



HUNTHILL HOUSE

Jedburgh, Scottish Borders



A HANDSOME GEORGIAN COUNTRY HOUSE WITH EQUESTRIAN FACILITIES AND LAND, SET WITHIN PRIVATE AND SECLUDED GROUNDS IN THE SCOTTISH BORDERS.

Summary of accommodation

Eleven bedrooms | Seven bathrooms | Five reception rooms

Stables | Paddocks | Outdoor arena

In all about 23.88 acres

Distances: Jedburgh 2 miles, Kelso 13 miles, Melrose 15 miles, Berwick-upon-Tweed mainline train station 35 miles
Edinburgh city centre 49 miles, Newcastle International Airport 51 miles, Edinburgh Airport 56 miles
(All distances and times are approximate)



HUNTHILL HOUSE

Hunthill House is an elegant and well proportioned Georgian country house, approached by a long private driveway which winds through mature trees before opening out to reveal the house set centrally within its own grounds. The approach creates a strong sense of arrival and privacy, establishing the character of the property from the outset.

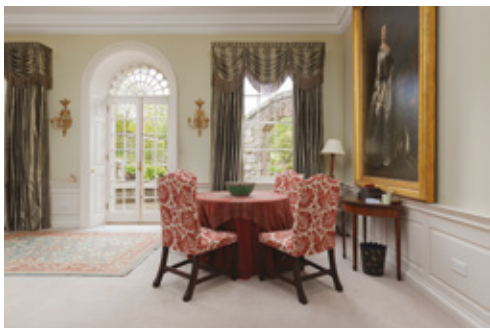
The setting is peaceful and secluded, with the house sitting naturally within established gardens, woodland and paddocks, and enjoying a private outlook across its own land and the surrounding Borders countryside. The overall composition is particularly pleasing, with the house well positioned within a sheltered landscape, creating a sense of enclosure without compromising wider views.



The house itself is classical in its proportions, with a balanced Georgian façade constructed in traditional stone beneath a slate roof. Internally, the accommodation extends to a substantial footprint arranged over multiple floors and retains many period features including sash and case windows, high ceilings and fireplaces, contributing to feeling of scale and character throughout.

At the heart of the house lies an impressive reception hall, with a sweeping stair and arched openings forming a striking architectural centrepiece. From here, a series of well proportioned reception rooms are arranged, each benefiting from excellent natural light and views across the gardens.

The drawing room is a particularly elegant space, enjoying a fine outlook and a strong sense of proportion, 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 accommodation.





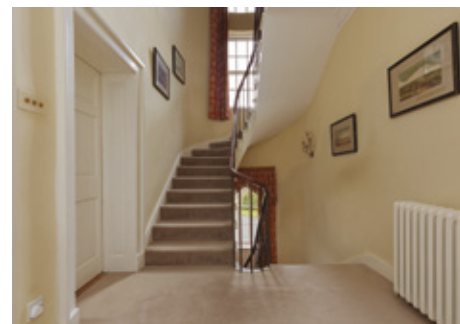
The kitchen sits to the rear and forms the heart of the house, offering a spacious and practical environment for day to day living, with direct views onto the gardens and space for informal dining. Utility and ancillary accommodation support the kitchen, ensuring the house functions well for modern family requirements.

Upstairs, the bedroom accommodation is extensive and well arranged over the first, second and third floors. The principal bedroom suite is particularly appealing, enjoying generous proportions and attractive views, and is complemented by an en suite bathroom and two dressing rooms, one of which would work well as a nursery or additional bedroom if required.

Across the upper floors there are numerous further double bedrooms, together with a good range of bathrooms and shower rooms, providing a flexible and well balanced family layout and plenty of room for guests. Many of the rooms benefit from excellent natural light and attractive outlooks across the gardens, paddocks and surrounding woodland, reinforcing the sense of privacy and setting.

Additional attic accommodation and cellar space provide further flexibility for storage or future adaptation.

Hunthill House offers a rare opportunity to acquire an elegant Georgian country house which combines architectural balance and historic character with practical and comfortable living accommodation.





Approximate Gross Internal Area
 9302 Sq Ft - 864.16 Sq M (Including Workshop & Store)
 Garage: 288 Sq Ft - 26.76 Sq M
 Stables: 667 Sq Ft - 61.96 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.



