



**JORDONLAW FARMHOUSE**  
WESTRUTHER, GORDON, SCOTTISH BORDERS











# JORDONLAW FARMHOUSE, WESTRUTHER, GORDON, SCOTTISH BORDERS

Charming Farmhouse with detached annexe and equestrian facilities

Gordon 7 miles ■ Lauder 9 miles ■ Melrose 18 miles

Edinburgh 33 miles

Acreage 5.76 (2.33 ha)

- 3 reception rooms. 3 bedrooms
- Detached Annexe
- Workshop
- 6 vehicle carport & storage barn/garage
- Indoor sand school and loose boxes
- Spectacular open countryside views

**Galbraith**

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## SITUATION

Howlets Ha situated on the outskirts of Westruther village within the delightful Berwickshire countryside.

The village of Westruther, located approx. one mile to the east of Jordonlaw Farmhouse is a picturesque and charming Berwickshire village in a fine rural location. Covering a good range of amenities including an excellent primary school, nursery, village hall, and riding school. It's a thriving community with a host of activities within the village for all the family.

A wider range of amenities are found in each of Lauder, Melrose and Galashiels and secondary schooling is at the highly regarded Earlston High School. Westruther has good road links with the main borders towns and is well positioned for commuting to Edinburgh by road and the Borders Rail Station at Stow. Offering a direct rail link into the city and immediate access to the A68, this area is ideal for those who value a quieter lifestyle while remaining within commutable distance of Edinburgh.

Located 9 miles from the rapidly expanding historic town of Lauder which offers a wider range of amenities which includes a selection of independent shops as well as a co-op, restaurants, cafes, hotels and recreational activities and sports facilities.

## DESCRIPTION

Jordonlaw Farmhouse, set in a peaceful rural location with enviable views to the Lammermuir Hills and beyond. The detached three bedroom farmhouse offers a superb lifestyle opportunity, ideally suited to equestrian use, featuring an indoor exercise arena, grazing land, outbuildings, carport, workshop and detached annexe.

The farmhouse offers generous and flexible living space across three reception rooms, ideal for both family life and entertaining. A well-appointed dining kitchen located to the rear of the property features an AGA and is the real heart of the home. The kitchen could be reconfigured and extended into the neighbouring utility room, allowing for a generous open-plan family living space. The sunroom located off the kitchen is the perfect spot to sit and relax, offering enviable views that bring the outdoors in. A useful tack room with utility space and WC are located at the rear of the property, with external door to private courtyard and the adjoining workshop.

A useful office is situated at the front entrance with two bedrooms located upstairs, both serviced by a well-appointed shower room. A spiral staircase off the living room leads to a third bedroom/study, offering a peaceful and secluded area.

## ACCOMMODATION

### Ground Floor:

Entrance vestibule, side vestibule, living room, sitting room, office, bathroom, WC, conservatory, dining kitchen, utility room, tack/boot room.

Separate staircase off the sitting room leads to third bedroom/study.

### First Floor:

Landing, two bedrooms & shower room.

### Detached Annexe

### Ground Floor:

Entrance vestibule, open plan living room/dining room/kitchen area & WC.

### First Floor

Landing, bedroom & en-suite shower room.

### Detached Annexe

The detached annexe provides flexible additional accommodation, ideal for multi-generational living, guest use or potential holiday let income, from which the current vendors at Jordonlaw have benefited.





Every aspect of this beautifully appointed one bedroom annexe has been meticulously planned to offer a high standard of comfort, style and practicality. Finished to an exceptional specification throughout, the property is fully self-contained and has operated as a successful holiday let, generating a reliable income stream. The property comprises a bright and airy open-plan living space, enhanced by a striking vaulted ceiling with exposed timber beams, flooding both floors with natural light. The timber staircase leads to the main bedroom with walk-in wardrobe area and stylish ensuite shower room.

