

# Lanton Tower, Jedburgh, Roxburghshire

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A handsome **fortified country house** in a beautiful setting, with wonderful views of surrounding Borders countryside.

**Summary of accommodation**

Category B listed tower house | Three reception rooms | Five bedrooms including main bedroom suite with separate bath, shower and dressing rooms | Two further bathrooms (one en suite) | kitchen/breakfast room | Office | Vaulted undercroft | Downstairs WC | Boiler room/laundry & utility  
Self-contained two bedroom flat

**Approximately 6,030 square feet/560.33 square metres**

Stable block | Garages/outbuildings

Spectacular formal and informal gardens | 3.74 acre paddock

**In all about 7.6 acres**

Also available approximately 26.2 acres productive arable land

**In all about 33.8 acres**

**Distances**

Jedburgh 2 miles, Ancrum 3.5 miles, Berwick-upon-Tweed 34 miles, Edinburgh 47 miles

(All distances and times are approximate)



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## Situation

Lanton Tower is to be found close to the historic town of Jedburgh in the Scottish Borders, on the outskirts of the pretty village of Lanton. Jedburgh is rich in history, with a 12th century abbey, a castle, and the house where Mary Queen of Scots sought refuge, on her way north. The town is well served by shops and schools and is within easy reach of some of Britain's richest environmental treasures: in the fabulous Borders countryside and Cheviot Hills, the River Tweed, the golden beaches of Northumberland, the Farne Islands Nature Reserve, and Europe's largest area of protected night sky at Kielder.

The Scottish Borders, whose gently rolling hills and flowing rivers were immortalised by Sir Walter Scott, offer some of the finest fishing in Britain on the Rivers Tweed and Teviot (flowing through the valley below), with a wide variety of other sporting activities including shooting, riding and golf. Jedburgh has its own golf course and the Championship Roxburghe course near Kelso is just 9.5 miles away. Lanton Tower is ideally suited for those wishing to take advantage of the wealth of recreational opportunities in the Scottish Borders, an area renowned for its unspoilt beauty and landscape, strong equestrian tradition (this is Reiver country) and a rich variety of sport.

Lanton Tower is in a magnificent rural setting just 2 miles north-west of the Royal Burgh of Jedburgh, in the heart of the Scottish Borders country. The town has a good selection of local shops and services, including a supermarket, and both primary and secondary schools. There is also a primary school in Ancrum where there is a very good pub and village shop. Jedburgh 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. Melrose (approximately 12.5 miles to the north-west) is the location for St Marys Preparatory School which takes children from the ages of 3½ - 13. Kelso (just over 12 miles to the north-east) with its cobbled square also has a good selection of shops. Floors Castle is located just outside the town.



Lanton Tower has excellent transport links: Berwick-upon-Tweed is situated only 34 miles to the north-east, with its intercity rail connections to both the north and south. The journey by rail from Berwick-upon-Tweed to London takes about 3 hours and 40 minutes. The Borders railway, linking Edinburgh and the Borders (approximately 1 hour) was opened by the Late Queen in September 2015. The terminus is at Tweedbank, just outside Melrose. Lanton Tower is almost equidistant from Edinburgh and Newcastle international airports (approximately 53 miles).

## Historical note

Dating from the latter half of the 16th century, Lanton Tower is one of several slim and elegant fortified houses, known as "Peel Towers", strung out along the Teviot Valley. Many were razed during the frequent raids which accompanied the "rough wooing" of Scotland by Henry VIII's marauding English armies. Lanton Tower survived the 16th century intact, only to submit, three centuries later, to the indignities of Victorian enthusiasm for remodelling on a grand scale, followed by Edwardian indifference to architectural integrity. Thanks to some inspired demolition/restoration work, carried out by the previous owner in the late 1980's, the clean and simple lines of Lanton's Peel tower now grace the gentle border countryside.



