



Galbraith

PALACE FARMHOUSE
JEDBURGH, SCOTTISH BORDERS



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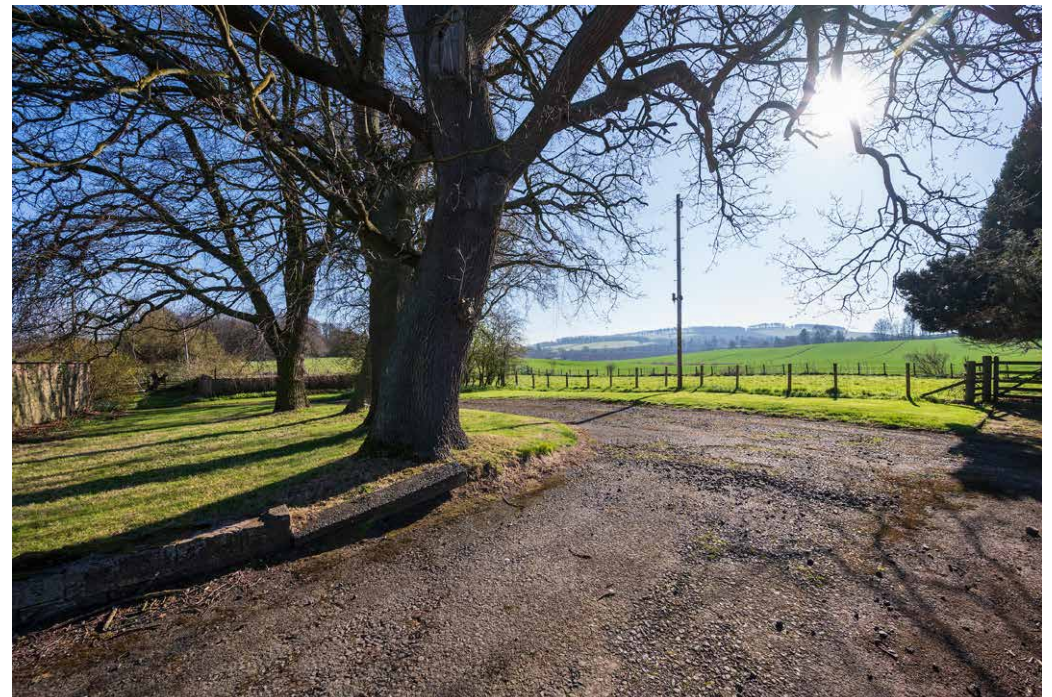
Charming Period Farmhouse located in a peaceful rural location.

Jedburgh 3 miles ■ Melrose 15 miles ■ Edinburgh 47 miles

- Two reception rooms. Six bedrooms.
- Extensive & flexible interior.
- Three floors of accommodation spanning 328sqm.
- Superb opportunity to renovate.
- Garden grounds & paddock.
- Outbuilding/basement storage.
- Within easy access to A68 & Borders Train Station.

Galbraith

Kelso
01573 224244
kelso@galbraithgroup.com



SITUATION

Palace Farmhouse sits in the scenic Teviot Valley between Jedburgh and Kelso, located on the south side of the A698 with views over the surrounding countryside.

Both border towns, Jedburgh & Kelso provide a useful range of shops, both local and major supermarkets, schools, doctors surgeries, inns and restaurants and a wide variety of recreational and sporting facilities. The area is ideal for outdoor pursuits including walking, horse riding, cycling and fishing.

Nearby places of interest include the Abbeys at both Jedburgh and Kelso, Floors Castle, championship golf course at The Schloss Roxburghe Hotel, Monteviot and Harestanes.

The A68 provides good vehicular access both north to Edinburgh and south to the northeast of England and the Borders Train Station (14 Miles) between Tweedbank and Edinburgh is within an easy drive of Palace Farmhouse. The A68 provides good access to International Airports at both Edinburgh and Newcastle.

