

Chapelknowe

THE FRIARS, JEDBURGH, BORDERS, TD8 6BN



*Unique opportunity to secure a versatile property
with the ability for accommodating guests or
generating additional rental income*



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Nestled within approximately 1 acre of meticulously landscaped grounds, this truly exceptional property in the heart of Jedburgh offers an unparalleled opportunity for those seeking a versatile and luxurious family home.

EXTERNALS



Originally erected in 1982, the current owners have poured their passion into transforming and enhancing this residence, resulting in a harmonious fusion of timeless elegance and modern sophistication.

Stepping through the doors, you are greeted by the main home, which has undergone a thoughtful renovation to create an oasis of comfort and style. Originally designed with 3 bedrooms, this space has been meticulously reimagined to provide expansive and inviting living areas, with views over Jedburgh, perfect for both relaxation and entertaining. The attention to detail is evident at every turn, with high-end finishes and meticulous craftsmanship enhancing the ambience of luxury throughout.

KITCHEN/DINING ROOM



LIVING ROOM



SUN ROOM & HALLWAY



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high-end finishes and meticulous craftsmanship enhancing the ambience of luxury throughout

UPPER FLOOR BEDROOMS & EN-SUITE



meticulously reimagined to provide expansive and inviting living areas



SHOWER ROOM



LOWER FLOOR & UTILITY ROOM



MASTER BEDROOM & EN-SUITE



As you explore further, you'll discover the delightful studio flat situated above the garage. Ideal for accommodating guests or generating additional rental income, this self-contained retreat offers a sanctuary of tranquillity.

STUDIO FLAT KITCHEN



Complete with a fully fitted kitchen and large shower room, modern conveniences such as infra-red heating, underfloor heating, and large bi-fold glazed doors leading to a Juliet balcony, this space offers breathtaking views across the charming town below.

LIVING ROOM & SHOWER ROOM



In keeping with the modern ethos of sustainability, the property boasts impressive eco-friendly upgrades, including 32 southerly-facing solar panels and a significant 15 kWh of battery storage, as well as a convenient 7kW car charging point in the insulated 46m² garage. This commitment to environmental stewardship not only reduces carbon footprint but also enhances the property's appeal to those with an eco-conscious mindset.

With its versatile living spaces, including multiple bedrooms and reception rooms, the property effortlessly accommodates a variety of lifestyle needs, providing the perfect canvas for creating cherished memories with loved ones.

Outside, the expansive grounds beckon you to explore, with lush gardens, including ornamental trees and shrubs, two relaxing viewing decks, a charming patio featuring a built-in BBQ, and a terraced lawn offering endless opportunities for outdoor enjoyment. The sale of Chapelknowe The Friars includes a 2-storey stone workshop with 40m² of storage area and electricity providing space for tinkering and crafting, catering to the hobbies and passions of the discerning homeowner.

EXTERNALS & VIEWS



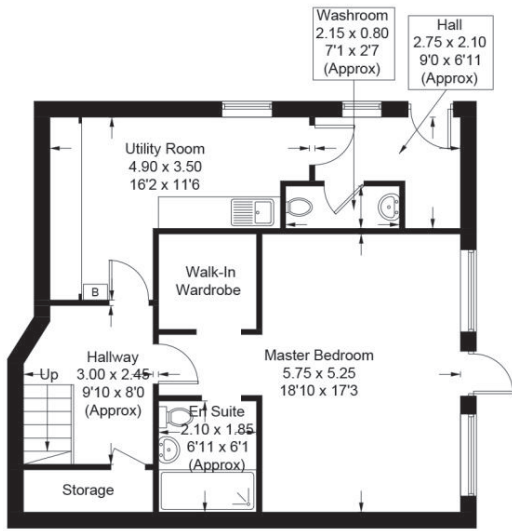
As you wander through the garden, you'll be enchanted by the sights and sounds of nature, with an abundance of wildlife making this idyllic setting their home. From colourful birds to playful squirrels, the garden teems with life, creating a tranquil retreat from the hustle and bustle of everyday life.

Don't miss your chance to own this exquisite property, where luxury, comfort, and natural beauty converge to create a truly enchanting living experience.

