

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Woodhead Farm Cottages,

Ancrum, Jedburgh, TD8 6TY

Offers Over £230,000



1 Woodhead Farm Cottages offers an adaptable home with an abundance of peace and tranquillity. Located midway between St Boswells and Jedburgh, just north of Ancrum village, this rural cottage is beautifully sited in the Alewater Valley, superb views all round. Enjoying a highly versatile layout, the three/ four bedroom semi-detached home would be ideal for those looking to pull away from town life, those looking to downsize or those with a growing family. Viewings are essential to fully appreciate.



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Location:

Ancrum lies some 3 miles north west of Jedburgh near the junction of the Ale Water with the Teviot and just off the A68 between St Boswells and the turn off for Hawick. The village itself is well served by public transport to many of the surrounding towns and villages. It has a combined Post Office and village store as well as a primary school, village hall, pub and church. In the nearby town of Jedburgh there is a good range of shopping and sports amenities.



Description:

Internally, 1 Woodhead Farm Cottages comprises an entrance porch, lounge with multi-fuel stove, open plan kitchen and dining room, a secondary lounge/bedroom four, family bathroom and the principal bedroom with en-suite shower room on the ground floor. Moving to the upper floor, the spacious cottage enjoys two further double bedrooms, a further shower room and a large gallery landing that could be perfectly utilised as a home office. Constructed in 1860s and extending to an impressive 149sqm, 1 Woodhead Farm Cottages is centrally heated, double-glazed and graced with period features that would lend itself to those looking to sympathetically modernise the space.

Externally, the cottage is home to beautifully presented garden grounds to the front side and rear, mostly laid to lawn with patio areas and an abundance of external storage facilities, inclusive of a detached timber built garage. With further on-street parking available, the property offers the perfect enclosed outdoor space for the family and for those with a love for entertaining.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage. Oil fired central heating, bottled gas.

EPC:

E

Viewings:

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

Home Report Value:

£230,000.00

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.

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Approximate Gross Internal Area = 149.2 sq m / 1606 sq ft

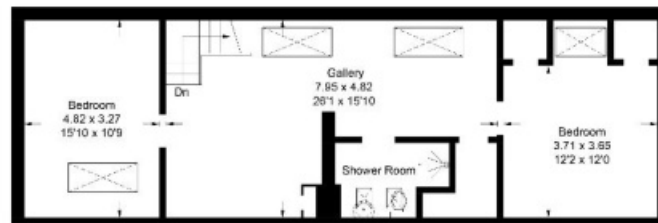


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1103496)

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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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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.