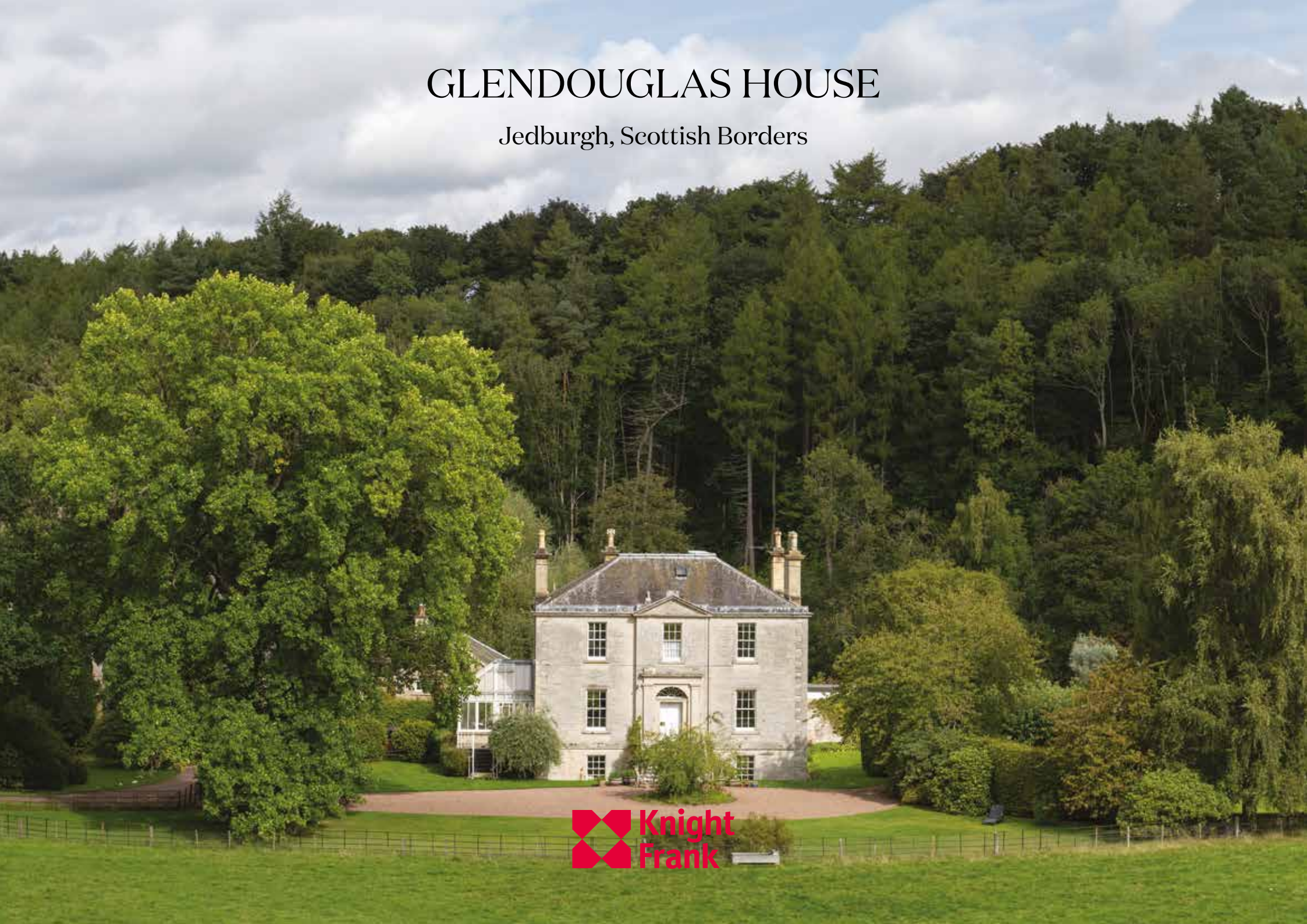


GLENDUGLAS HOUSE

Jedburgh, Scottish Borders





A BEAUTIFUL GEORGIAN COUNTRY HOUSE WITH LODGE COTTAGE AND LAND, SET WITHIN A SECLUDED AND PICTURESQUE BORDERS VALLEY WITH RIVER FRONTAGE

Summary of accommodation

Six bedrooms | Five bathrooms | Five reception rooms

Three bedroom lodge | Two bedroom coach house | Paddocks | Stabling

In all about 34.30 acres

Distances: Jedburgh 2 miles, Kelso 12 miles, Melrose 15 miles, Edinburgh 50 miles
(All distances are approximate)



GLENDUGLAS HOUSE

Glendouglas House is a particularly attractive and unspoilt country house, approached by a long, tree lined and gently winding drive which creates a strong sense of arrival and seclusion. The approach, framed by mature woodland and established planting, is a defining feature of the property, opening out to reveal the house set centrally within its own grounds.