The annexe benefits from an electric boiler/underfloor heating & private water supply

**GARDEN (AND GROUNDS)**

The garden grounds at Jordonlaw Farmhouse are predominately laid to lawn, with raised flowerbeds and mature trees providing shelter and privacy without compromising the far-reaching views. There is ample parking serving the farmhouse, rear courtyard and annexe, providing space for additional vehicles, along with the open fronted carport and lockable garage/storage barn. A timber shed is located to the north of the farmhouse, currently housing chickens and a practical potting shed is located nearby.

To the east of the farmhouse, a brick-built store containing the water filtration system for the private water supply is located within the garden grounds.

**Equestrian Barn (41.8m x 33m)** Metal and timber construction under a pitched corrugated roof. The standalone building is located adjacent to the farmhouse and has been thoughtfully divided into three practical sections, providing excellent equestrian facilities.

**Sections 1 & 2 (14.8m x 12.3m)** Three loose boxes and a dedicated feed/storage section, ensuring a well-organised and functional space for daily horse care and management.

**Section 3 (27m x 20.7m)** The indoor silica sand arena offers a high-quality, all weather riding surface for year-round use.

In addition, the barn benefits from four access points, allowing horse boxes or large vehicles to conveniently drive through and exit the opposite side to the rear yard.

**Garage/Store (9m x 8.7m)**

Steel portal frame construction under corrugated roof. The secure storage unit with roller door provides lockable garage space, workshop and storage. Suitable for lorry/campervan and benefiting from electricity supply.

**Carport (7.3m x 16.5m)**

Steel portal frame construction under corrugated roof. Open fronted carport, parking for approx. six vehicles.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private water supply	Mains	Septic Tanks	Freehold	Oil Central Heating	Band F	F31	Available	Available

**FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>





Annexe



Annexe



Annexe



Annexe



**ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC**

Farmhouse has responsibility to maintain the shared entrance driveway, share of the cost can be apportioned to the neighbouring properties.

Farmhouse supplies water from private well to the main house, the annexe and two other neighbouring properties. Share of the cost can be apportioned to the neighbouring two properties.

