



Mounthooly House



RETTIE

Mounthooly House, Jedburgh,
Scottish Borders, TD8 6TJ

FOR SALE

Mounthooly House is a handsome late Georgian farmhouse sitting within circa 14 acres of productive grazing land.

The property benefits from four principal reception rooms, seven generous bedrooms and four bathrooms (one en-suite.) An ideal small estate, Mounthooly House offers purchasers a run of useful stone outbuildings ideal for stabling, conversion or storage (subject to consents being obtained.) The property is ideally positioned between Kelso & Jedburgh with easy access to local schooling, amenities and connections to the South and also the central Scottish Borders.

KEY FEATURES:

- Circa 5500 square feet of accommodation over two principal floors.
- Excellent outdoor sporting opportunities with fishing rights on the Jed Water and the junction of the River Teviot included within the sale.
- Far reaching countryside views over arable fields to the Penial Heugh Monument.
- Generous mature gardens, mostly laid to lawn.
- Paddock fields ideal for grazing of horses or small livestock.
- Private yard with looseboxes, tack room and store.
- Large stone outbuilding with loft space and garaging/storage.
- Ample off street driveway parking.
- Log-shed, and tandem garage.

Mounthooly House has a wealth of period features throughout with large sash & case windows, ornate panelled dining room, bay-windows and high ceilings throughout.

The house is well placed for those seeking outdoor sporting opportunities with ample facility onsite to stable and graze horses. The property also benefits from fishing rights on the Jed Water and the Junction of the River Teviot.



Situation

Mounthooly is a small collection of houses sitting comfortably between Kelso (9miles) and Jedburgh (2 miles.) Sitting amongst rich Borders farmland the property boasts a peaceful country feel in an unspoilt location. The house has easy connections to the A68 providing access to the central Borders and Edinburgh to the North and Newcastle-Upon-Tyne to the South.

Local schooling is on offer at Ancrum Primary School with Secondary Schooling options at Jedburgh & Kelso in the public sector. Longridge Towers School and Edinburgh offer private schooling opportunities.

Tweedbank Railway station sits 13 miles away with its twice hourly service to Edinburgh. Berwick-Upon-Tweed sits 30 miles from the property with its east coast mainline providing ample rail connections and Edinburgh International Airport like 46 miles north-west.



Accommodation

GROUND FLOOR

Vestibule, Drawing Room, Dining Room, Kitchen, Sitting Room, Conservatory, Living Room/Bedroom with En-Suite Bathroom, Cloakroom, Pantry, Laundry Room, WC.

Externally Mounthooly House sits in generous lawned gardens to the front and rear with gravel sweep driveway. In all the property sits with **13.61 acres**, with several paddock grazing for small livestock or horses.

The property benefits from a row of stone outbuildings with looseboxes, the steading has ample development opportunity (subject to relevant consents.)

EPC - E

COUNCIL TAX BAND - H

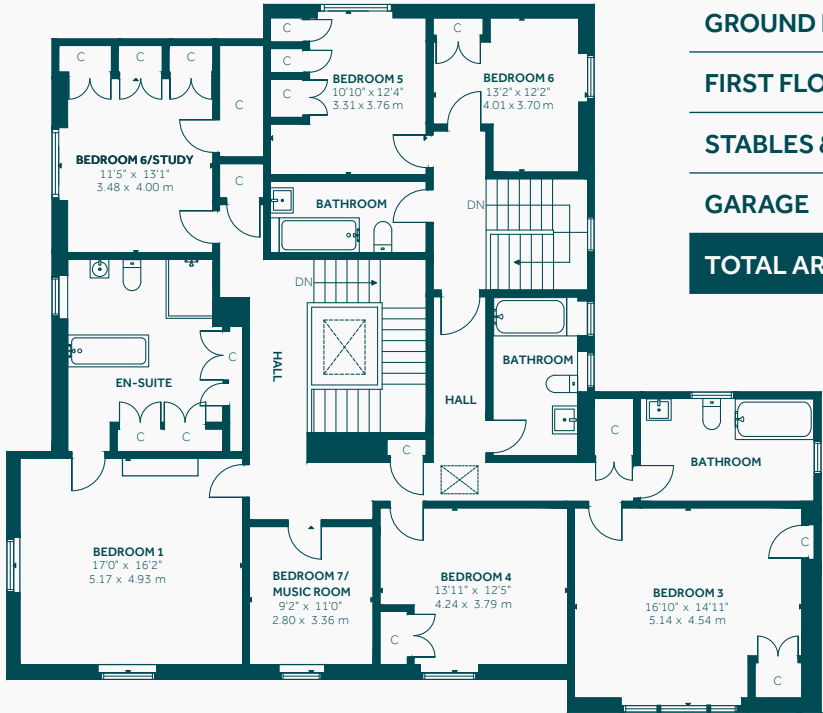
TENURE - Freehold

HEATING & SERVICES

Oil Fired Central Heating and AGA, Mains Electric, Mains Water Supply, Private Drainage.

