



Thickside House

Jedburgh, TD8 6QY

Offers Over £749,500





This beautifully renovated Borders farmhouse is positioned in an idyllic spot just outside the town of Jedburgh - in excellent condition with Eco upgrades, there are adaptable outbuildings, and an extensive garden with uninterrupted outlooks.



THICKSIDE HOUSE

With a welcoming entrance and glorious gardens, Thickside House is a wonderful country home in the heart of the Borders. Beautifully maintained by the current owners, this much loved family home offers a true slice of rural living; with uninterrupted southerly views, exceptional gardens and outbuildings - it's all those in search of country living could hope for.

A charming garden entrance with neat paving and stunning outlooks leads to the main reception hall, where a choice of public rooms open off – with an easy flow between spaces allowing for flexibility of use, this is perfect for family demands as well as entertaining and enjoying the panoramic views. A formal dining room with woodburning stove sits to the front, connecting to a comfortable lounge with a second stove. The elegant country kitchen sits on the opposing side and is beautifully finished with timber cabinetry, a feature AGA and island unit, with a wonderful garden room opening off with views across the front gardens. Providing for rural living, there is also a most useful scullery kitchen as well as a must have boot room and a ground floor shower room.

Upstairs, the master suite is beautifully finished in warm neutral tones, with well proportioned walk in wardrobe and a contemporary shower room. Across the landing are a further three well appointed bedrooms and the family bathroom.

A gravel driveway sweeps round to the side of the house where paving extends to the front; the gardens have been beautifully landscaped and are in full maturity adding to the privacy and peacefulness of the property. The garden is bordered by well established trees and a small copse, but the views from both the house and garden to the south are exceptional. At the front of the house is a charming terrace which is a wonderful feature with steps leading down onto the lawn. Meandering through the garden is a burn, to the south west of the house is a paddock extending just under 1 acre. There is also an abundant kitchen garden with greenhouse and log store, and a large shed ready for electricity with potential for a great workshop, pottery room or outdoor office.

Adjacent to the rear garden, an attractive range of traditionally built stone outbuildings provide excellent scope to develop further, and are currently utilised as workshops, garden storage, a gym and double garaging with electric doors

LOCATION

Thickside House is set in a magnificent rural location enjoying commanding views over the Oxnam Valley and the panorama of the Cheviot Hills range beyond. Situated approx 2 miles east of the historic Royal Burgh of Jedburgh, Thickside is almost equidistant between Edinburgh, Newcastle upon Tyne and Carlisle being 53 miles from each. Jedburgh, just 10 miles north of the English border, with its rich history and imposing ruins of the 12th Century Augustinian Abbey has a good selection of local services a recently completed Primary and Secondary Campus, with private schooling available at nearby Melrose. With a wealth of sporting and recreational opportunities abound in the immediate vicinity with salmon and trout fishing on the Tweed and Teviot rivers, pheasant and partridge shooting. There are numerous cycling trails and endless opportunities for walking. The long distance trails, St Cuthbert's Way and the Borders Abbeys Way pass nearby. The area is renowned for its unspoilt beauty, has a strong equestrian tradition with the annual Common Ridings, local Hunt and Kelso races and point-to-point meetings. For the golf enthusiast, there are numerous courses in the area, including Jedburgh's own course and the championship Schloss Roxburghe course, approximately 5½ miles to the north east. Edinburgh Airport 56 miles Newcastle Airport 53 miles Carlisle 55 miles Kelso 11 miles Jedburgh 2 miles

DIRECTION

Heading south on the A68 through Jedburgh, turn left between the Swimming Pool/Fitness Centre and the Church into Oxnam Road. Proceed for approximately 2 miles and the entrance to Thickside House is on the left opposite a water pumping station. A shared tarmac drive, flanked on the topside by a beech hedge, leads to the private gravelled driveway on the left leading to a parking area beside the house.

SERVICES

Mains water and electric. Oil fired central heating supplemented by woodburners. Oil fuelled AGA. Solar panels. Private drainage to septic tank.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £749,500 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.