**POST CODE**

TD3 6NF

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: clinking.released.cutback

**SOLICITORS**

Hastings Legal  
11-13 Murray Street  
Duns  
Scottish Borders  
TD11 3DF

**LOCAL AUTHORITY**

Scottish Borders Council

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

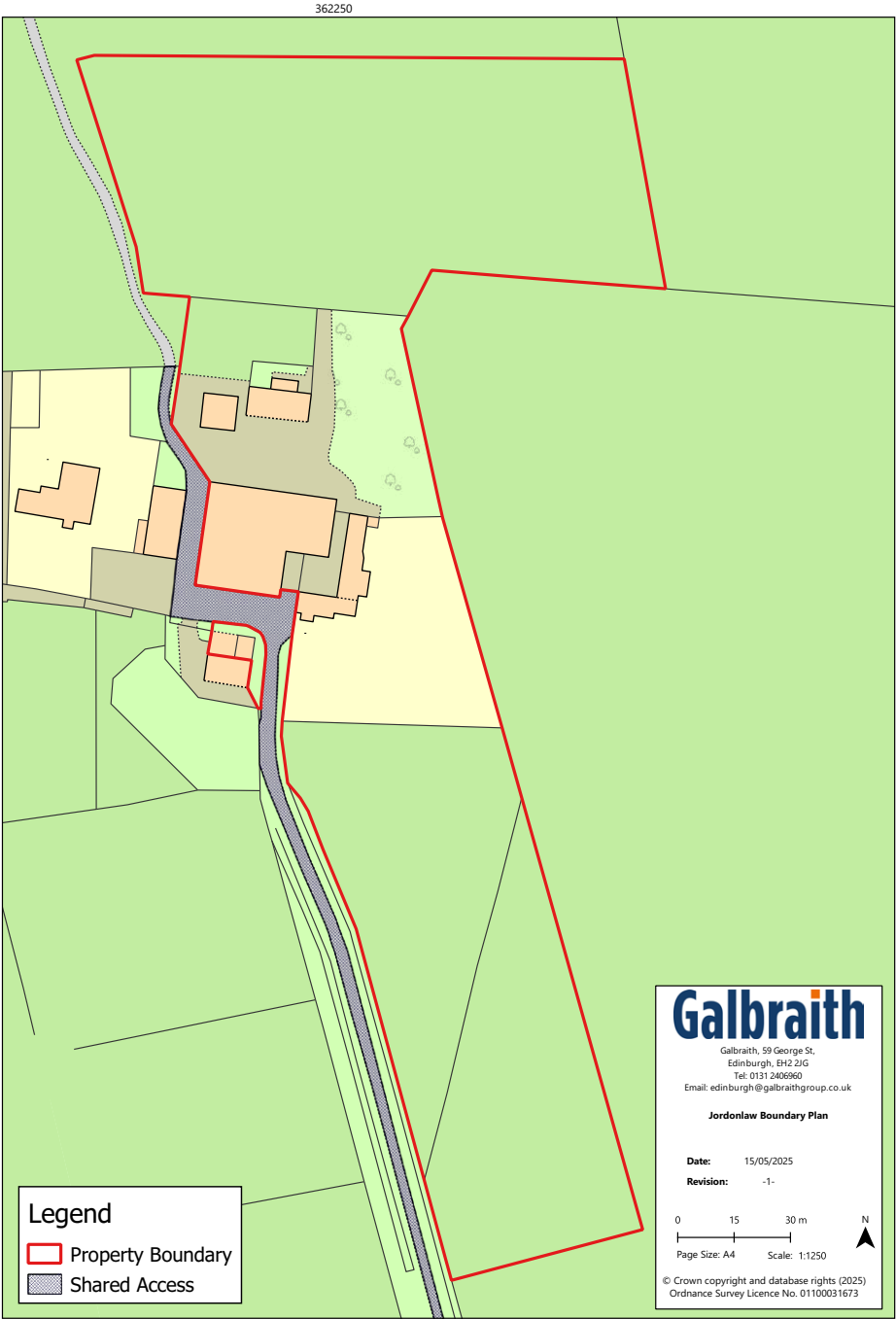
Failure to provide required identification may result in an offer not being considered.

