

HASTIN<sup>LEGAL</sup>&S



Dovesford

Camptown, Jedburgh, TD8 6PN

Offers Over £550,000







A charming stone-built detached property set in the picturesque village of Camptown, offering approximately 8 acres of paddocks, woodland and river frontage - an ideal setting for equestrian enthusiasts.





## DOVESFORD

This versatile home offers 3 to 4 bedrooms and generous living accommodation, all designed to meet the needs of modern family life. The heart of the home is a spacious kitchen/dining area with a useful utility room and cloakroom off, complemented by separate formal dining room. The large living room sits to the front and features exposed beams and patio doors opening out to the colourful garden, creating a lovely connection between indoors and out. There are three bedrooms on the ground floor, two of which include en-suite wet room facilities and all benefit from built-in wardrobes. The fourth bedroom is currently used as a snug with a wood-burning stove but offers flexibility to suit. A home office/hobby room is located on the first floor accessed from the kitchen, providing a quiet retreat for work or leisure. Externally, the grounds are a true highlight, extending to some 8 acres – with wrap around gardens full of colourful blooms, a kitchen garden, vegetable beds, orchard, woodland walks which extend down to the riverbed, a tranquil pond, and grazing land. In addition, a car port, double garage, extensive driveway for ample parking and paddock areas make this a perfect opportunity for those seeking space, privacy and a lifestyle connected to the outdoors.

## LOCATION

Camptown is a small village some 5 miles South of Jedburgh, accessed from the Carter Bar. The small hamlet is bedded by the Jed Water and Kaim Burn, with rolling countryside views and a peaceful setting. Easy links both North and South of the Border, with access to Newcastle and Edinburgh via the A68, and within the Jedburgh catchment for Schools. The local town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of shops, restaurants, fitness centre, Community & Arts Centre, and new school campus incorporating nursery to secondary. Attractions such as 'The Red Stone' Abbey was founded in 1138, with the Visitor Centre portraying the Abbey's turbulent past. The town has connections with Mary Queen of Scots who visited in 1556. Well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main east coast railway line is 35 miles distant at Berwick upon Tweed.

## HIGHLIGHTS

- Charming stone-built detached home
- Approx. 8 acres of land including paddocks & woodland
- Ideal for equestrian use or countryside living
- 3 / 4 bedrooms (2 with en-suite wet rooms)
- Flexible accommodation

## ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Sitting Room/Bedroom 4, Dining Room, Breakfasting Kitchen, Rear Vestibule, Cloakroom with WC, utility Room, Three Bedrooms, two with en-suite Wet Rooms, Bathroom, Cloakroom 2 with WC, Office/Hobby Room.

## SERVICES

Oil fired central heating. Bottled LPG gas to cooking hob, private water and septic tank

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area is approx. 209m<sup>2</sup>.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Rating E

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing arranged through Hastings as the selling agents. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £550,000 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](mailto: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.





