

Jedburgh

Call: 01835 863 202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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Chapelknowe

The Friars, Jedburgh, TD8 6BN

Renovated to the highest of standards, Chapelknowe is presented to the market in impeccable order throughout and offers a unique opportunity to the buyer with its Southerly facing aspect lending itself to the significant solar power and battery storage installed. Located in the incredibly sought after Friars area of Jedburgh, Chapelknowe offers expansive, versatile accommodation with four bedrooms, three reception rooms, a detached double garage with studio apartment above and is encircled within an approximate 1 acre of garden ground. Constructed in 1982, the property has been recently extended to provide the current level of accommodation and enjoys an elevated position with breath-taking panoramic views over the town and surrounding countryside.



Chapelknowe

The Friars, Jedburgh, TD8 6BN

Description:

Accessed via a sweeping, private driveway, the main property, Chapelknowe boasts an imposing structure, extending over an impressive 222sq.m – exuding modern charm while enjoying eco-friendly upgrades throughout. The internal layout currently offers four bedrooms within the main home, however this could be developed to provide a three bedroom family home with a self-contained apartment on the ground level, if the buyer so wished. Ideally lending itself to the larger family, Chapelknowe is graced with an inviting open plan kitchen and dining room extension, forming the heart of the home and offering exclusive views from the multi-aspect windows and adjoining alfresco dining patio. Furthermore, the state-of-the-art studio apartment above the detached double garage offers future income potential or a very well appointed space for guests and extended family. This space extends to a comfortable 54 sq-m of living space, with an equally sized double garage plus workshop area and enjoys modern fittings and fixtures throughout as well as infra-red heating and large bi-fold glazed doors with a Juliet balcony overlooking the main home and town of Jedburgh.

Externally, Chapelknowe boasts a well-landscaped, surrounding patio with built-in BBQ and a terraced lawn that covers an approximate 1 acre. Recently adapted, the garden ground now benefits from new pathways, as well as multiple designated decked areas, allowing an ease of access to all elevations and offering a tranquil walkway through the various historic trees on site. Motion sensing, solar lighting illuminates the area at night, providing a paradise-like feel to the new owner while maintaining a somewhat wilding feel, creating a welcoming atmosphere that should particularly appeal to those with a love for nature and the visiting wildlife.

Viewings are considered essential to fully appreciate.





LOCATION:

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.

FIXTURES AND FITTINGS:

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





Chapelknowe, Friars, Jedburgh

Approximate Gross Internal Area = 202.9 sq m / 2184 sq ft

Outbuilding = 92 sq m / 990 sq ft

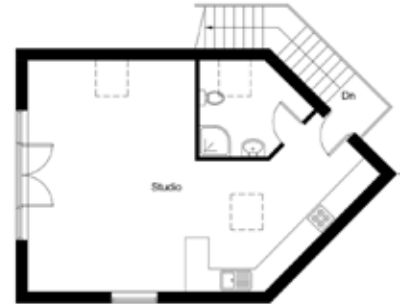
Total = 294.9 sq m / 3174 sq ft



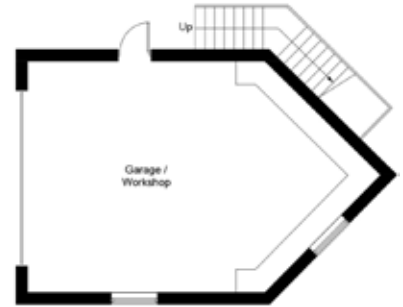
Lower Ground Floor



Ground Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004839)

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Interested in this property?
Jedburgh
Call 01835 863 202

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Fax: 01835 864 016

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

SERVICES:

Mains gas, electricity, water and drainage. Underfloor heating in both the master bedroom and studio apartment. 7kW car charging point in the garage.

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.

VIEWINGS:

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

EPC:

D

Home Report Value:
£625,000.00



Full members of:





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.