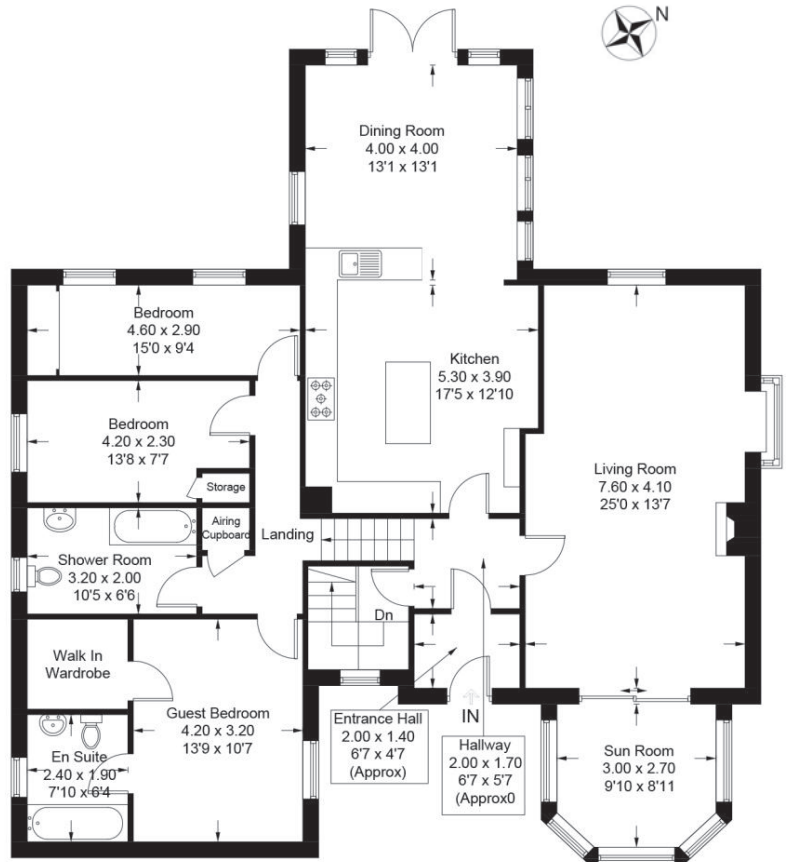
Contact us today to arrange a private viewing and discover the magic of this unique home firsthand.



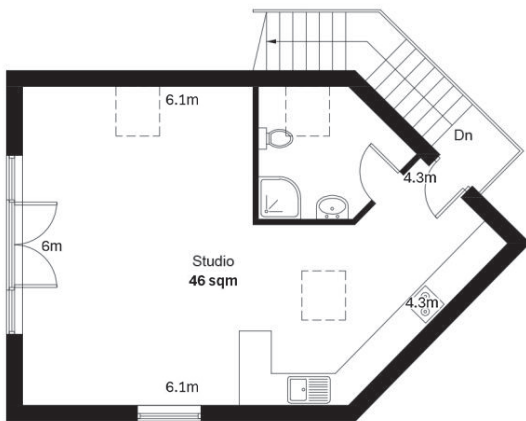
FLOOR PLAN, DIMENSIONS & MAP



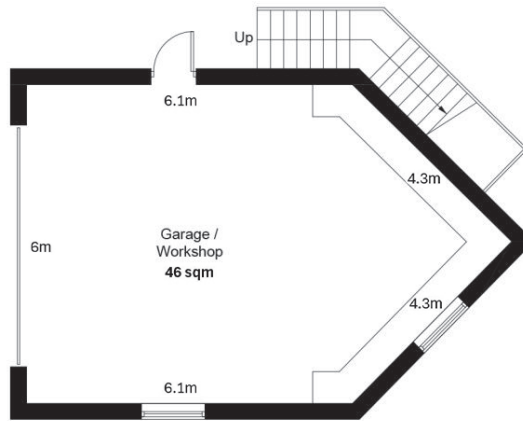
Lower Floor



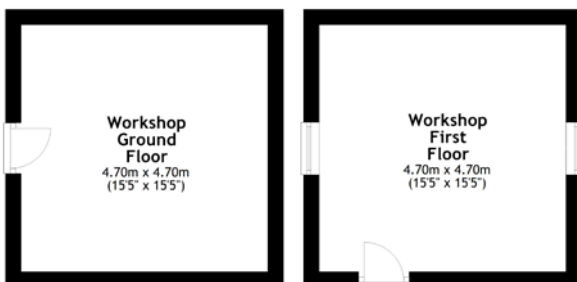
Middle & Upper Floors



Outbuilding - First Floor



Outbuilding - Ground Floor



Stone Workshop

Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²): 222m²
EPC Rating: D

THE LOCATION

Known as the Jewel of the Borders, nestled in the scenery, residents enjoy a close-knit atmosphere where neighbours often come together for local events and festivals. The town's historic landmarks, such as Jedburgh Abbey, Mary, Queen of Scots' House and Jedburgh Castle, offer glimpses into its rich heritage.





Despite its rural setting, Jedburgh provides essential amenities, including shops, schools, and healthcare facilities. Outdoor enthusiasts appreciate the surrounding countryside, perfect for hiking, cycling, and exploring. The town's peaceful ambience appeals to those seeking a quieter lifestyle, yet its proximity to larger urban centres ensures convenience. With various community activities and clubs available, residents have ample opportunities to connect and engage with one another. In Jedburgh, life revolves around history, natural beauty, and a strong sense of community.

Jedburgh is well situated with major road links to both Edinburgh and Newcastle airports and the main East Coast railway. There is also a direct rail link to Edinburgh, just 11 miles away at Tweedbank.



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