

LEGAL  
HASTIN & S



Friars Acre

Jedburgh, TD8 6BN

Offers Over £585,000







A beautifully presented split level bungalow, in an elevated position with panoramic views over Jedburgh, offering five bedrooms, a self-contained annexe, stunning gardens, and versatile living spaces including a studio home/ office.





## FRIARS ACRE

Occupying an elevated position with breath-taking panoramic views across Jedburgh, this immaculate and generously proportioned split level bungalow offers a rare opportunity to enjoy flexible, modern living in a truly idyllic setting. Beautifully presented throughout, the property boasts five well-appointed bedrooms, including a luxurious master with en-suite bathroom, offering comfort and privacy for families or those who enjoy entertaining guests. The layout is thoughtfully designed to maximise space and light, with a strong emphasis on flow and function. At the heart of the home lies a spacious lounge, complete with a wood burning stove and expansive picture windows that flood the room with natural light while capturing the stunning surrounding landscape; a perfect space for relaxing or entertaining in style. The open plan kitchen and dining area further enhances the sociable atmosphere, ideal for family gatherings or hosting friends. In addition to the main residence, the property benefits from a fully self-contained annexe, ideal as overflow accommodation for extended family, a private guest retreat, or an income generating holiday let or rental. Externally, the property is surrounded by extensive, beautifully landscaped gardens, offering both privacy and a peaceful outdoor retreat. A generous private driveway provides ample parking for multiple vehicles, complemented by two garages for secure storage. Of particular note, is the former stable block, which has been stylishly converted into a high-spec, standalone home office/studio/gym, offering incredible versatility for remote work, creative pursuits, or fitness.

## LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a Community & Arts Centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main railway line is 16 miles at Tweedbank.

## HIGHLIGHTS

- Elevated position with outstanding panoramic views
- Immaculate split level Bungalow – All Cat 1's in HR
- Flooded with natural light
- Self-contained annexe – perfect for guests, multi-generational living or income potential
- Extensive landscaped gardens

## ACCOMMODATION SUMMARY

Entrance Vestibule, Living Room, Dining Room, Kitchen, Utility Room, Lobby, Master Bedroom with En-suite, Inner Hallway, Three Bedrooms, Bathroom. Annexe: Inner Hallway, Living Room/Kitchen, Utility Room, Bedroom, Shower Room.

## SERVICES

Mains services, electricity, water, drainage, gas central heating.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. 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 £585,000 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.

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.



