



An idyllic rural idle with a contemporary interior, a downstairs ensuite bedroom, 3 further bedrooms, a family bathroom, 3 reception rooms plus a double garage and 7 acres of land – this property needs to be seen to be fully appreciated.

Ladfield, Jedburgh, TD8 6RJ

 4  2  3

 212 sq m

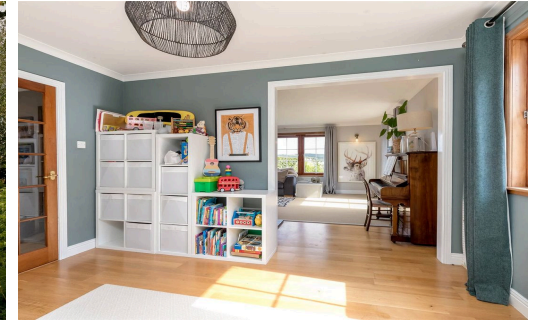
Offers Over £545,000

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About this property

Ladfield is set in a wonderfully rural location close to Oxnam and a few miles from Jedburgh and Kelso. This must-see property offers nearly 7 acres of land, double glazing, oil-fired central heating, solar panels, a vegetable garden and small Orchard. It is a small holder delight!

On approaching the house by private driveway, there is parking for several cars and a double garage with power. The house is laid out perfectly for family living with an entrance hall and, a sitting room with triple aspect windows overlooking the front garden and the Cheviot Hills. There is an adjoining playroom which could revert to a study or additional dining space. The principal bedroom with ensuite shower has views over the rear garden and the paddock – ideal for those who wish to view their livestock directly from their bedroom.

The downstairs continues into the kitchen with a Stanely Twin Series Cooker, which heats the oil-fired central heating system and hot water. Off here is a utility room with plenty of storage and a door leading out to the back garden. Completing the ground floor is a lovely dining/ living room which hosts a large dining table and a separate living area. There used to be a wood burner in this room, and it would be easy enough to reinstate.

The property has wooden floors throughout the ground floor and the traditional style oak staircase leads up to three double bedrooms, with one currently being used as a home office, and a new family bathroom. Two of the bedrooms have built in wardrobes and there is further storage in the eaves and attic. The property has been decorated in a contemporary style without losing the traditional charm.

There are mature, well-maintained gardens to the front, side and rear, a small orchard with plentiful fruit trees, a vegetable garden with raised beds and also a

nature small pond. The woodland has its own private paths running throughout and an abundance of wildlife with nesting owls, buzzards and ravens.

The property is set in the Dark Sky area of the Borders with no light pollution and has noticeably clear views of the night sky.

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Plans

Approx. gross internal floor area
212 sq m

Accommodation Comprises

Ground Floor

Entrance Porch | Hallway | Living Room | Playroom
Room | Double Bedroom with Ensuite Shower |
Kitchen | Utility | Open Plan Dining & Living Room |
First Floor

Three Double Bedrooms (one currently used as study)
| Family Bathroom

Outside

Front & Rear Garden | Patio | Double Garage |
Greenhouse | Summerhouse | Orchard | Raised Beds
| 2 Acre Paddock | 4 Acres of Woodland

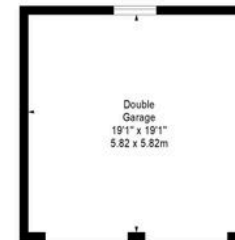
Ladfield,
Jedburgh,
Scottish Borders, TD8 6RJ



Approx. Gross Internal Area
2058 Sq Ft - 191.19 Sq M
Double Garage
Approx. Gross Internal Area
361 Sq Ft - 33.54 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



Local Area

Ladfield's nearest village is Oxnam where the community spirit evolves around the Village Hall. The nearest town is The Royal Burgh of Jedburgh, one of the oldest and most established of the Border towns and is home to many attractions such as "Mary Queen of Scots' House", the 12th century Jedburgh Abbey and the Jedburgh Jail and Museum. They are all situated in the heart of this picturesque, historic town attracting many visitors throughout the year.

