



Brundeanlaws Cottage, Jedburgh - TD8 6NW

Offers Over £625,000

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Brundeanlaws Cottage

Jedburgh, TD8 6NW

Occupying a secluded position, Brundeanlaws Cottage sits within approximately 10 acres of gardens, woodland, ponds and grazing land, enjoying excellent privacy and attractive open views.

- Beautiful Rural Location
- Extensive Outbuildings
- Approximately 10 Acres
- Generous Accommodation
- Open Countryside Views
- Gardens, Woodland & Ponds.

ACCOMMODATION COMPRISES

Ground Floor – Entrance Vestibule, Dining Kitchen, Garden Room, Sitting Room, Bedroom 4/Dining Room, Utility Room, WC, Internal Hallway, Wood Store.

First Floor – 3 Double Bedrooms, Shower Room, Ample Eaves Storage.

Garden & Grounds – Garden, Mature Planting, Fruit Trees, Mature Woodland, Stable Block, Hay Shed, Field Shelter, Large Outbuilding, Paddock, Ponds, Additional Opportunity to Create More Grazing.



PROPERTY DESCRIPTION

Brundeanlaws Cottage is a charming and versatile four-bedroom cottage set within approximately 10 acres of land, complete with extensive outbuildings, grazing land and picturesque grounds, making it an ideal property for those seeking space, tranquillity and a true countryside lifestyle. The current owners have also invested significantly in the property, recently enhancing its energy efficiency through comprehensive insulation upgrades and the installation of a modern air source heat pump heating system.

Entering through the welcoming entrance vestibule, you are immediately drawn into the impressive open-plan kitchen, dining and living area. This bright and spacious hub of the home is perfect for modern family living and entertaining. The adjoining garden room enjoys panoramic views across the surrounding countryside, creating a seamless connection with the outdoors while flooding the space with natural light.

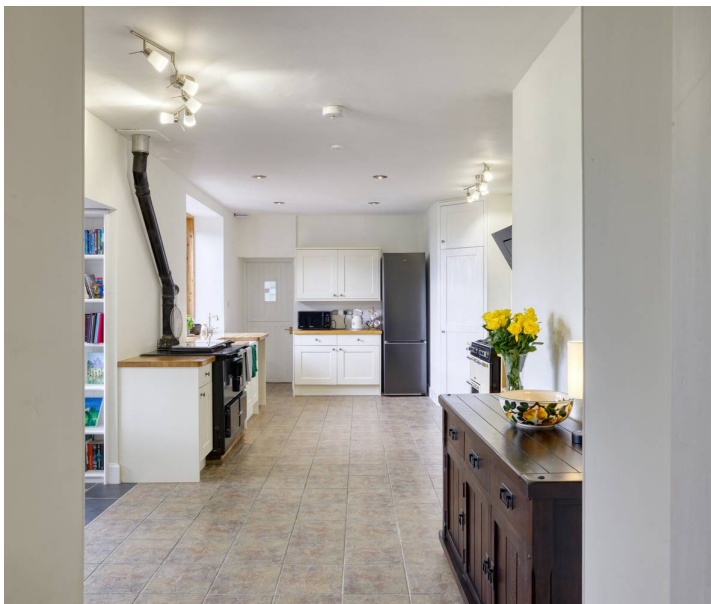
The kitchen is both stylish and practical, offering excellent workspace and storage. To the rear, a generous utility room provides further functionality and links back to the entrance via a connecting corridor. A useful wood and coal store, accessible from both inside and outside, offers additional practicality during the colder months.

The ground floor also benefits from a cosy sitting room centred around a multi-fuel burning stove. A generous double bedroom provides flexible accommodation and could equally serve as a formal dining room, home office or family room. A spacious WC completes the ground-floor layout.

Upstairs, the first floor offers three well-proportioned bedrooms, all enjoying built-in storage and attractive open views across the surrounding countryside. A stylish shower room and a useful storage cupboard complete the accommodation.

Externally, Brundeanlaws Cottage is surrounded by approximately 10 acres of picturesque grounds, offering a wonderful balance of open space and practical amenities. The land includes areas of grazing, natural ponds, mature woodland, established gardens and a variety of outbuildings, providing excellent flexibility for a range of lifestyle, leisure, smallholding or equestrian pursuits.





Among the outbuildings are a stable block, open hay shed, spacious field shelter and a substantial barn-style building which previously housed 12 stalls, presenting excellent potential for a wide range of uses depending on the purchaser's requirements.

DISTANCES

A68 North and South 3 miles, Jedburgh 10 miles, Morebattle 12 miles, Kelso 18 miles, Denholm 16 miles, Hawick 19 miles, Tweedbank Railway Station 25 miles, Edinburgh 57 miles, Newcastle 52 miles, London 335 miles.

GENERAL REMARKS

What3words - <https://w3w.co/spots.breathing.transcribes>

Tenure - Freehold

Council Tax - Band F

Services - Mains electricity, private water, drainage to a private septic tank, air source heating. Fibre broadband available.

Fixtures and Fittings - All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation - Brundeanlaws Cottage is not listed, nor does it lie within a conservation area.





