

6 NEWTON FARM COTTAGE

JEDBURGH, SCOTTISH BORDERS



6 NEWTON FARM COTTAGE, JEDBURGH, SCOTTISH BORDERS

Charming three bedroom semi-detached cottage in a peaceful rural location.

Jedburgh 6 miles ■ Borders Railway 14 miles

Edinburgh 47 miles

- 1 reception rooms. 3 bedrooms.
- Set in a peaceful, yet accessible location.
- Well-presented accommodation over two levels.
- Private enclosed garden, affording a good degree of privacy.
- Benefiting from double glazing throughout.
- Within easy access to A68 & Borders Train Station.

Galbraith

Kelso
01573 224244
kelso@galbraithgroup.com



SITUATION

6 Newton Farm Cottage is a charming, semi-detached cottage located in a rural location between Denholm village and the picturesque Borders town of Jedburgh.

The conservation village of Denholm has a population of around 600 and benefits from a good range of local services, including the popular Cream Puff coffee shop, butcher shop and a local primary school, church, and two inns.

Jedburgh, only 6 miles away is home to “Mary Queen of Scots’ House” and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque, historic town attracting many visitors throughout the year. Local amenities are easily accessible with a wide range of shops, restaurants, swimming pool and Health & Leisure Centre. There are a variety of outdoor pursuits in the area including fishing on the River Tweed and National Hunt racing. Golfing is available at a number of excellent courses including Jedburgh’s own 18-hole course and the nearby Roxburgh championship course. Jedburgh Grammar Campus which was opened in 2020, provides schooling for all ages. Newton Farm Cottage is reasonably accessible to both Edinburgh and Newcastle and a regular train service runs between Tweedbank and Edinburgh Waverley.

DESCRIPTION

6 Newton Farm Cottage is a bright and spacious semi-detached cottage, built circa 1950 spanning 82sqm of accommodation.

Upon entering, the generous hallway leads to the lounge which benefits from an open fire and dual-aspect windows, offering an abundance of natural light throughout the day. The well-appointed kitchen located to the rear of the property provides a range of wall and base units, worktop space and rear door to garden.

A carpeted staircase leads up to the first floor, providing access to three bedrooms, which boast impressive views over the countryside and beyond. A family bathroom is well placed to service all three bedrooms on the first floor.

The property benefits from double glazing throughout and heating and hot water supplied through the farm’s biomass boiler.

ACCOMMODATION

Ground Floor: entrance vestibule, hallway, lounge, kitchen.

First Floor: landing, three bedrooms, bathroom.

GARDEN

The garden ground to front side and rear are predominantly laid to lawn, affording a good degree of privacy and requiring minimal maintenance. The first floor boasts enviable open countryside views.

There is a useful outhouse located at the rear door, a perfect place for bikes and muddy boots.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating & Hot Water	Council Tax	EPC	Broadband	Mobile
Mains (supplied directly from the nearby farm)	Mains	Shared Septic Tank	Freehold	Biomass Boiler	Band C	TBC	Available	Available

*Fibre To The Premises/Fibre To The Cabinet – delete as appropriate. If none put NONE in the table

FLOOD RISK

Note any flooding within the last 5 years, note any flood risk defined by SEPA and direct to the maps as below.

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Heating and hot water is currently supplied via the farm's wood chip biomass boiler, which is located within an outbuilding of the nearby farm. This services the central heating system via steel panelled radiators.

Charges for this service will be negotiated separately with the seller, optional to add an additional supply if preferred.

Please note that the garden grounds at 6 Newton Farm Cottage are subject to title restrictions: No single dwelling may be erected withing the garden grounds.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
///inherits.dialect.rooks