FIRST FLOOR

Bedroom One with En-Suite Bathroom, Five Further Double Bedrooms, Single Bedroom, Three Generous Bathrooms.

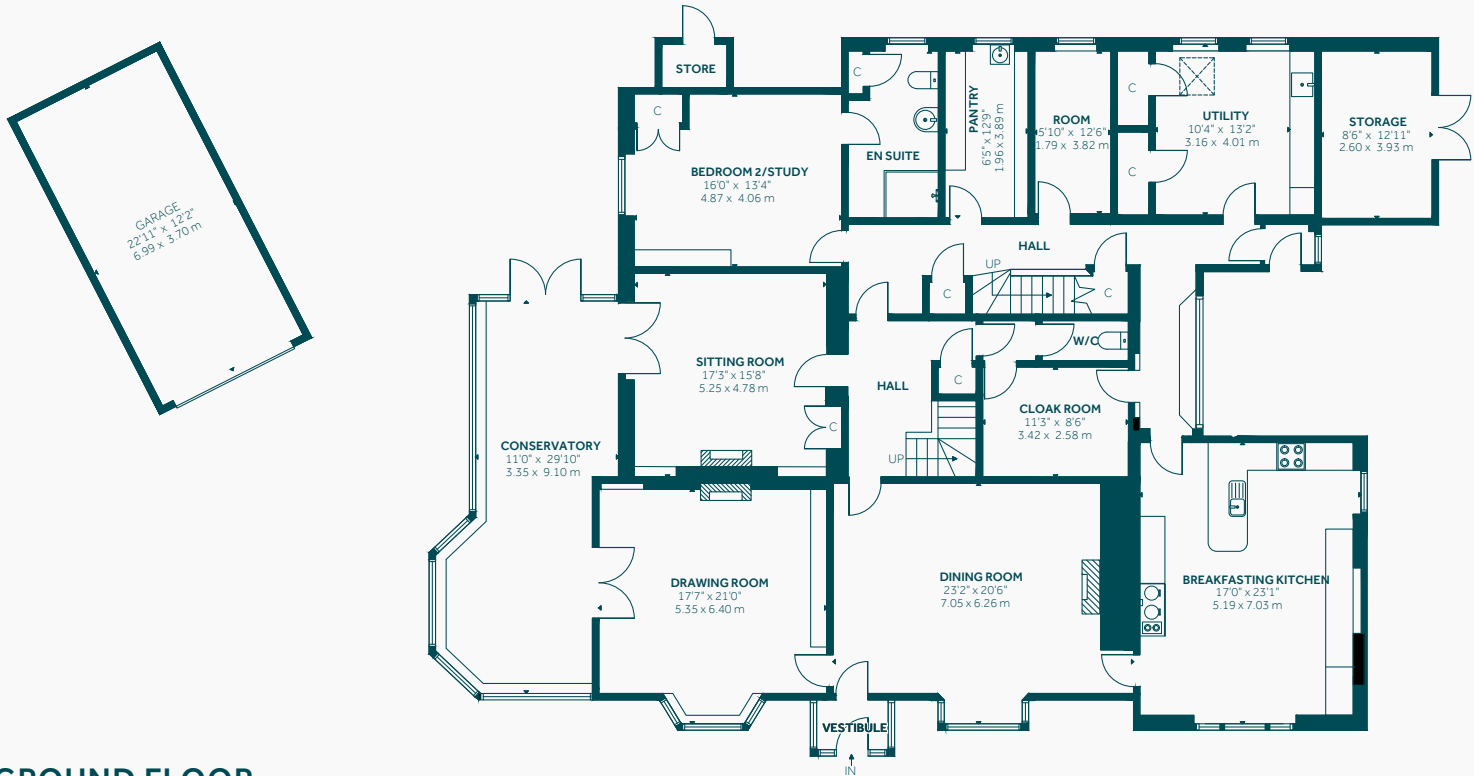


FIRST FLOOR

	SQM	SQFT
GROUND FLOOR	291	3137
FIRST FLOOR	219	2358
STABLES & STORES	294	3170
GARAGE	26	278
TOTAL AREA	830	8943



GROUND FLOOR









Contact

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