The setting is peaceful and highly picturesque, with the house sitting naturally within lawns, orchard and surrounding woodland, and enjoying a private outlook across its own land and the wider valley landscape. The Jed Water River forms part of the boundary, adding to the charm and natural appeal of the setting.



The house itself is classical in its proportions, with an elegant Georgian façade and balanced symmetry, constructed in traditional stone beneath a slate roof. Internally, the accommodation extends to approximately 6,372 sq ft over two principal floors, together with lower ground floor and attic space, and retains a wealth of original character and period detail. High ceilings, sash and case windows, decorative cornicing and open fireplaces all contribute to the sense of scale and charm, while large windows frame views of the gardens and surrounding countryside.

The principal reception rooms are particularly appealing. The drawing room is an elegant and well proportioned space, filled with natural light and enjoying a fine outlook across the grounds, while the dining room provides an excellent setting for formal entertaining. A further sitting room offers more relaxed family living, creating a well balanced arrangement of reception space. A breakfast room/kitchen area sits to the rear having a traditional feel and enjoying views over the gardens, with scope for reconfiguration to suit modern requirements. A conservatory links the house to the garden and provides a bright and informal living space.





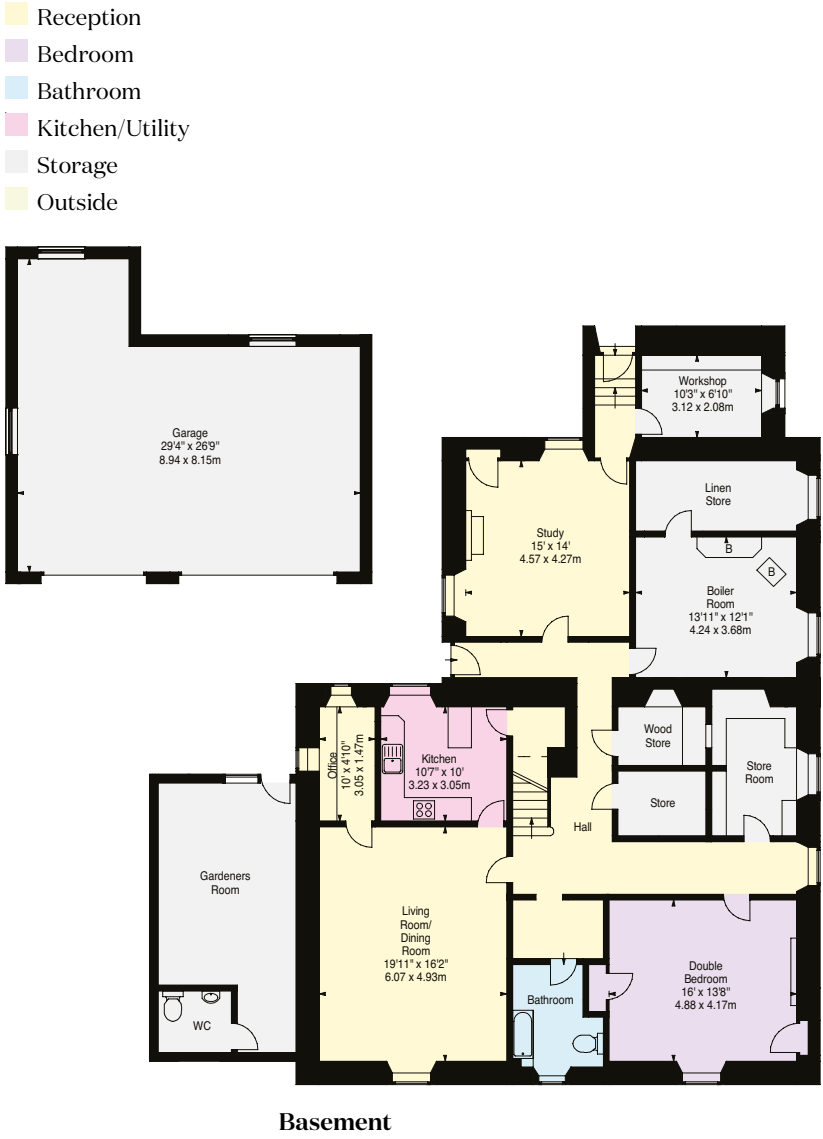
Upstairs, the bedroom accommodation is extensive and well arranged, providing a substantial number of bedrooms including a principal bedroom suite together with several further well proportioned double bedrooms.

