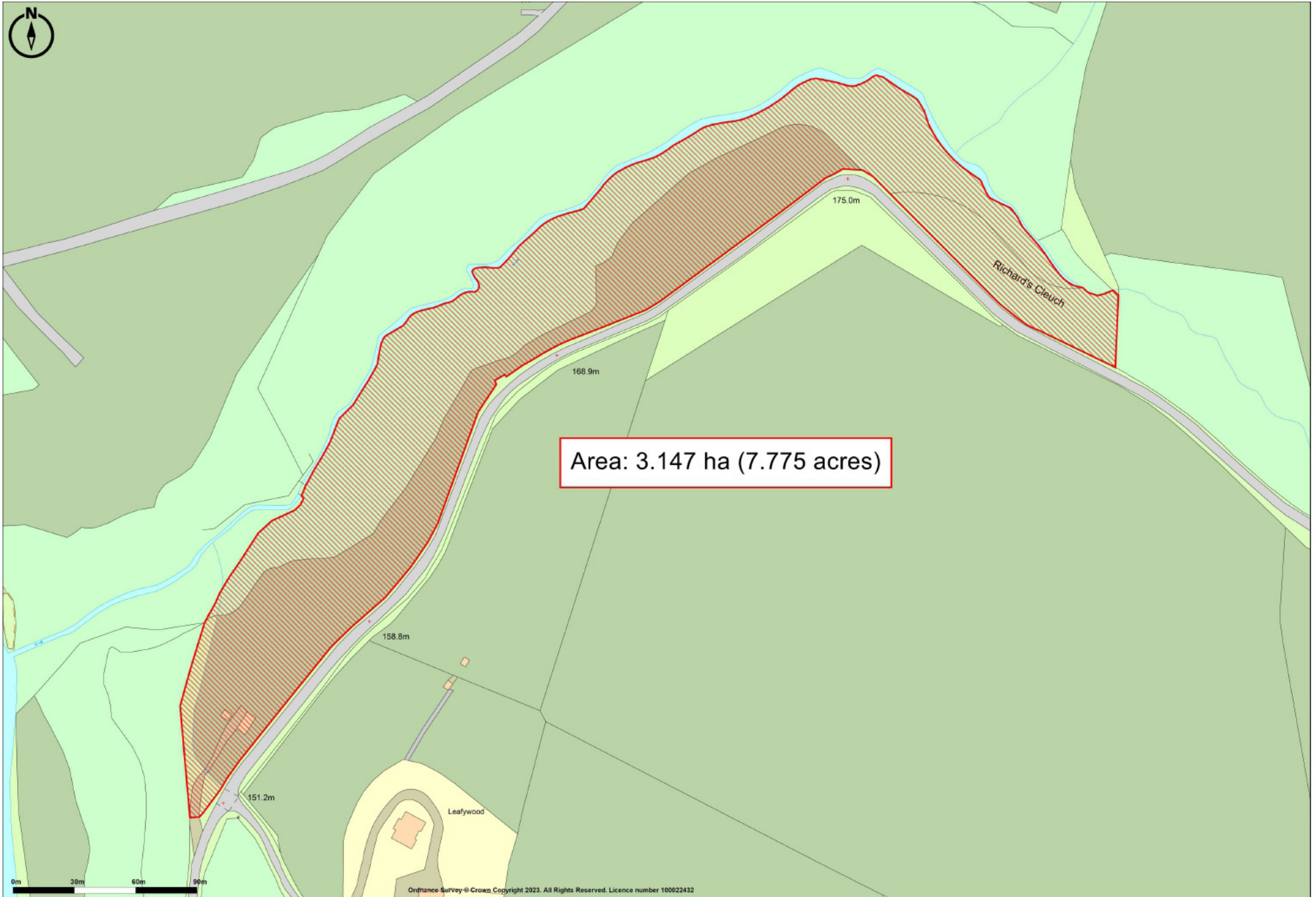
Jedburgh is home to one of the most famous and oldest Rugby Clubs in Scotland, Jed-Forest; other sports activities include football, swimming, badminton, tennis, athletics and skiing on the only dry ski slope in the Borders. Jedburgh is one of the most historic towns in the Scottish Borders, with many fine buildings including the beautiful 12th century Augustinian Abbey, Mary Queen of Scots fortified house, and the Victorian County Jail.

The main A68 runs nearby which makes many of the surrounding Borders towns and villages within easy commuting distance. Good communication links to the north and south via the A68 and A7 trunk roads provide access to Edinburgh, Carlisle and Newcastle. The nearest mainline railway station is at Berwick-upon-Tweed which provides mainline services north and south to major UK cities. Both Edinburgh and Newcastle have international airports and are easily accessible.

# Floor Plans



Total area: approx. 135.6 sq. metres (1459.5 sq. feet)



## Directions

From the England/Scotland Border at Carter Bar travel for 5 miles north on the A68 to reach Camptown. In Camptown turn right (just before crossing over Jed Water). After 150m the property is on the right-hand side.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity. Private water and drainage to septic tank. LPG central heating.  
Water supply in field from a bore hole, pumped into the stable by generator.

Postcode

Council Tax

EPC

Tenure

TD8 6PN

Band F

Rating E

Freehold

## Viewings Strictly by Appointment

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