POST CODE

TD8 6ST

SOLICITORS

Douglas Gilmour & Son
20 Market Place, Selkirk, TD7 4BL

LOCAL AUTHORITY

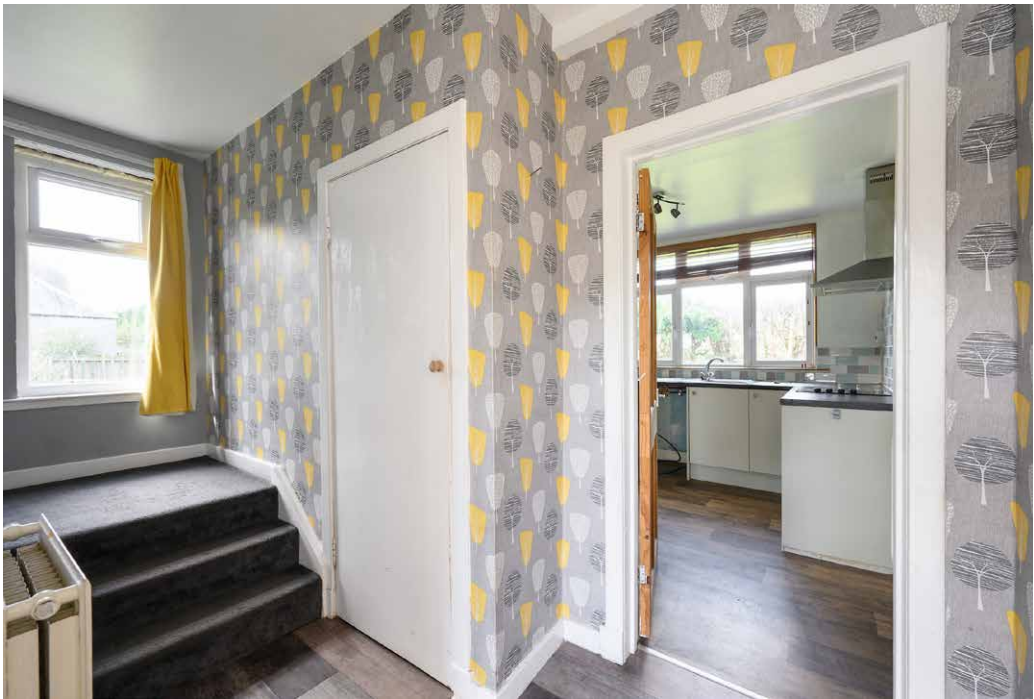
Scottish Borders Council

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.

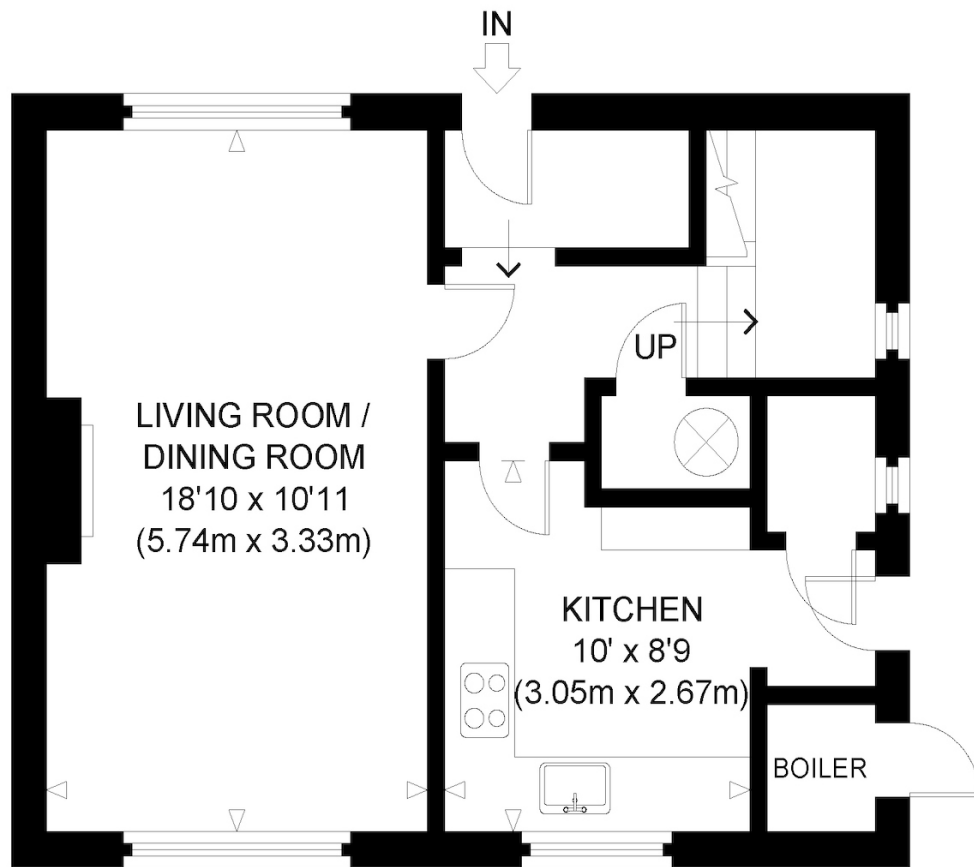
HEALTH & SAFETY

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 April 2025





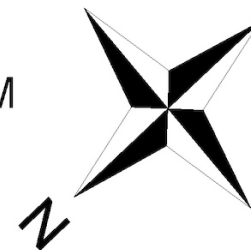
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 449 SQ FT / 41.7 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 449 SQ FT / 41.7 SQ M

NEWTON FARM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 898 SQ FT / 83.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE