





Boundary Bank is a substantial and impressive six-bedroom, 'C' Listed late Georgian detached house which is situated in the historic Borders town of Jedburgh. Set in just under one acre of grounds which include a stunning and sympathetically converted two-bedroom Coach House, its elevated position gives the house the advantage of wonderful panoramic views towards the historic Jedburgh Abbey and across to rolling countryside beyond. In addition to the generous accommodation within the main body of the house, there is a large basement with several rooms and stores, with a separate access, which could be converted, whilst two attic bedrooms occupy the top floor, perfect for those with older children or as an excellent work from home space. Boasting numerous period features, including flagstones in the entrance areas, decorative plasterwork, bay windows in both main public rooms and working shutters on many windows, the accommodation is well proportioned making for a delightful family home. Internally, and lying over four floors the accommodation comprises: six bedrooms (one with en-suite bathroom), an elegant sitting room with multi fuel stove, a snug, a spacious dining room opening to the kitchen which has an Aga and in turn accesses the boot/utility room, plus a shower room and a WC. The basement has several store rooms, including a vaulted wine cellar, in addition to three larger rooms, one of which has a double Belfast sink and houses the two central heating boilers, the other being a second utility room and the other, being the old kitchen, having a door leading out to the side of the house.

The beautifully appointed Coach House has proven to be a valuable asset; generating a strong income as a much sought after holiday let. Offering an open plan kitchen/sitting/dining room featuring a centrally positioned freestanding stove and French doors leading to the private patio garden, along with a downstairs WC., there are two good sized bedrooms on the first floor, one of which has two Juliet balconies, alongside a bathroom with separate shower.

Externally, a large, gravelled driveway creates plentiful off-road parking in addition to the garage, which forms part of the Coach House. Coming into their own in the summer months (as demonstrated by the photographs which were taken in 2023) the beautiful, terraced gardens are a particular feature of this house. Cleverly designed to take advantage of the sun and views from several angles, linked by gravelled paths, they include large expanses of lawn, a wide variety of mature trees, well stocked borders with shrubs and flowering plants, a water feature and a kitchen garden as well as fruit trees and soft fruit bushes. There are also two greenhouses, and a large potting shed within the gardens.

With excellent transport links, Jedburgh lies on the A68 trunk road, leading to Edinburgh in the North and Newcastle in the South. The railway station at Tweedbank is also easily accessed, providing regular trains to Edinburgh, with mainline rail travel, including direct trains to London, from Berwick Upon Tweed, which is under an hour's drive away. For the frequent traveller, airports in Newcastle and Edinburgh all offer regular international and domestic flights, with Newcastle Airport under an hour away.

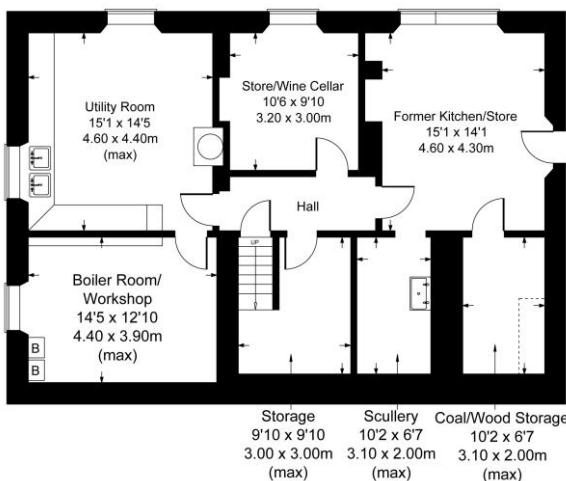
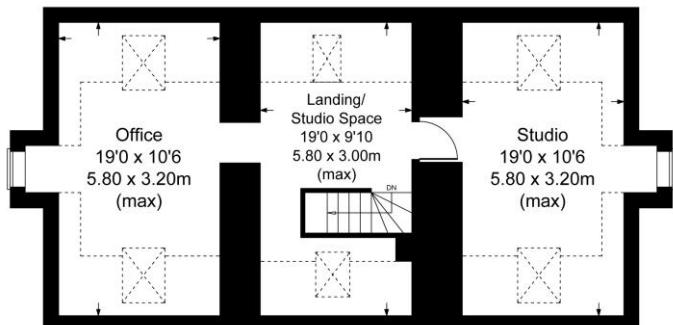
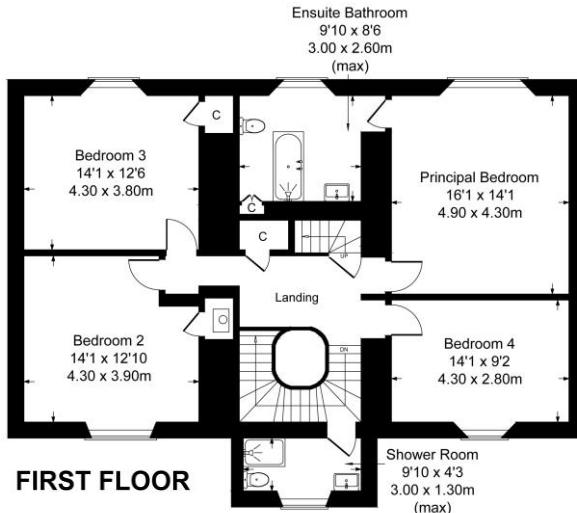
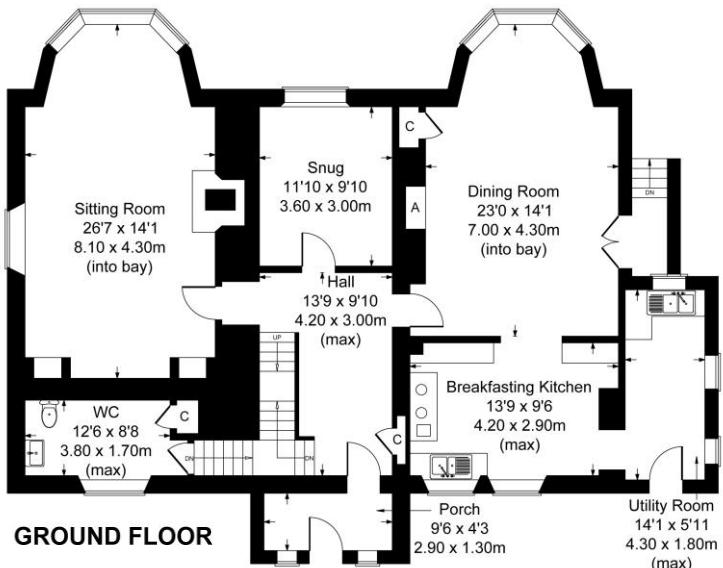
Edinburgh 49 miles. Melrose 14 miles. Kelso 12 miles. Berwick upon Tweed 34 miles. Newcastle 57 miles.

(All distances are approximate)

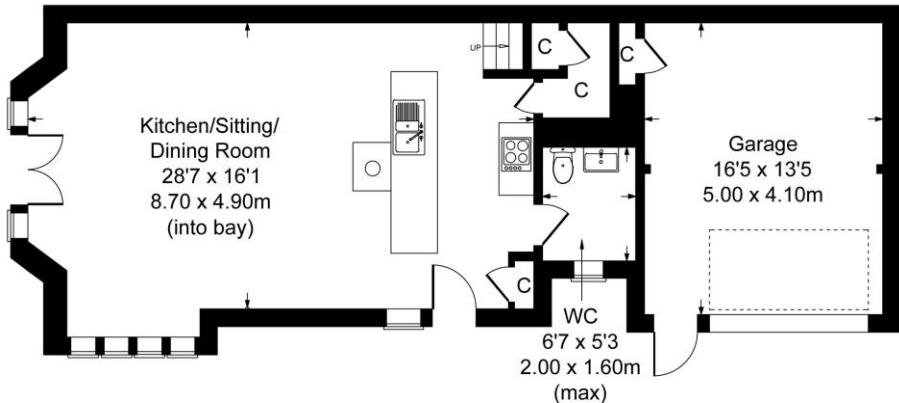
Location:

The Borders region as a whole attracts many visitors who wish to experience and enjoy the beauty, sense of history and spectacular scenery for which the area is rightly renowned. Being home to Mary Queen of Scots' House and the 12th century Jedburgh Abbey, both of which are situated in the heart of this quaint and picturesque town, the historic Borders town of Jedburgh draws a great number of tourists to the area, many of whom will be enjoying and following the Borders Abbey Way. Local amenities are readily accessible with a wide range of shops and restaurants up and down the High Street, with nearby Hawick and Kelso both offering a wider range of major retailers and additional recreational amenities. The area offers a wealth of outdoor pursuits including walking, fishing on the River Tweed and National Hunt racing in Kelso, which also has an ice rink, with golfing available at a number of excellent courses including the Roxburghshire championship course in Heiton. Local tourist destinations include Jedburgh Castle Jail, Ferniehurst Castle, Monteviot Gardens and the Harestanes Visitor Centre, whilst the equestrian traditions, including the Ride Outs which take place throughout the region, are also of great appeal to many. The new Intergenerational school campus, opened in 2020, lies within easy reach of the property, with private schooling available in Melrose at the renowned St Mary's Preparatory School. Jedburgh is straddled by the A68, which is the main road linking Newcastle and Edinburgh. The major Border towns are within easy driving distance, and Jedburgh is conveniently placed for easy access to all major routes north and south bound with regular scheduled flights from Newcastle and Edinburgh to a number of UK and European destinations. There are also mainline railway links at Berwick-upon-Tweed, and only sixteen miles away the Borders Railway runs from Tweedbank to Edinburgh.

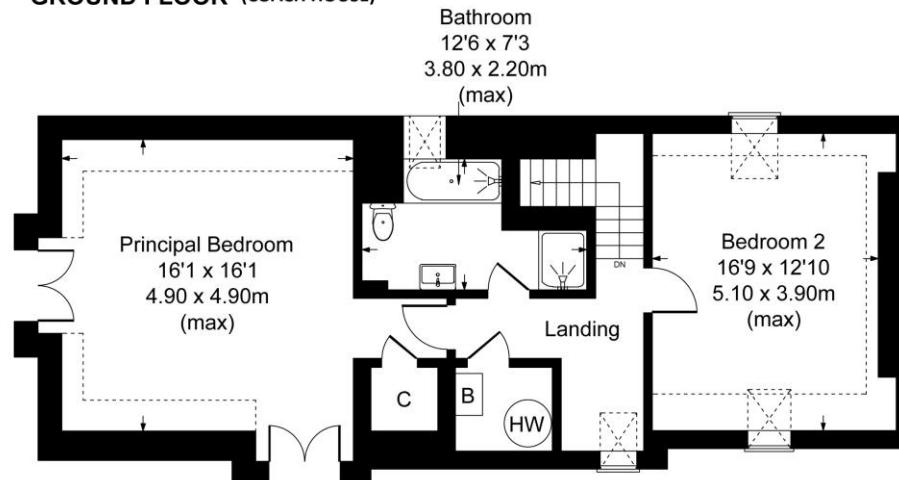
Boundary Bank, Oxnam Road, Jedburgh TD8 6QH



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GROUND FLOOR (COACH HOUSE)



FIRST FLOOR (COACH HOUSE)





Directions:

For those with satellite navigation the postcode for the property is: TD8 6QH
Coming from the North take the A68 South into the town of Jedburgh. Continue through Jedburgh, until you reach the Laidlaw Memorial Swimming Pool on your left, which sits on the corner of Oxnam Road. Turn left here into Oxnam Road and proceed up the hill. Boundary Bank, sits around three hundred yards up on the left hand side. Coming from the South take the A68 North and enter the town of Jedburgh. Continue on the A68 until you reach the Laidlaw Memorial Swimming Pool on your right, which sits on the corner of Oxnam Road and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains water and drains, electricity, gas central heating.

Outgoings:

Scottish Borders Council Tax Band:- Main House Category G Coach House Category C.

EPC Rating:

Current EPC: Main House: D63 & Coach House: C80

Miscellaneous:

Boundary Bank is a 'C' Listed Building

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.

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