**HEALTH & SAFETY**

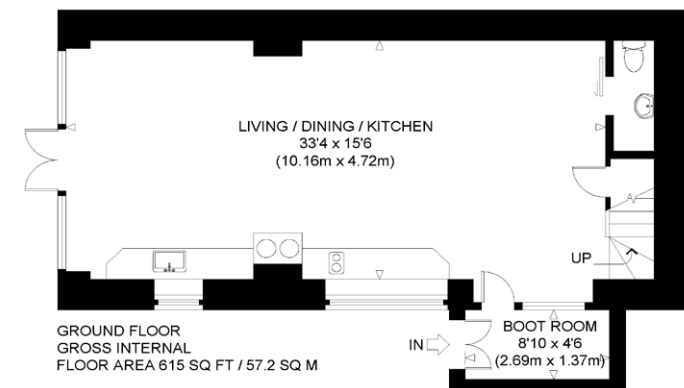
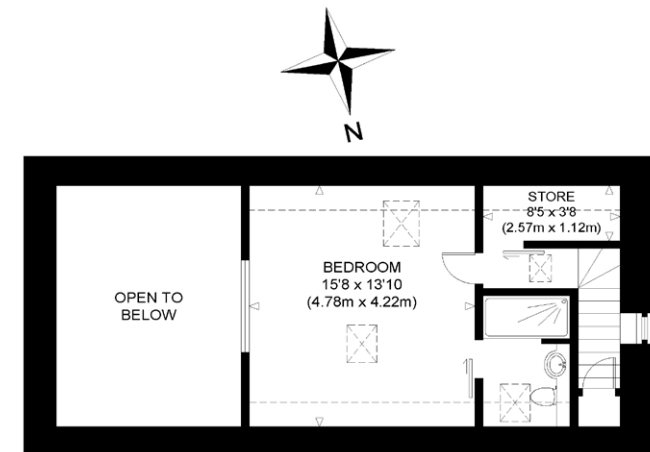
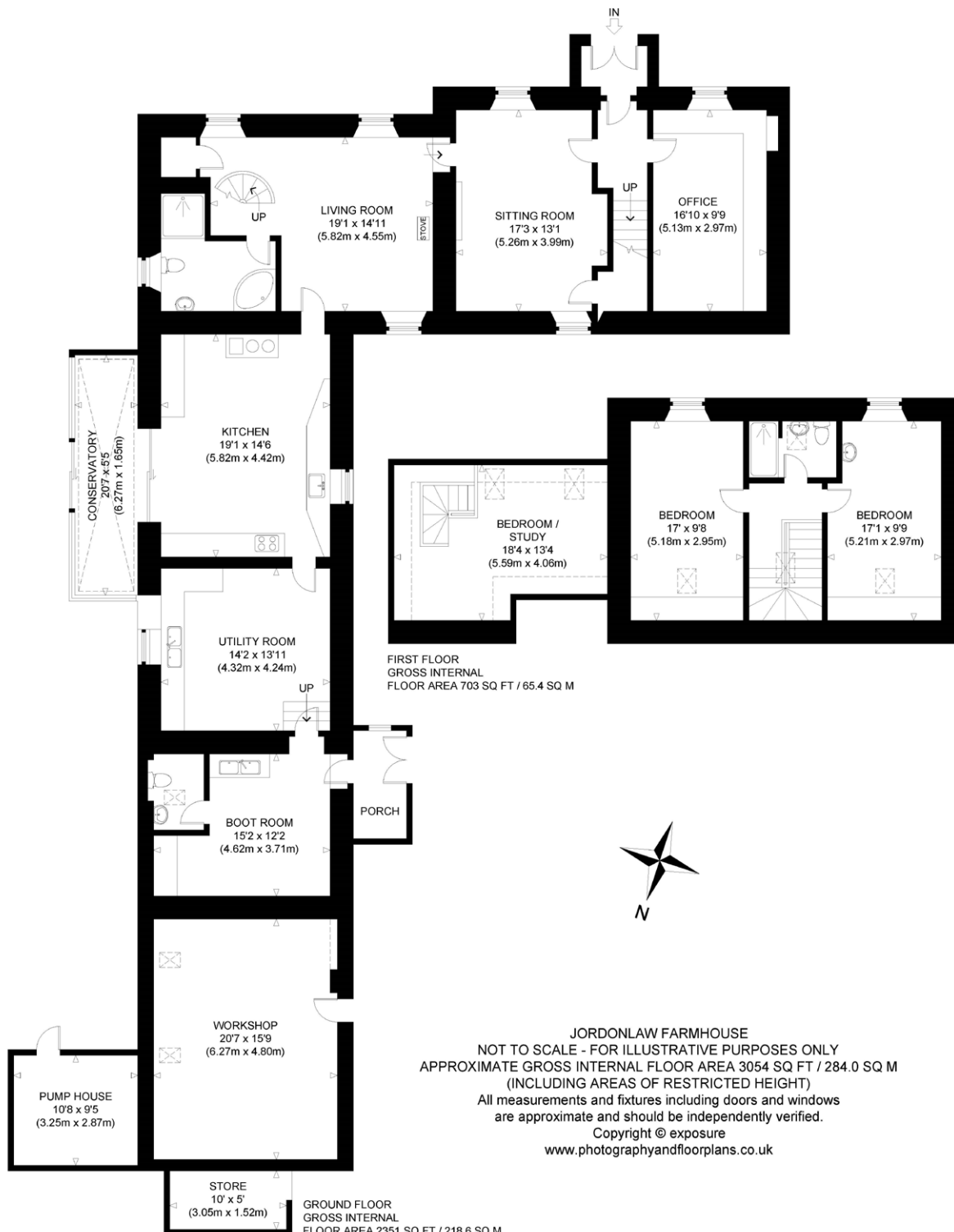
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025



















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