



Allerley House is a stunning property in arguably the best location in Jedburgh, with stunning views over both the Abbey and the former Jail and Castle, yet is still only 5 minutes' walk into the High Street.

Allerley House, Honeyfield Road,
Scottish Borders, TD8 6JN

 4  2  2

 242 sqm

Asking Price £685,000

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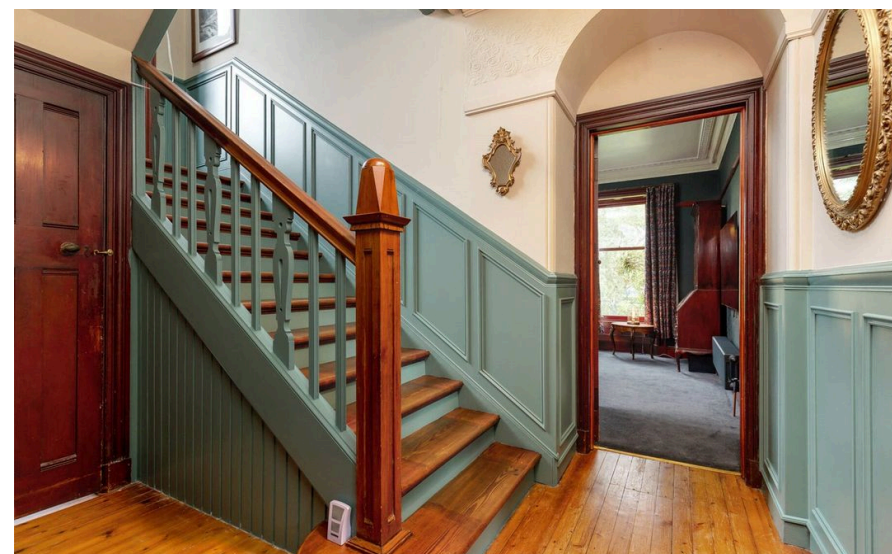
About this property

Allerley has Arts & Craft features within the house and the current owners have undertaken a course of work including two new stunning bathrooms, reinstating wood panelling in the hallways, an erection of a two-car carport with power and a state-of-the-art glass car garage / sunroom.

On entering the property, there is a delightful wood panelled boot room with stunning décor leading into a kitchen with monochrome units and worktops. At one end there is a wood burner and a breakfast table. The main hallway is wood panelled and leads to a stunning living room with a wood burner, decorated in muted tones giving an indulgent atmosphere. The ground floor includes a dining room with a bay window with garden views, a new art deco style bathroom with Heritage and Burrington fixtures and fitting, and a conservatory. There is also a useful walk-in cupboard under the stairs used as a pantry/storeroom.

The first floor has a principal bedroom with a working open fire and views over the garden. The second bedroom to the front of the house has stunning views of Jedburgh Abbey. There are two more bedrooms, with one being used as a study and a new family bathroom with Heritage and Burrington fixtures and fittings. On the second floor there is a large, boarded attic space and a 'secret' room which would be perfect for a hobby room.

Outside the property has mature trees and an established garden with the benefit of some fruit trees and a small maze. There is a gate that leads directly onto the park which is perfect for a game of football or touch rugby. Two garden sheds can also be found within the grounds along with a couple of small ponds. Allerley House has such a flexible layout, making it really perfect for a couple or a family alike. Honeyfield Road has a great community making it safe and family friendly, with the High School only a 10-minute walk

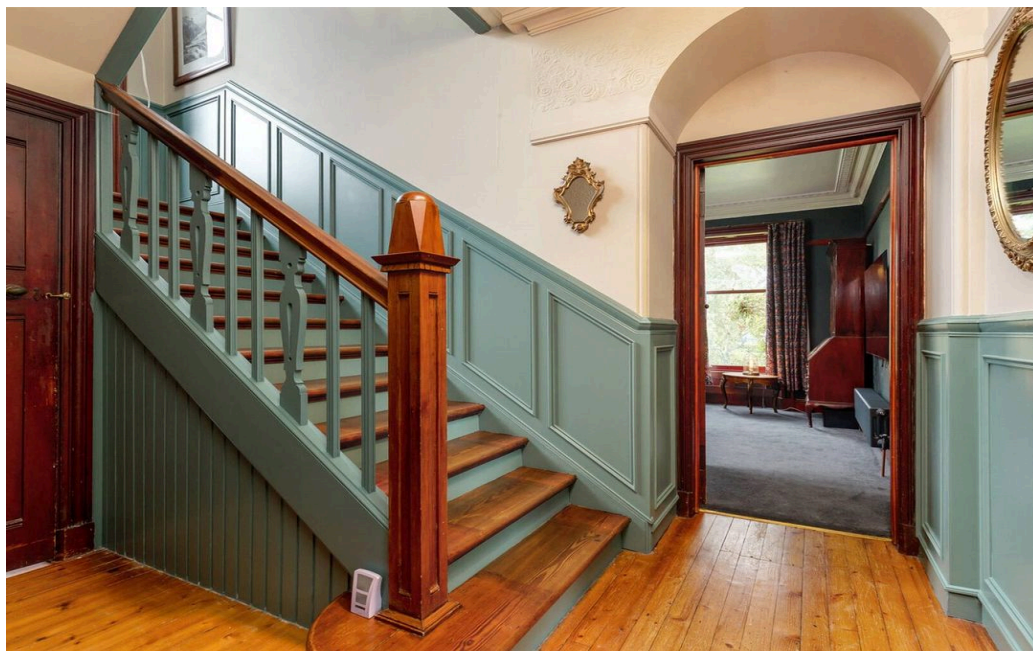


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Plans

Approx. gross internal floor area
242 SQ M

Accommodation Comprises

Ground Floor

Boot Room | Kitchen | Sitting Room | Dining Room |
Conservatory | Bathroom

First Floor

Principle Bedroom, Three Double Bedrooms (one
currently used as study) | Family Bathroom

