CHARACTERFUL HISTORIC HOUSE • GARDENS • ESTABLISHED GUEST HOUSE

Meadhon House, 48 Castlegate, Jedburgh, Roxburghshire TD8 6BB

Meadhon House provides an exceptional combination of period character, spacious accommodation and private outdoor space, with the additional benefit of an established five-bedroom guest house operation. The property offers considerable flexibility and appeal to those seeking a substantial family home, lifestyle property or owner-operated guest house.

Edwin Thompson

Offers over £385,000 are invited



BRIEF RESUME

- Attractive Category C listed house
- Dating from the 17th century
- Generous accommodation C. 289.38 sq m (3,114 sq ft)
- Five en-suite guest bedrooms
- Further en-suite owner's bedroom
- Private living accommodation
- Established four-star guest house operation
- Attractive reception, dining and living accommodation
- Generous and well-established private gardens

LOCATION

Meadhon House occupies a central position on Castlegate (*"Meadhon"* is Gaelic for "middle"), just off the centre of Jedburgh, one of the Scottish Borders' most historic and attractive market towns.

Jedburgh is renowned for its rich history and architectural heritage, with much of the historic core contained within the Jedburgh Conservation Area. The town is particularly noted for Jedburgh Abbey, Jedburgh Castle Jail and Museum and Mary Queen of Scots' House, together with its attractive Market Square and a good range of independent shops, cafés, restaurants and bars.

The town provides a wide range of local amenities, including schooling, recreational facilities and golf, while the surrounding countryside provides excellent opportunities for walking, cycling, fishing and other outdoor pursuits.

Jedburgh's position on the A68 provides excellent road connections north and south, with Edinburgh, the wider Scottish Borders and northern England all readily accessible. Berwick-upon-Tweed provides the nearest mainline railway station, whilst Tweedbank provides access to the Borders Railway and regular services to Edinburgh Waverley.

The property therefore combines the character and convenience of a historic town-centre location with easy access to the attractive surrounding countryside and the wider Scottish Borders.

DESCRIPTION

Meadhon House is an attractive and distinctive three-storey house reputed to be the oldest house on Castlegate dating to the early to mid 17th century. The property is Category C listed and occupies a prominent position close to the centre of Jedburgh.

The traditional stone building has considerable character, with two projecting gable ends, a single-storey entrance vestibule and a slate-clad roof with ashlar-coped skews.

From the town-centre elevation the property gives little indication of the extent of the accommodation and gardens to the rear. A particular feature of Meadhon House is the generous private garden, providing an attractive and surprisingly secluded outdoor space within the heart of the town.

The gardens are well established and incorporate areas of lawn and vegetable garden, with mature hedging creating distinct areas and a pedestrian route through to the extended garden beyond. A wooded bank forms the rear boundary, with the land falling steeply towards the river. There is also a patio area, raised timber deck and timber-framed outbuilding.





Internally, the property provides generous and versatile accommodation with a combination of attractive period character and more recent improvements. The property has benefited from full redecoration and installation of a modern heating system with digital thermostats.

The accommodation is currently arranged to provide five guest bedrooms, all with en-suite shower and WC facilities, together with a private owner's bedroom and separate living accommodation.

The layout provides considerable flexibility and, while the property currently operates as an established guest house, its substantial accommodation, character, central location and generous private gardens give it clear appeal as a substantial residential property, subject to any necessary planning consent.









ACCOMMODATION

Ground Floor: Entrance vestibule, entrance hallway, dining/ breakfast room, living room, central hallway, study area, conservatory, kitchen, utility hallway and laundry room.

First Floor: Landing, owner's bedroom with en-suite facilities and two further guest bedrooms, each with en-suite facilities.

Second Floor: Landing and three guest bedrooms, each with en-suite facilities.

The property therefore provides five en-suite guest bedrooms together with an owner's bedroom and associated private living accommodation. The owner's accommodation is arranged separately from the principal guest accommodation, providing a degree of privacy for an owner-occupier whilst retaining the ability to operate the guest house.

GARDENS

A particular feature of Meadhon House is the extent and quality of the private gardens, which are unusual for a property occupying such a central position within Jedburgh.

The gardens are well established and thoughtfully arranged, incorporating areas of lawn, vegetable garden and mature planting. A mature hedge provides separation between different areas of the garden, with access continuing through to an extended garden area beyond.

To the rear is a wooded bank with a steep descent towards the river, providing a pleasant backdrop and an attractive sense of privacy. The garden also includes a patio area, raised timber deck and timber-framed outbuilding.

The gardens provide an attractive private amenity for residential occupation whilst also adding considerably to the lifestyle appeal of the property for an owner-operator.

PROPERTY AND BUSINESS

Meadhon House is currently operated as an established four-star guest house and provides an excellent opportunity for a purchaser wishing to continue an existing hospitality business from an attractive and characterful property.

The business has an established online presence and customer reputation, with trading accounts demonstrating a consistent level of turnover in excess of £60,000 per annum over the three years to March 2026.

The established guest house use provides an attractive option for an owner-operator seeking a lifestyle business, whilst the separate owner's accommodation allows a degree of privacy from the guest accommodation.

Alternatively, the substantial accommodation and generous gardens provide considerable appeal to a purchaser seeking a distinctive private residence in the heart of Jedburgh. Any purchaser wishing to use the property solely as a private dwelling would require to establish the planning position and obtain any necessary consent.



The combination of historic character, generous accommodation, private gardens and established commercial use provides the property with a particularly broad market appeal.