DESCRIPTION

An exceptional opportunity to acquire a substantial six-bedroom period country home, brimming with history and charm. The nineteenth century farmhouse is nestled in the heart of the countryside, requiring modernisation throughout and presents a unique opportunity to the buyer. The former Farmhouse provides generous space throughout, with huge potential and flexibility to reconfigure and develop the existing accommodation.

Accessed through timber gates, Palace Farmhouse is approached by a tree-lined driveway, which leads to a set of private gates opening to the front of the property. Upon entering, there are two reception rooms located to the front, with the main sitting room boasting original working shutters and detailed cornice. A picturesque arch window overlooks the front lawn, flooding the room with natural light. The kitchen, butler's pantry and utility/boot room are located to the rear of the property, and a narrow timber staircase from the utility leads to first floor accommodation, formally the maid's staircase.

The main staircase, located at the front of the house leads to the first-floor accommodation, hosting study, five bedrooms and bathroom.

The staircase continues to the second floor with study and additional bedroom completing the internal accommodation throughout.

Property benefits from a generous basement, located off the main hallway, offering extensive storage & potential.

ACCOMMODATION

Ground Floor: hallway, sitting room, dining room, kitchen & utility room.

First Floor: landing, boiler room, shower room, five bedrooms & bathroom.

Second Floor: landing, bedroom & two stores.

Basement.





GARDEN

Externally, Palace Farmhouse is blessed with extensive garden grounds & former walled garden, along with an additional paddock located to the northwest of the property. The grounds are predominantly laid to lawn and afford a good degree of privacy to the front of the house. A former stone built stable block lies to the rear of the property, once served as stabling for the farms working horses and now serving as a versatile outbuilding, suited to a range of uses.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|-------------|----------|---------|-------------|-----|-----------|-----------|
| Mains | Mains | Septic Tank | Freehold | Oil | Band H | F27 | Available | Available |

FLOOD RISK

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

Shared access track, detailed on site plan enclosed.

DIRECTIONS

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

///pokes.vans.aura

POST CODE

TD8 6TL

SOLICITORS

Shepherd and Wedderburn LLP
9 Haymarket Square
Edinburgh, EH3 8FY

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

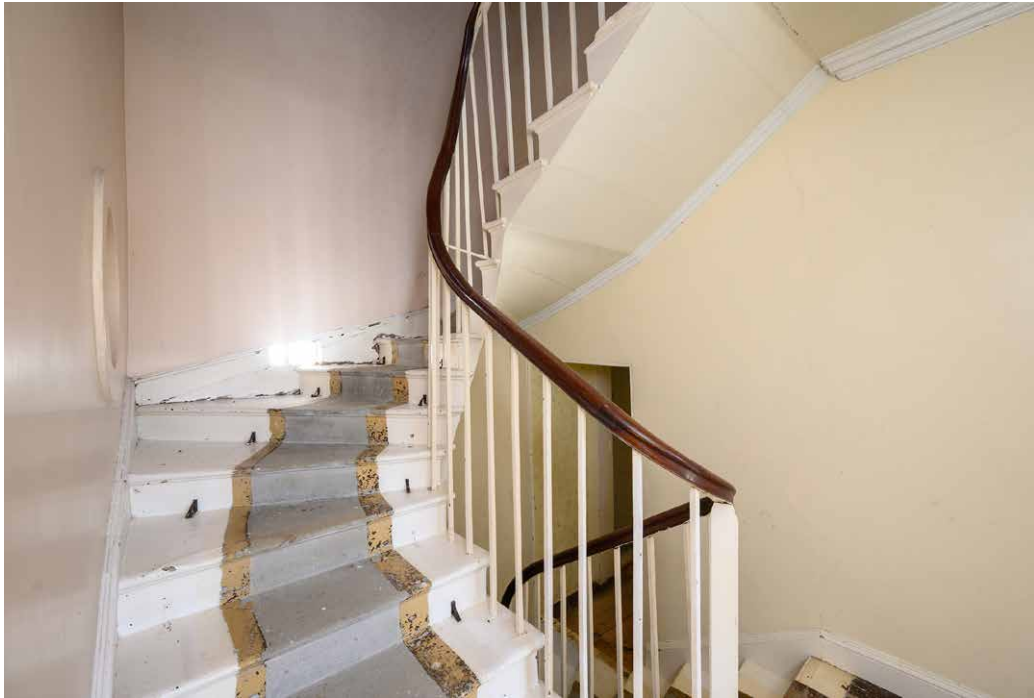
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to 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

