



Antylands, Galahill, Roxburghshire







Impressive Victorian villa in an **elevated position** with magnificent views over the Jedwater valley.

Summary of accommodation

19th century town house in secluded location with hall | Three reception rooms | Five bedrooms | Two bath/shower rooms
Family kitchen/breakfast room | Downstairs WC

Two garages | Private parking | Workshop | Well-kept, private garden | Orchard | Summerhouse

Field and paddock with development potential

EPC rating: D

3,080 sq ft; 286 sq m

In all about 3.86 acres

For sale as a whole

Distances

Kelso 12 miles, Edinburgh 49 miles, Newcastle International Airport 50 miles

(All distances and times are approximate)



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Situation

The Royal Burgh of Jedburgh is a popular town on in the heart of the Scottish Borders. It was recognised by the Sunday Times in March 2015 as one of Britain's best places to live and in the top fifty of the finest rural communities. Centred around the bustling High Street, which consists of a mix of attractive period properties, there is a wide variety of retailers, restaurants, cafés and bars and well as a Co-op supermarket. The surrounding countryside is famous for its beauty and its wealth of sporting and recreational opportunities. The magnificent ruined Jedburgh Abbey, which was founded in 1118, dominates the town centre and, as a scheduled historic monument, draws in large crowds of tourists following the Borders Abbey Way.

St Boswells and Melrose are both situated a few miles to the north west of Jedburgh, providing a further range of independent shops and cafes, whilst there is a Sainsbury's superstore and a Lidl in Kelso some 10.5 miles to the northeast. Located on the A68, the town benefits from excellent road connections to Edinburgh, Newcastle and the South. Train links to Edinburgh are provided via the Borders Railway terminus at Tweedbank, 15 miles to the north. The area is also served by a number of local bus routes. Jedburgh is almost equidistant from Edinburgh and Newcastle International Airports.





Location

Situated on the south side of the leafy suburbs of Jedburgh, Antylands lies to the west of Castlegate (B6358) at the far end of Galahill, a short distance from Jedburgh Abbey and Jedburgh Castle Jail. Antylands is bounded on the north and south sides by residential dwellings and by agricultural land to the west, in what is a predominantly residential area. Jedburgh High Street, with all its various amenities, lies about a quarter of a mile to the north.

The property

Antylands is a two storey 19th century Victorian villa, in an elevated position high above the Jedwater Valley with fantastic views of the surrounding town and Borders countryside. It is solidly built of stone under a slate roof and, although in need of a “generational” upgrade/refurbishment, has beautifully proportioned family accommodation which makes the most of the natural light that floods in. The house still boasts impressive period features that include its doors, architraves, skirtings, decorative plaster work and staircase with polished handrail and ornate balustrading (a lift also gives access to the first floor). Of particular note is its handsome appearance, with large windows, and the spacious drawing room with its bay window, all of which combine to give the house tremendous presence.

The accommodation includes five bedrooms, (one of which has been used as a home office) and two reception rooms with a living room, drawing room as well as dining room, kitchen, downstairs wc and utility room. A tarmac drive leads up to a gravel parking area to the front/side of the house and the two garages. At the back is a paved terrace giving access to the workshop. A beautifully kept terraced garden surrounds the house with various lawns, mature hedges, trees and shrubs, and a productive orchard full of apples and plums, not forgetting the summerhouse to the side of the house. Adjacent to the garden (with its own access to the public road) is a small paddock. This, in turn, gives access to a larger field which provides good grazing (and has its own water supply).