In total, the house offers a generous family layout with multiple bathrooms and shower rooms arranged across the first floor, allowing for both family living and guest accommodation. A number of the bedrooms enjoy attractive views across the gardens, orchard and surrounding woodland, reinforcing the sense of setting and privacy.

The lower ground floor provides a range of useful ancillary rooms including a study, workshop, stores and plant room, while the attic offers further storage and potential for conversion, subject to the necessary consents.

Glendouglas House represents a rare opportunity to acquire an elegant Georgian country house with lodge and land, offering considerable charm, flexibility and significant potential. While the house would now benefit from upgrading, it provides an excellent opportunity to create a superb country home in a beautiful and accessible part of the Scottish Borders.





Approximate Gross Internal Area
6372 Sq Ft - 591.96 Sq M
Garage: 634 Sq Ft - 58.90 Sq M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

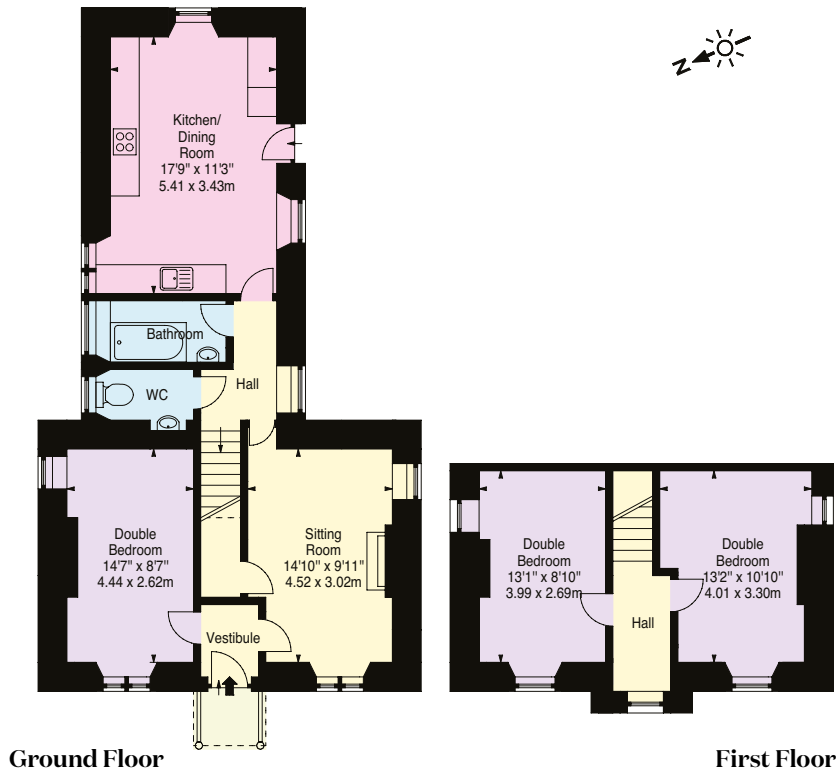


THE GATE LODGE

In addition to the main house, there is a particularly charming detached gate lodge, positioned at the entrance to the drive and extending to approximately 1,005 sq ft. The lodge is currently let, with tenants in place, and provides a useful income stream. Constructed in traditional stone with attractive detailing and a distinctive pitched roof, the lodge is highly appealing and offers well arranged and comfortable self contained accommodation.

The accommodation is arranged over two floors and comprises a welcoming sitting room, a kitchen with space for dining, together with bathroom and WC facilities on the ground floor. To the first floor, there are two double bedrooms, offering well proportioned and flexible accommodation suitable for a variety of occupiers.