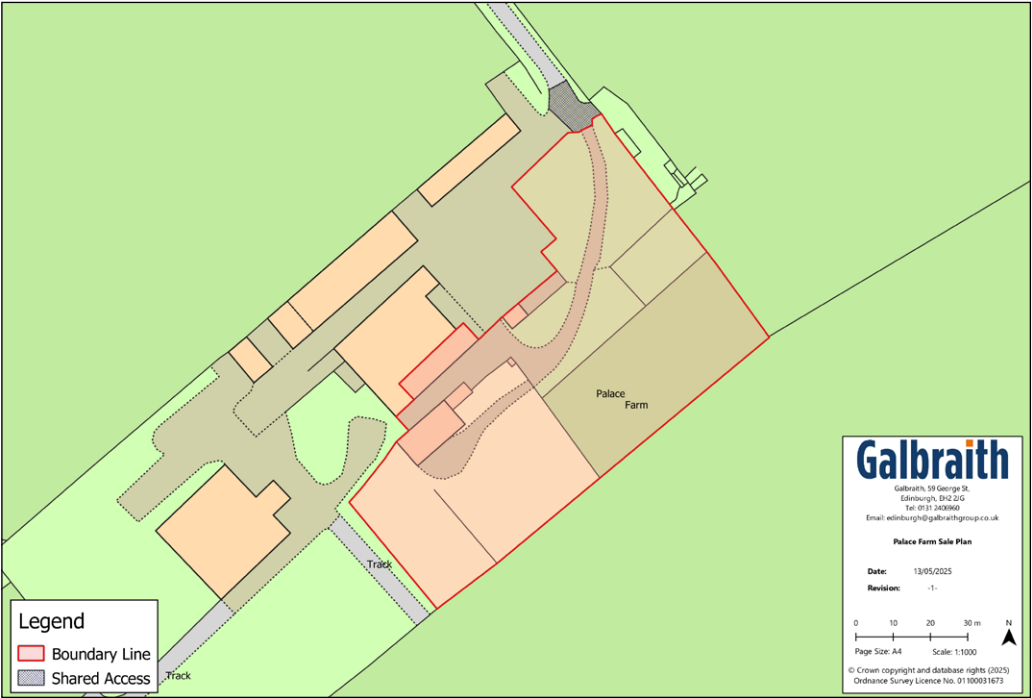
Failure to provide required identification may result in an offer not being considered.

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.