Second Floor

Attic | Store

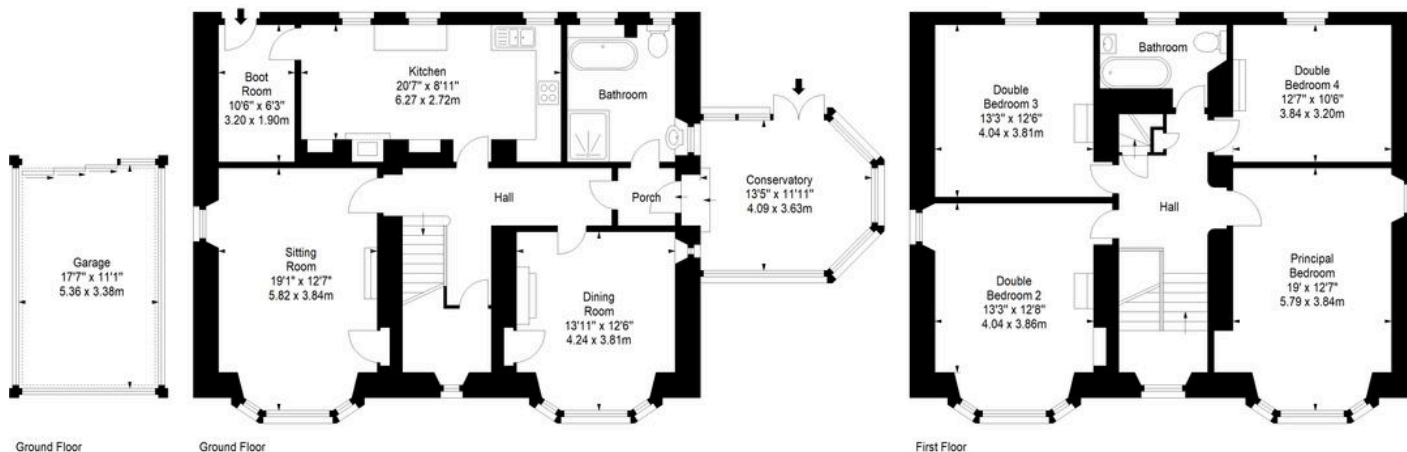
Outside

Front, Side & Rear Garden | Patio | Double Carport
Garage | Glass Sunroom/Garage | Private Gated
Access to Allerley Well Park

Allerley House,
Honeyfield Road,
Jedburgh,
Scottish Borders, TD8 6JN



Approx. Gross Internal Area
2605 Sq Ft - 242.00 Sq M
Garage
Approx. Gross Internal Area
193 Sq Ft - 17.93 Sq M
For identification only. Not to scale.
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Local Area

The Royal Burgh of Jedburgh, one of the oldest and most established of the Border towns and is home to many attractions such as “Mary Queen of Scots' House”, the 12th century Jedburgh Abbey and the Jedburgh Jail and Museum. They are all situated in the heart of this picturesque, historic town attracting many visitors throughout the year. The town has excellent local amenities and professional services, there is a fantastic local butcher and a variety of independent shops that would love your support. Jedburgh has schooling for all ages, otherwise private schools like St Mary’s School and Longridge Towers can be found nearby. There are several sporting clubs including a formidable Jed-Forest rugby team, a well-supported golf club, running and cycling clubs, and a local swimming pool. At nearby Mounthooly there is the award-winning Caddy Man restaurant, a golf driving range and a country store.

Further amenities can be found in the historic market town of Kelso which lies 13 miles northeast of Ladfield. Kelso houses several of the major supermarket chains, has some superb local shopping, several public houses and renowned eatery Scott’s of Kelso and several historical attractions such as Kelso Abbey and Floors Castle. Kelso also offers the world-famous Kelso Racecourse and 2 fantastic golf courses, Kelso Golf Club and the championship course at the Schloss Hotel along with their brand-new country club with a swim in and out pool.



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Location

Distances

Kelso 12 miles, St Boswells 8 miles, Melrose 13 miles, Tweedbank Train Station 15 miles, Berwick upon Tweed Train Station 34 miles, Edinburgh Airport 55 miles, Newcastle Airport 50 miles (All distances are approximate)
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What3Words



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Key Information

Local Authority

Scottish Borders Council

Council Tax

Band = F

Tenure

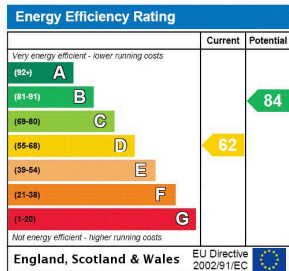
Freehold

EPC

EPC

EPC Rating = D

General Remarks



Enquire



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belinda@patonandco.com



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Property Search



Book a valuation

Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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Viewing strictly by appointment

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