The lodge enjoys its own garden and outlook, giving it a strong sense of independence from the main house. It is well suited as ancillary accommodation for guests, extended family or staff, while also providing clear potential for ongoing rental income, whether on a short or longer term basis.



Approximate Gross Internal Area
1005 Sq Ft - 93.36 Sq M

THE COACH HOUSE

Constructed in traditional stone, the Coach House has considerable charm, with a characterful façade and a pleasing sense of separation from the principal house, while still forming part of the central group of buildings.

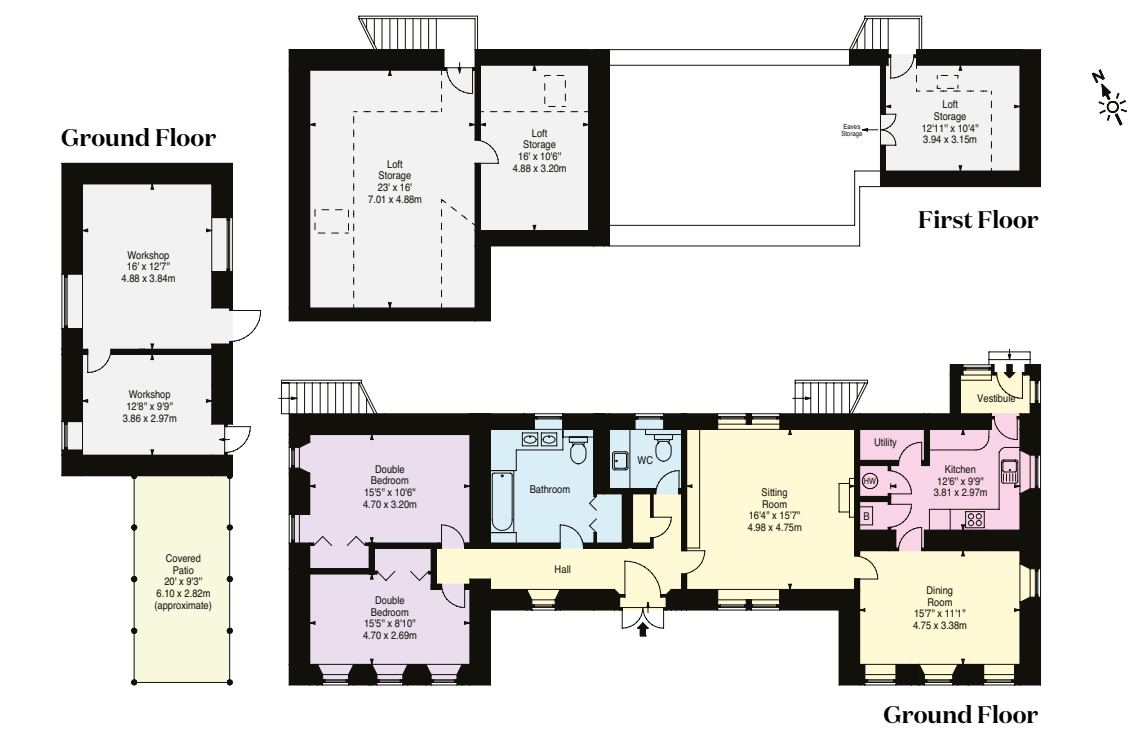
The accommodation extends to approximately 1,329 sq ft, with additional loft storage, and is well laid out to provide comfortable and flexible living space. On the ground floor, the accommodation includes a welcoming hall leading through to a well proportioned sitting room and dining room, together with a kitchen and utility area. There are two double bedrooms and a bathroom, offering a practical and well balanced layout suited to a variety of uses.

In addition, there is a useful range of adjoining workshops and stores, together with substantial loft storage above, providing excellent ancillary space and scope for further adaptation, subject to the necessary consents.

TheCoach House is complemented by a particularly charming cottage style garden which leads gently down towards the river. This garden provides a private and tranquil setting, distinct from the main house gardens, and enhances the sense of independence and character of the property.

The combination of accommodation, outbuildings and garden makes the Coach House ideally suited for a variety of uses, including guest accommodation, staff housing, multi generational living or potential income generation*.

* Offers excluding the Coach House with its adjacent land would be considered.



Approximate Gross Internal Area
1329 Sq Ft - 123.46 Sq M | Loft Storages: 679 Sq Ft - 63.08 Sq M | Workshops: 338 Sq Ft - 31.40 Sq M



GARDEN AND GROUNDS

The grounds are a defining feature of Glendouglas House, forming a particularly attractive and varied landscape which combines formal gardens, productive areas and wider amenity land within a private and picturesque setting. The approach drive, lined with mature trees and established planting, winds gently through woodland before opening out to reveal the house, creating a strong sense of arrival and seclusion.

Immediately surrounding the house are well maintained areas of lawn interspersed with specimen trees, shrubs and established herbaceous borders. A formal orchard garden provides a particularly appealing focal point, arranged around a central gravel path and framed by neatly planted fruit trees, offering both visual structure and seasonal interest throughout the year.

A traditional walled garden sits within the grounds and provides a productive and sheltered space with a variety of planting, including established fruit trees trained against the walls and herbaceous planting. This area retains a classic country house character, combining practicality with visual appeal and offering excellent potential for further cultivation.

Set within the gardens is a charming rotatable gazebo, positioned to enjoy views back across the grounds and towards the surrounding woodland. This provides an attractive and tranquil seating area, ideal for outdoor dining or quiet enjoyment of the setting.

Beyond the formal gardens, the grounds extend into gently undulating grassland and paddocks, bordered by mature hedging and woodland. These areas provide excellent amenity space and are well suited to a range of recreational and lifestyle uses. Within one of the paddocks there is a useful range of timber stabling, adding a practical equestrian element and enhancing the appeal for those with horses or an interest in country pursuits.



The wider landscape is particularly attractive, with mature woodland rising around the house, creating a sheltered and private environment. The Jed Water river forms part of the boundary, meandering through the lower grounds and further enhancing the natural beauty and tranquillity of the setting. This feature contributes both to the amenity of the property and to the overall sense of a well balanced and established country estate environment.

In all, the gardens and grounds offer a highly appealing combination of formal design, productive garden space and natural landscape, creating a peaceful and private setting entirely in keeping with a classical Georgian country house.

A separate garage building sits adjacent to the main house, providing useful storage and parking, with scope for a variety of ancillary uses if required.

SITUATION

Glendouglas House is set in an attractive rural position close to the historic Borders town of Jedburgh, enjoying a peaceful and private setting while remaining well connected to the wider Borders and beyond.

Jedburgh provides a good range of everyday amenities including local shops, cafés, a health centre and primary and secondary schooling. A wider range of facilities is available in the nearby towns of Kelso and Melrose, both of which offer an excellent selection of independent shops, restaurants, hotels and leisure facilities. Supermarket provision is well catered for, with Co op stores in Jedburgh and Kelso. Both Kelso and Galashiels offer Aldi, Sainsbury’s and Tesco. with Galashiels also benefitting from an M&S

The surrounding countryside is particularly appealing, with rolling farmland, woodland and river valleys providing excellent opportunities for walking, riding, fishing and other country pursuits. The nearby River Tweed is renowned for its salmon fishing, while the wider Borders offers a strong network of sporting opportunities.



The area is well regarded for schooling, with a number of highly regarded local primary and secondary schools. In addition, St Mary’s Preparatory School in Melrose is one of the leading independent prep schools in Scotland, and provides a strong feeder to a number of well known independent schools in Edinburgh and the north of England. Further private schooling is available in Edinburgh, including Fettes College, Merchiston Castle School and St George’s School for Girls.

Despite its rural setting, the property is well positioned for access to the principal road networks, with the A68 providing a direct link north to Edinburgh and south to Newcastle. Rail services are available from Tweedbank, with regular connections to Edinburgh, and from Berwick upon Tweed, which provides mainline services to both Edinburgh and London.

This combination of privacy, accessibility and attractive surroundings makes Glendouglas House a particularly appealing location for those seeking a country house in an unspoilt yet accessible part of the Scottish Borders.

GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 01890 230445

Directions

What3Words: [///crowd.incurring.straws](#)

Postcode: TD8 6PF

Services: Glendouglas House - Oil fired boiler for heating and hot water, mains water, private drainage to a septic tank

The Lodge – Oil fired boiler for heating and hot water, mains water, private drainage to a septic tank.