## The property

Lanton Tower forms a most attractive and complete "mini estate" with its historic country house set in beautifully maintained gardens, complete with a useful staff flat, excellent outbuilding. The tower itself, an elegant, B listed, peel tower is regarded as being one of the finest Borders towers, being well-proportioned inside and out, and only one of a few that are inhabited. Whilst what you see is a mix of Victorian and 16th century styles, it retains a wealth of period features, not least much of its (tower-like) appearance, the undercroft (complete with gun loops), the circular hall, elegant staircase and thick walls. Of note are the main reception rooms (in the Victorian half of the house) with their magnificent fireplaces and fantastic views from the bay windows.

On entering the front door, the ground floor consists of a double entrance hall leading to the handsome dining room and steps down to the undercroft. Beyond the circular hall is the kitchen/breakfast room, giving access to the boiler/utility rooms, courtyard, parking and outbuildings. Immediately above the dining room is the drawing room, with the library off a separate landing. The first-floor landing leads to the main bedroom suite. On the second floor are three more bedrooms and two bathrooms, with the fifth bedroom (currently used as a study) accessed from another landing.

**Approximate Gross Internal Floor Area**  
**560.33 sq. m / 6030 sq. ft (Excluding Stable**  
**Block, Store Rooms and Garages)**

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.



**The flat**

The flat (above the boiler/utility rooms and garages) has its own parking area; the front door is on the west side of the house (beside the kitchen garden). It consists of 2 bedrooms, bathroom, separate WC, sitting room, kitchen, and utility room.

**Outbuildings**

There is garaging for three/four cars (beneath the flat), the tractor shed and a garden store. The traditional stable block, consisting of three/four loose boxes, tack room, feed room, workshop and loft, lie just to the north-east of the garages, close to the ornate entrance gates that open into a large gravel courtyard at the "back" of the house (where there is plenty of parking space). Subject to obtaining the necessary consents this building could be converted to provide additional secondary accommodation.

**Garden and grounds**

Surrounding Lanton Tower is a truly remarkable and quite breath-taking classical garden created in 1993 by the current owner, whose main passion for winter and early spring gardening (when there is fantastic show of bulbs and hellebores) is clearly evident.

The garden is divided into four main spaces, including a courtyard garden, a formal garden surrounding a croquet lawn set above a box parterre (outside the front door), backed with compact orchards. Informal spaces include a lawn backed with a wildlife pond, rockery, vegetable garden, herb garden and mature trees and shrubs. Structure and shape form the focus of the planting, which includes a variety of intriguing topiary shapes. Small trees are chosen more for their winter outlines than their foliage or blossom. The garden also includes a sunken garden and a wildflower meadow, next door to which is the paddock (3.74 acres); in all about 7.6 acres.

Also available to purchase with Lanton Tower (if required) is approximately 26.2 acres of productive (class 3.1) arable land (in three enclosures) lying immediately to the north-west of the garden, with its own access on to the public road. There is a right of access along the track that leads to the corner of this land nearest to the village. The land is currently let on an annual licence to a neighbouring farmer. No entitlement to Basic Payment scheme subsidy is included in the sale.



## Directions

What3words: headsets.feast.bought

## Listed buildings

Lanton Tower is scheduled by Historic Scotland as Category B.

## Services

	Lanton Tower	The Flat
Electricity	Mains	Mains
Water	Mains	Mains
Drainage	Mains	Mains
Central heating (shared boiler)	LPG (bulk tank)	LPG (bulk tank)

These services have not been tested and therefore there is no warranty from the agents.

## Sporting rights

The sporting rights are in-hand.

## 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. All fitted carpets are included in the sale.

### 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.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

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.

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## 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.

## Offers

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Property information

**Tenure:** Freehold

**Local Authority:** Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

Tel: 01835 824 000

**Council Tax:** Lanton Tower – Band H

**EPC Rating:** G

**Guide Price:**

Lanton Tower (approximately 7.6 acres) – offers over £1,350,000

Lanton Tower and land (approximately 33.8 acres) – offers over £1,575,000



