

LEGAL
HASTIN & S



Eden House

Jedburgh, TD8 6BL

Offers Over £499,000





Perfect for entertaining, this impressive home combines elegant period character with sophisticated contemporary styling. Ideally positioned for convenient access to both Newcastle upon Tyne and Edinburgh Airport via the A68 in just over an hour, Eden House enjoys a prominent elevated setting with stunning views across the town and surrounding countryside.



EDEN HOUSE

A striking Victorian property, this former 19th-century convent has been thoughtfully converted and fully refurbished to an exceptional standard, creating a stylish and versatile family home. Offering substantial accommodation across three floors, the property provides outstanding flexibility, ideally suited to modern life, multi-generational living, or those requiring generous work-from-home space.

The ground floor features a beautiful formal lounge with a traditional bay window and open fire, while a second sitting room lies across the hall. A spacious home office, cloakroom/WC, elegant dining room, and well-appointed breakfasting kitchen complete the accommodation on this level.

The first floor hosts a superb selection of luxurious bedrooms, including a magnificent principal suite positioned alongside the main family bathroom. There is also an en-suite guest bedroom, two further generously proportioned double bedrooms, and an additional office.

The converted attic level provides two further versatile rooms, ideal for use as overflow bedrooms, a studio, or additional workspace.

Externally, the beautifully landscaped wraparound gardens enjoy a wonderful elevated outlook across Jedburgh, with views stretching over the rooftops towards the town's iconic clock tower and abbey. To the rear, a private courtyard and off-street parking are accessed directly from Lanton Road, completing this exceptional home.

LOCATION

Jedburgh is a picturesque and historic Borders town set amid rolling countryside and defined by its dramatic skyline, dominated by the magnificent Jedburgh Abbey. One of the region's most characterful towns, Jedburgh offers a strong sense of heritage alongside a relaxed lifestyle, making it an appealing choice for homebuyers seeking charm, community, and accessibility.

• Amenities: Jedburgh's town centre features a traditional high street with a mix of independent shops, cafés, local services, and everyday conveniences. The town benefits from supermarkets, leisure facilities,

and healthcare provision, while its rich history underpins a healthy visitor economy. Key attractions include the impressive ruins of Jedburgh Abbey, Mary Queen of Scots' House, and the surrounding historic streetscape.

• Schooling: Jedburgh is well served educationally, with state-of-the-art intergenerational schooling campus from Nursery to Secondary, providing comprehensive education and modern facilities for families in the area.

• Population: Jedburgh supports a close-knit and welcoming community of around 4,000 residents. The town enjoys an active calendar of events, clubs, and sporting opportunities, reflecting a strong sense of local identity and community engagement.

• Transport Connections: Jedburgh benefits from good road links to other Borders towns and onward routes to Edinburgh and Newcastle. Rail services are accessible via nearby Tweedbank station. The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with the Jed Water and wider Borders landscape adding to the town's lifestyle appeal.

HIGHLIGHTS

- Elegant and beautifully presented
- Incredible flexibility
- Multigeneration living suitable
- Fantastic outlooks over the town
- 60 minutes from Newcastle airport
- Ideally set off the A68.

ADDITIONAL INFORMATION

The fitted carpets, light fittings, blinds, curtain poles and integral appliances as mentioned are included in the sale.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Band E.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 5 days a week including evenings, weekends and public holidays.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating.

TENURE

Freehold

MARKETING POLICY

Offers over £499,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