The Coach House - Oil fired boiler for heating and hot water, mains water, private drainage to a septic tank.

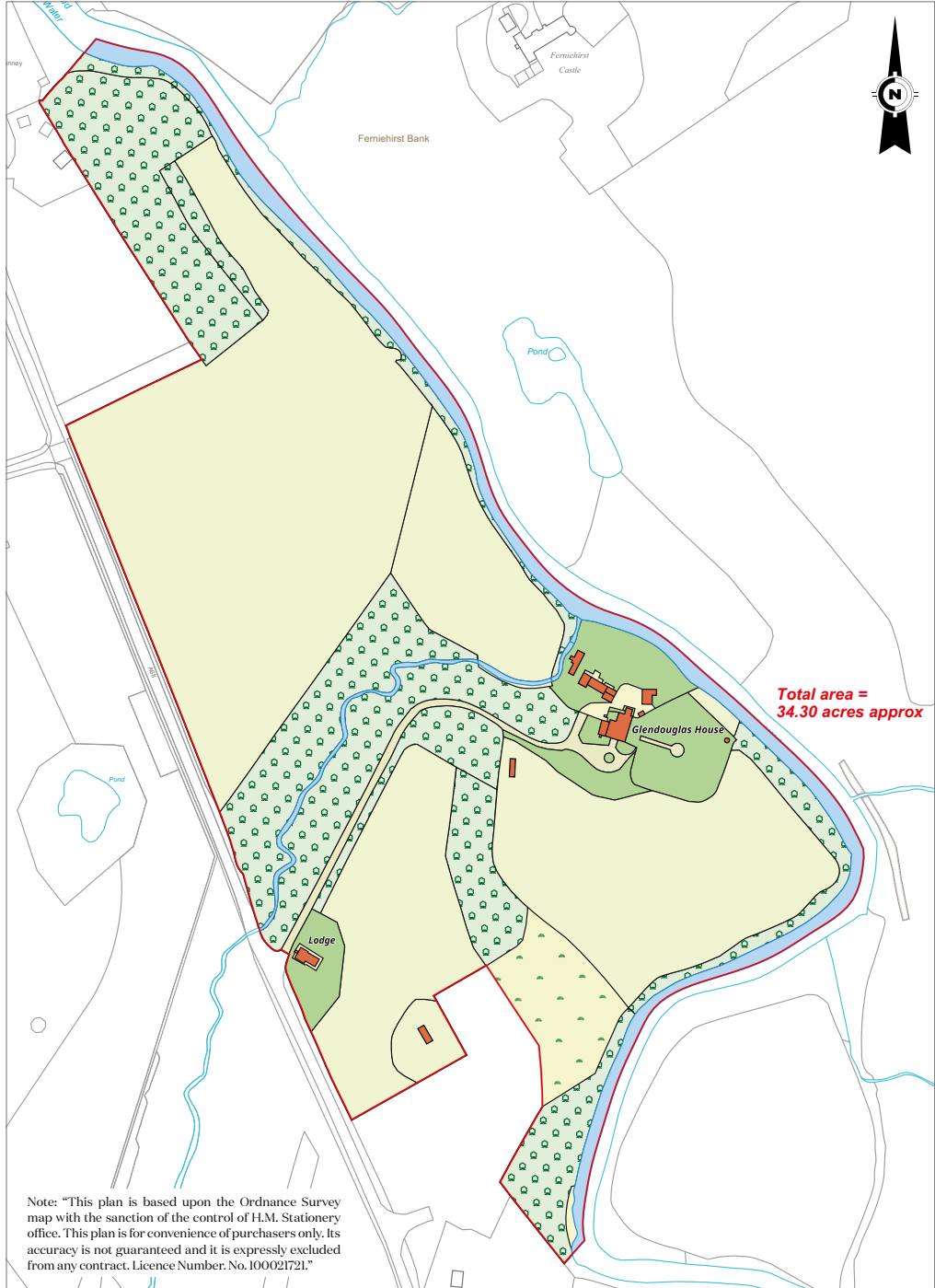
Local Authority & tax band: Scottish Borders Council – Glendouglas House - Tax Band H. The Lodge – Tax Band D. The Coach House – Tax Band F

Fixtures & Fittings: No items are included unless specifically mentioned in these particulars.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price will be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



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