The town has excellent local amenities and professional services, there is a fantastic local butcher and a variety of independent shops that would love your support. Jedburgh has schooling for all ages, otherwise private schools like St Mary's School and Longridge Towers can be found nearby. There are several sporting clubs including a formidable Jed-Forest rugby team, a well-supported golf club, running and cycling clubs, and a local swimming pool. At nearby Mounthooly there is the award-winning Caddy Man restaurant, a golf driving range and a country store.

Further amenities can be found in the historic market town of Kelso which lies 13 miles northeast of Ladfield. Kelso houses several of the major supermarket chains, has some superb local shopping, several public houses and renowned eatery Scott's of Kelso and several historical attractions such as Kelso Abbey and Floors Castle. Kelso also offers the world-famous Kelso Racecourse and 2 fantastic golf courses, Kelso Golf Club and the championship course at the Schloss Hotel along with their brand-new country club with a swim in and out pool.



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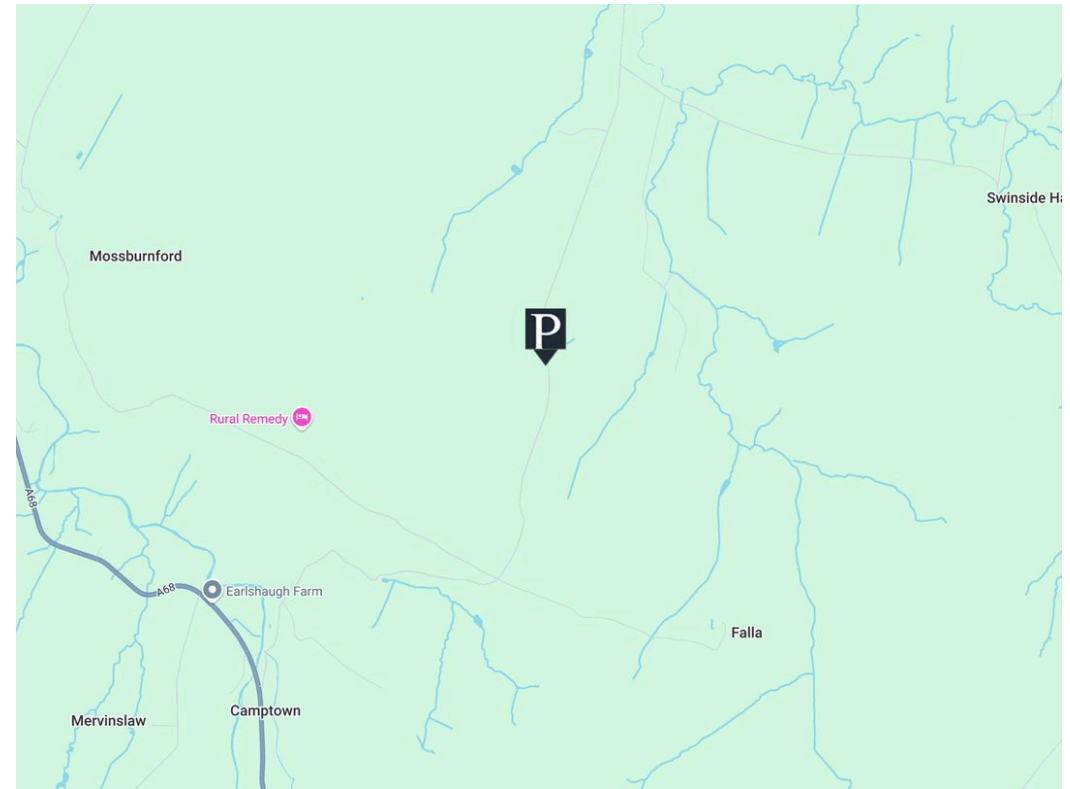
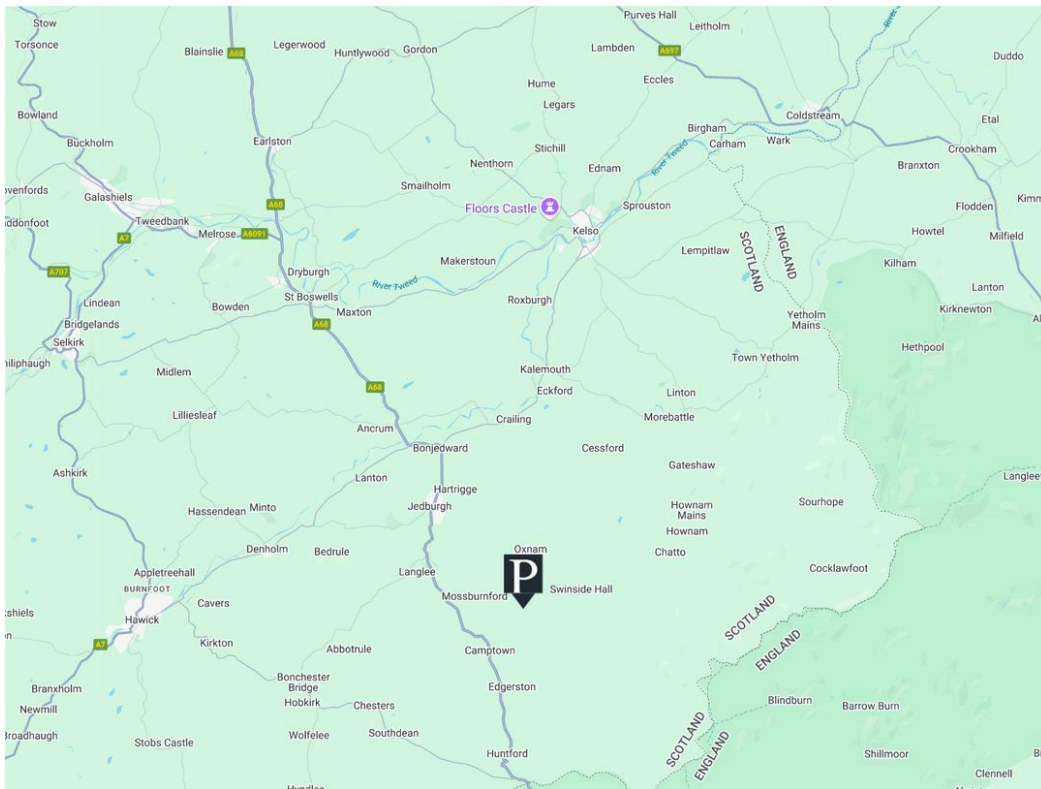
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Location

Distances

Oxnam 1.9 miles, Jedburgh 6 miles, Kelso 13 miles, St Boswells 15 miles, Melrose 19 miles, Tweedbank Train Station 20 miles, Berwick upon Tweed Train Station 36 miles, Edinburgh Airport 60 miles, Newcastle Airport 47 miles (distances are approximate).

What3Words



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Key Information

Local Authority

Scottish Borders Council

Council Tax

Band = G

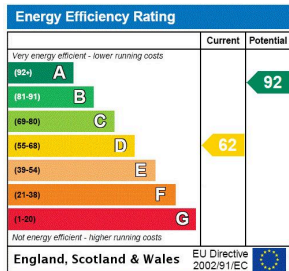
Tenure

Freehold

EPC

EPC

EPC Rating = D



General Remarks

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price

Listing and Conservation

Ladfield is not listed, nor in a conservation area

Services

- Oil fired central heating via Stanley
- Mains electricity
- Water via a private bore hole
- Solar Panels
- Drainage to a private septic tank.
- Fibre optic broadband services available imminently (currently using Starlink Satellite Internet)

Enquire



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All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
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Viewing strictly by appointment

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