

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Hazeldean Cottage, Lanton, Jedburgh,

TD8 6SU

Offers Over £350,000



Set in a most picturesque, tranquil setting, Hazeldean Cottage is a stunning three bedrooms detached cottage within the sought after village of Lanton, just a few miles from Jedburgh. Adorned with period features throughout, the lovely family home was built circa 1800 and extends to a spacious 120sqm while offering a highly versatile layout to the new owners. Presented in move-in condition, the home is decorated in neutral tones throughout and although it has been altered and extended through time, the dwelling has retained much of its character and original charm.



Hazeldean Cottage, Lanton, Jedburgh,

TD8 6SU

Offers Over £350,000

Ground Floor
 Entrance Hallway, Sitting Room,
 Lounge/Bedroom, Study / understairs cupboard,
 Inner Hallway, Boiler Room, Kitchen / Diner, Utility
 Room, Conservatory

First Floor
 Landing, Two Bedrooms, Bathroom with WC and
 wash hand basin

External Accommodation:
 The property is surrounded by private garden
 grounds, formed in a combination of hard
 and soft landscaping as well as a number of
 outbuildings.



Situation:

Lanton is located approximately two miles from Jedburgh. Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned

Description:

Set in a most picturesque, tranquil setting, Hazeldean Cottage is a stunning three bedrooms detached cottage within the sought after village of Lanton, just a few miles from Jedburgh. Adorned with period features throughout, the lovely family home was built circa 1800 and extends to a spacious 120sqm while offering a highly versatile layout to the new owners. Presented in move-in condition, the home is decorated in neutral tones throughout and although it has been altered and extended through time, the dwelling has retained much of its character and original charm.

Hazeldean Cottage's internal floor plan spans over two levels. The ground elevation is home to an entrance hallway, family room, lounge / third bedroom, dining kitchen, conservatory and a large utility room that could be used as a secondary kitchen or chef's kitchen. Moving to the upper elevation, the property consists of a further two generous double bedrooms as well as the family bathroom.

Externally, the picture perfect cottage enjoys plentiful surrounding garden grounds that comprise of both hard and soft landscaping and include a pond, vegetable garden, seating areas and play areas made up of lawn. Further external benefits include the garden house that has previously been utilised as an art studio but would work well as a home office or an additional form of superior storage.

Overall, Hazeldean Cottage would ideally suit those looking for a long-

term family home, those looking to escape a busy city lifestyle and relax in a semi-rural location or those in need of a property versatile enough to provide them with an at home work space. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains electricity, water and drainage. Oil fired central heating alongside a wood burning stove.

EPC:

F

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Home Report Value:

£350,000.00

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





Hazeldean Cottage, Lanton, Jedburgh

Approximate Gross Internal Area = 136.4 sq m / 1468 sq ft
(Including Boiler)

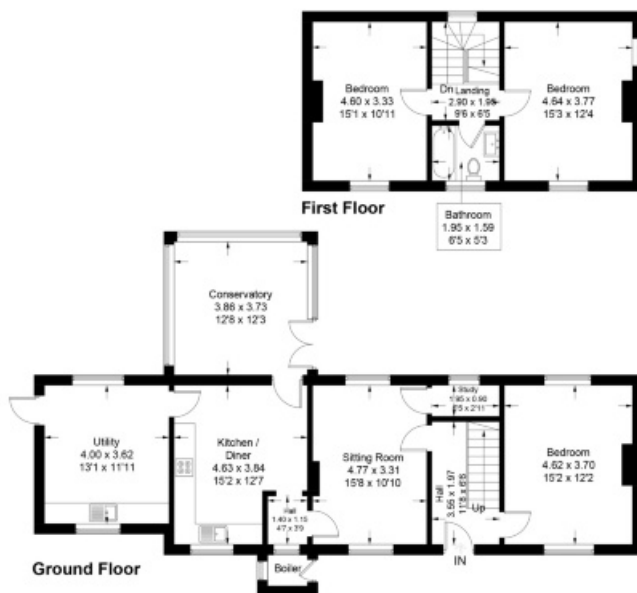


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans/usketch.com © (1D926232)

CULLEN KILSHAW SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Jedburgh Call 01835 863202

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Full members of:



38 High Street,
Jedburgh, TD8 6DQ
Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Lanholm, Tel 013873 80482

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.