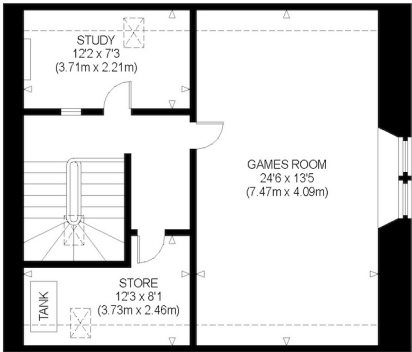




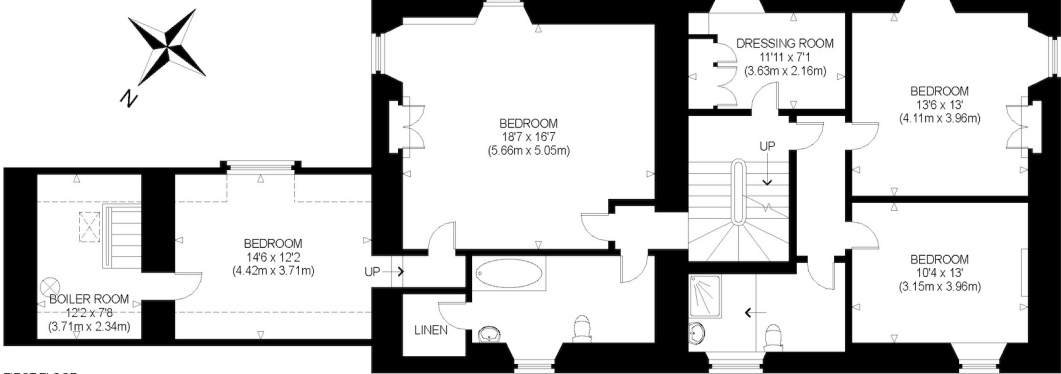


IMPORTANT NOTES

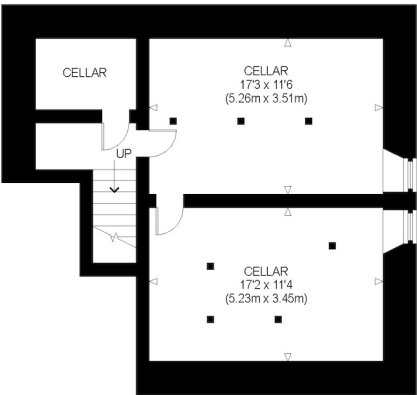
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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



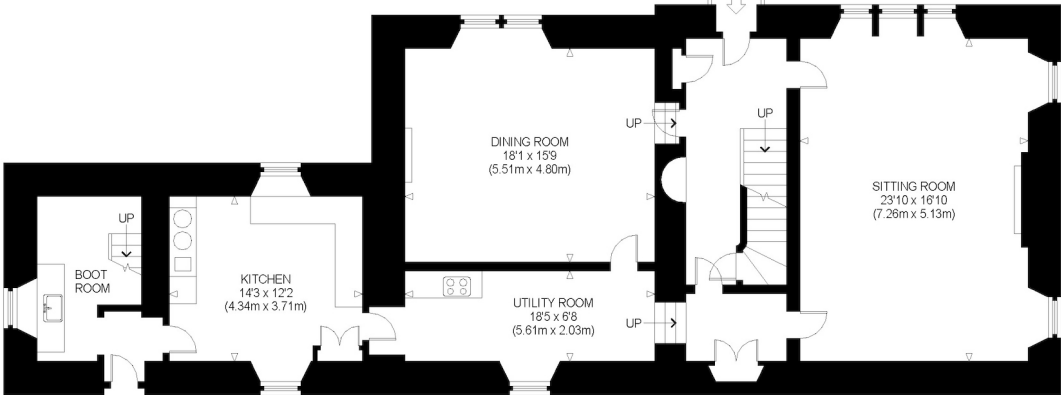
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 648 SQ FT / 60.3 SQ M



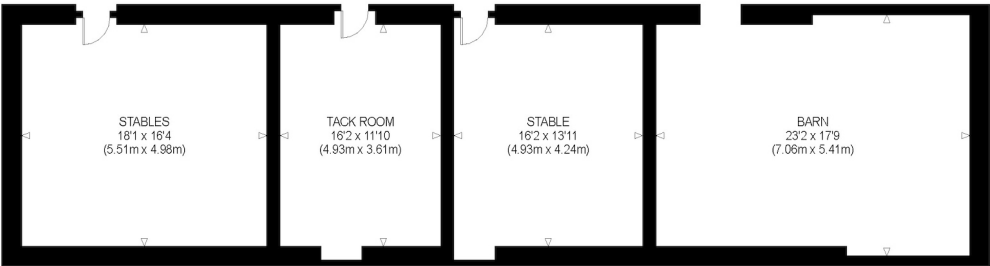
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1481 SQ FT / 137.7 SQ M



BASEMENT
GROSS INTERNAL
FLOOR AREA 521 SQ FT / 48.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1463 SQ FT / 136.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1170 SQ FT / 108.8 SQ M

PALACE FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4113 SQ FT / 382.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL OUTBUILDING FLOOR AREA 1170 SQ FT / 108.8 SQ M
TOTAL COMBINED FLOOR AREA 5283 SQ FT / 491.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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