GARDENS AND GROUNDS

The grounds are a defining feature of Hunthill House, forming a particularly attractive and well balanced landscape which combines formal gardens, productive areas and pasture land.

The approach drive, lined with mature trees and established planting, leads through woodland and rhododendrons before opening out to the house, creating an impressive arrival.

Immediately surrounding the house are well maintained areas of lawn and gardens, interspersed with mature trees, shrubs and herbaceous borders. These areas provide structure and seasonal interest, while softening the elevations and enhancing the setting of the house.

Terraces and seating areas sit adjacent to the principal rooms, providing attractive and sheltered spaces for outdoor dining and relaxation. Established climbing plants, including wisteria, contribute to the classic country house atmosphere.



A traditional walled garden lies within the grounds and provides a productive and sheltered space, with areas for vegetables, soft fruit and cut flowers. This space retains a sense of traditional character and offers excellent scope for further cultivation.

Beyond the formal gardens, the grounds extend into paddocks and grazing land, which are well arranged and easily accessible. These areas provide excellent amenity and are well suited to equestrian use or general countryside pursuits. A tennis court is positioned within the grounds and provides a further recreational amenity, set comfortably within the grounds.

Mature woodland surrounds much of the property, creating a sheltered and private environment while framing outward views across the wider Borders landscape. The overall effect is of a cohesive and well considered setting.

In all, the gardens and grounds extend to approximately 24 acres.

EQUESTRIAN FACILITIES

Hunthill House provides a well laid out and practical equestrian offering, with facilities positioned conveniently within the grounds. These include a stable block, an outdoor riding arena and adjoining paddocks. The arena is well enclosed and private, with an open outlook over the surrounding countryside, and is well suited to a variety of uses.

The paddocks are neatly arranged and provide good grazing, with easy access from both the house and stabling. The overall layout allows for efficient day to day management while maintaining separation from the formal gardens.

The surrounding local landscape offers excellent riding opportunities, with a network of quiet country lanes and open countryside typical of the Scottish Borders.

The combination of facilities and setting makes Hunthill House an appealing prospect for equestrian ownership.



HISTORICAL NOTE

Hunthill House forms part of the rich architectural and historical heritage of the Scottish Borders, with origins dating back to the 14th century when the lands of Hunthill were granted to the Earl of Douglas by Robert the Bruce.

In 1466, the property passed to the Rutherfurd family as part of a dowry settlement and is understood to have remained in their ownership until the late 18th century. The house was rebuilt towards the end of the 16th century following a turbulent period during which it is believed to have been sacked on several occasions, and elements of this earlier structure are thought to survive within the core of the present building.

The current form of the house largely reflects the Georgian period, when it was remodelled to create the elegant and well balanced residence seen today, while retaining aspects of its earlier fabric. The house is Category B listed.

Today, Hunthill House represents a well preserved Borders country house, combining layers of history with the charm, proportions and practicality required for modern living.



SITUATION

Hunthill 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 wide range of everyday amenities including local shops, cafés, restaurants, healthcare facilities and schooling. The town is steeped in history and centred around the impressive ruins of Jedburgh Abbey.

A broader range of facilities is available in the nearby town of Kelso, one of the most attractive towns in the Borders, offering a selection of independent retailers, restaurants and leisure facilities. Kelso is also home to Floors Castle and Kelso Racecourse.

The surrounding countryside is particularly appealing, with rolling farmland and woodland providing excellent opportunities for walking, riding, cycling, fishing and other country pursuits. The River Tweed, renowned for its salmon fishing, lies within easy reach, together with a number of well regarded golf courses including The Roxburghe.

The area is well regarded for schooling, with Jedburgh Grammar Campus nearby, together with St Mary’s School in Melrose and Longridge Towers. A number of highly regarded independent schools are also available in Edinburgh.

Despite its rural setting, the property is well positioned for access to major road networks, with the A68 providing direct links to Edinburgh and Newcastle. Rail services are available from Tweedbank, offering regular connections to Edinburgh.

This combination of accessibility, privacy and attractive surroundings makes Hunthill House a highly desirable location within the Scottish Borders.



GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 01890 230445

Directions

What3Words: ///hilltop.jacuzzi.wordplay

Postcode: TD8 6QR

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

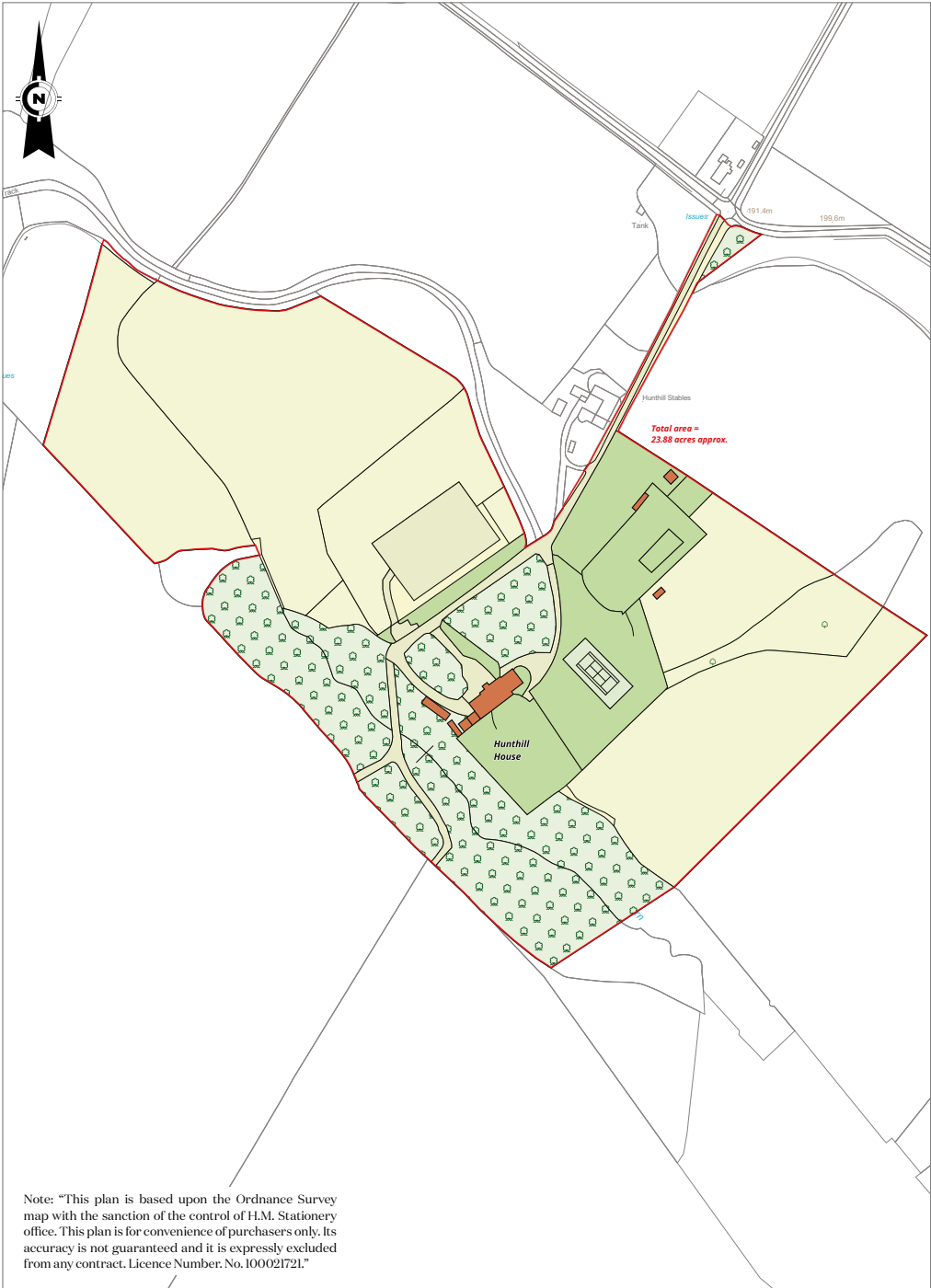
Local Authority & tax band: Scottish Borders Council – Tax band H

Fixtures & Fittings: Bespoke fitted cabinets in the hall and sitting room are included in the sale. No other 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 their agents.



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