AREAS

The property has been measured in accordance with the latest edition of the RICS Code of Measuring Practice to a Gross Internal Area: approximately 289.38 sq m (3,114 sq ft)

ENERGY PERFORMANCE CERTIFICATE

The subjects are assessed to an EPC Rating of G118.

RATEABLE VALUE/ COUNCIL TAX

Rateable Value of £8,600. Currently eligible 100% Rates Relief.
Council Tax Band B.

TENURE

Absolute Ownership

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the buyer will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

VIEWING

By appointment with the sole agents.

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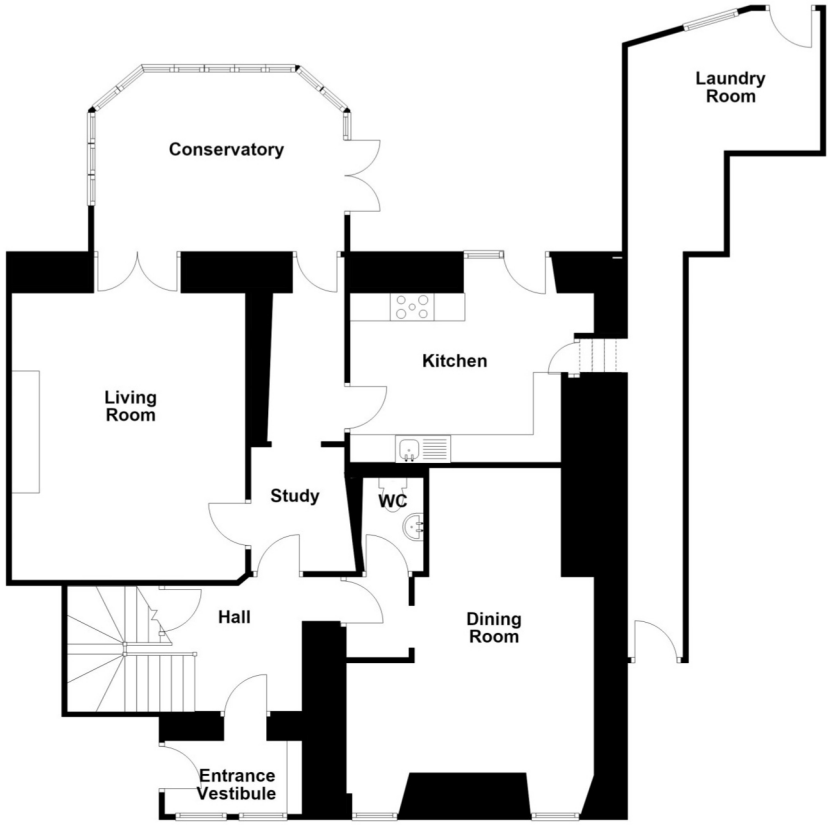




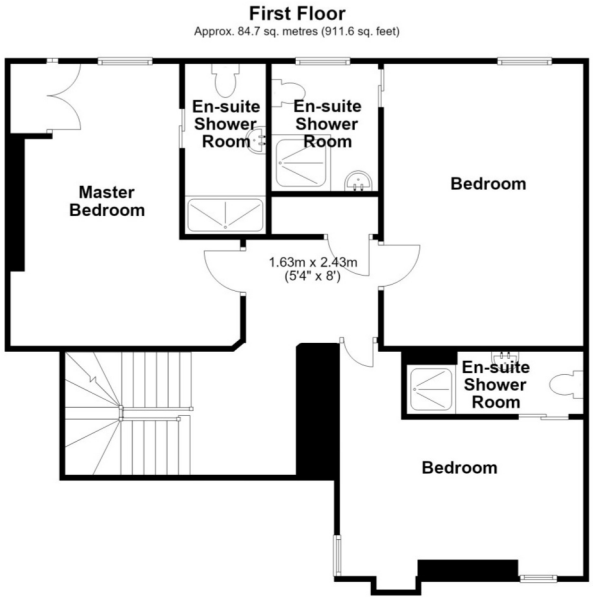


FLOOR PLANS

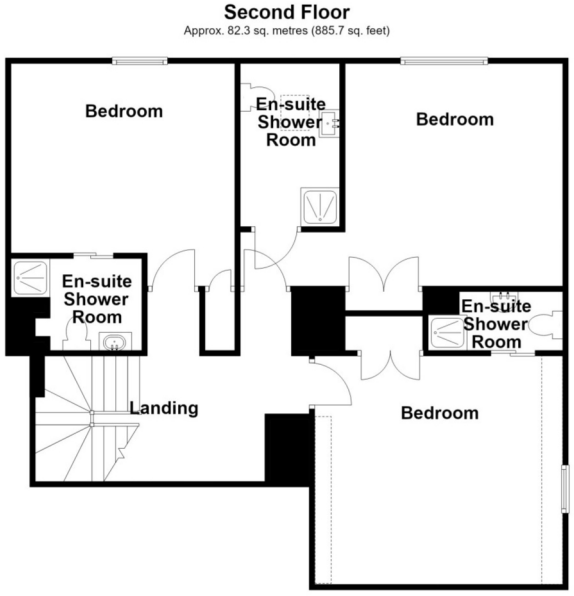
Ground Floor



First Floor



Second Floor



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HISTORIC INTEREST

Meadhon House is reputed to be the oldest surviving residential building on Castlegate, dating from either 1635 or 1653. Its name derives from the Gaelic ***"Meadhon"***, meaning "**middle**" or "**midst**", reflecting its distinctive position projecting into the centre of the historic street. The property is reputed to have stabled horses belonging to **Bonnie Prince Charlie** during the Jacobite Rising of 1745 and was later home to **Jean Cruickshank**, a childhood muse of **Robert Burns,** who wrote two poems in her honour.

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