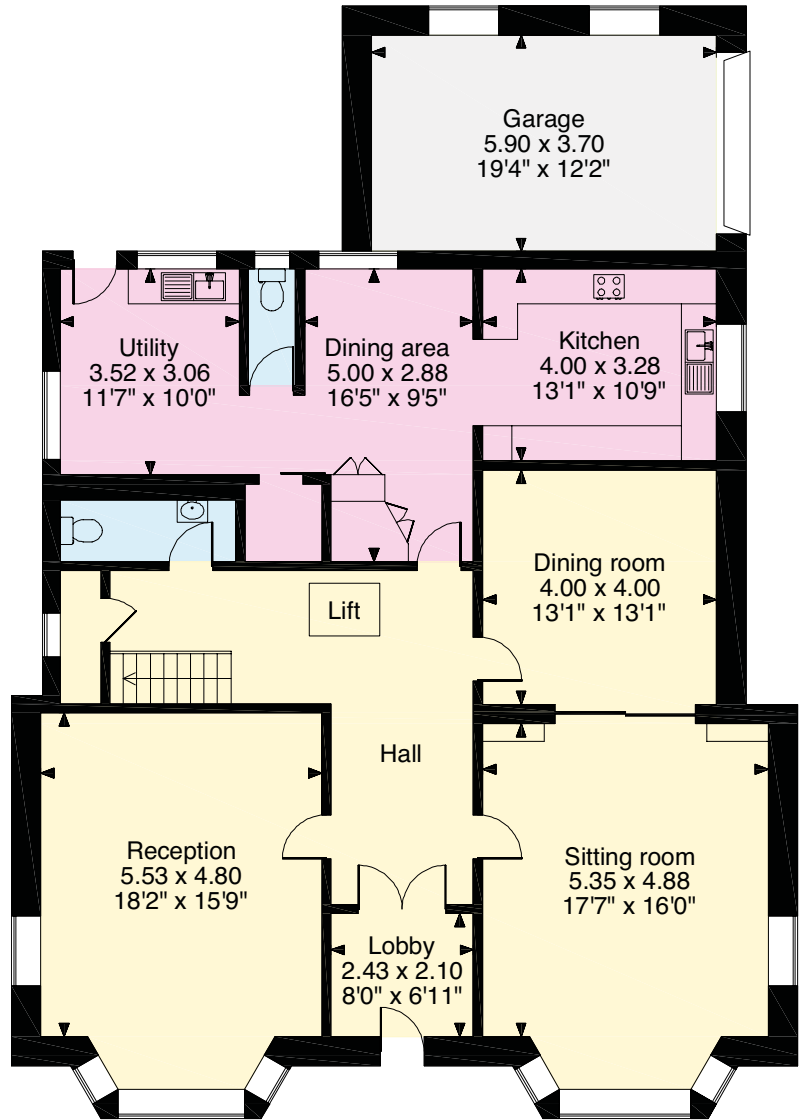
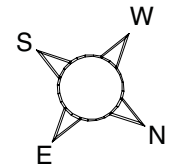


Approximate Gross Internal Floor Area

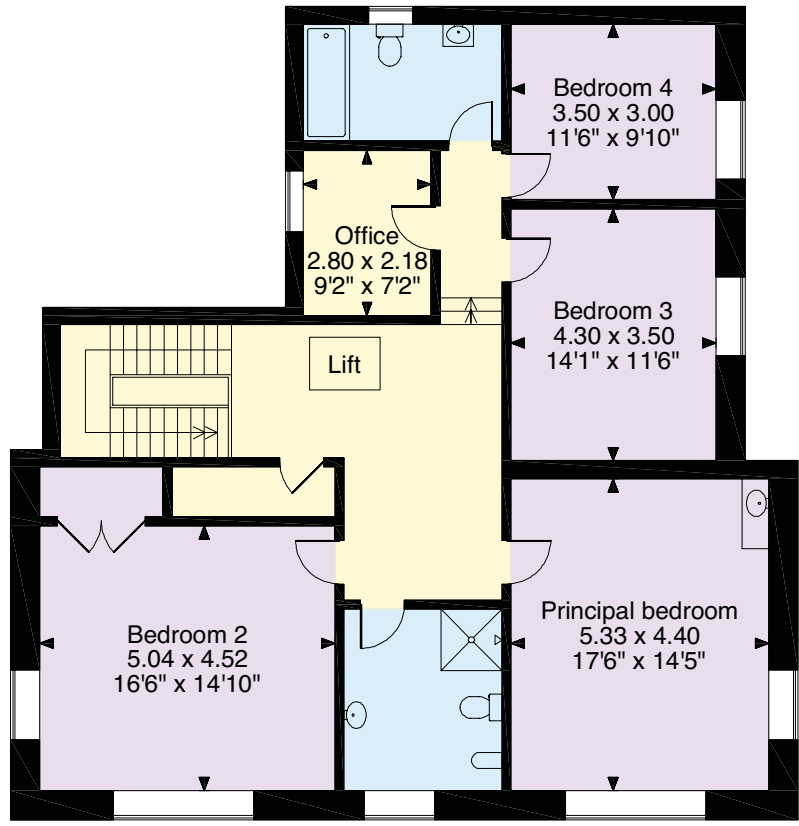
Main House = 286 sq m (3,080 sq ft)

Garages = 67 sq m (720 sq ft)

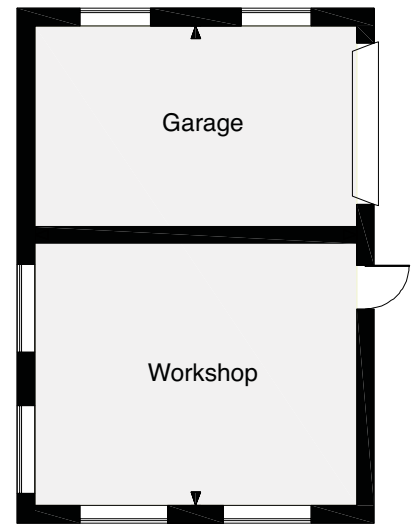
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Services

Mains water, electricity and drainage. Mains gas fired central heating.
These services have not been tested and therefore there is no warranty from the agents.

Outgoings

Antylands – Council Tax Band G

Offers in excess of

TBD

Conditions of sale

1. Fixtures and fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.



2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents

Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2022. Photographs dated July 2022.

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