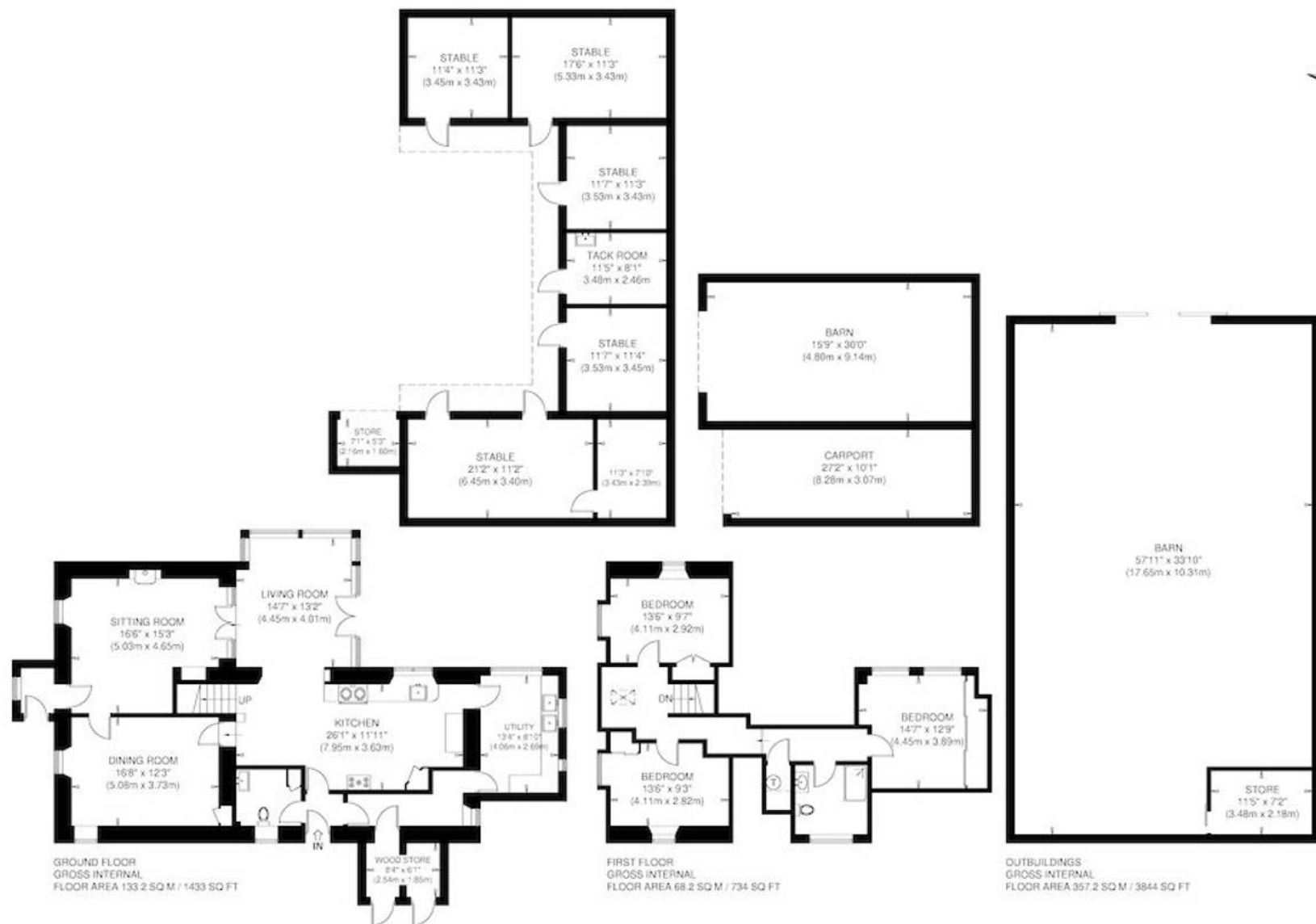
AREA INSIGHTS

Brundeanlaws Cottage lies approximately 10 miles south of Jedburgh, one of the oldest and most historic towns in the Scottish Borders. Rich in heritage, Jedburgh is home to a number of notable attractions, including Mary Queen of Scots' House, the 12th-century Jedburgh Abbey and the Jedburgh Jail and Museum. These landmarks, all located in the heart of the town, draw visitors year-round to this picturesque and characterful community. The town offers excellent local amenities and professional services, including a fantastic local butcher and a variety of independent shops that enjoy strong local support.

Jedburgh provides schooling for all ages, while well-regarded private schools such as St Mary's School in Melrose and Longridge Towers near Berwick-upon-Tweed are also within easy reach. A wide range of sporting and leisure facilities are available, including the formidable Jed-Forest Rugby Club, a well-supported golf club and local running and cycling clubs. Just a short drive away at Mounthooly is the award-winning Caddy Man Restaurant, a golf driving range and a well-stocked country store.

Further amenities can be found in the historic market town of Kelso, located approximately 18 miles north-east of Brundeanlaws Cottage. Kelso offers several major supermarkets, excellent local shopping, a number of welcoming public houses and highly regarded eateries such as Scott's of Kelso. The town is also home to impressive historic sites including Kelso Abbey and Floors Castle, as well as the world-famous Kelso Racecourse. For golf enthusiasts, Kelso boasts two excellent courses, Kelso Golf Club and the championship course at Schloss Roxburghe, which also features a luxury country club and spa facilities.

The property's location close to the English border also places many of Northumberland's most celebrated attractions within easy reach, including Northumberland National Park, the Cheviot Hills and a wealth of walking, cycling and outdoor pursuits. Despite its wonderfully peaceful and private setting, Brundeanlaws Cottage benefits from convenient access north and south via the A68, making it ideal for those seeking countryside living without compromising on connectivity. Edinburgh and Newcastle are both readily accessible, offering excellent options for commuting, shopping, cultural attractions and international travel.



BRUNDEANLAWS COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 201.4 SQ M / 2167 SQ FT
OUTBUILDINGS AREA = 357.2 SQ M / 3844 SQ FT
TOTAL AREA = 558.6 SQ M / 6011 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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