



Galbraith

**BESWING COTTAGE, LANTON**  
JEDBURGH, SCOTTISH BORDERS



# BEESWING COTTAGE, LANTON JEDBURGH, SCOTTISH BORDERS

Charming family home in popular Borders village location

Jedburgh (A68) 2 miles ■ Borders Railway 13 miles ■ Edinburgh 47 miles

- 2 reception rooms, conservatory, 4 bedrooms.
- Detached stone built family home with spacious accommodation.
- Enjoys a bright elevated south facing position.
- Within one of the prettiest villages in the Scottish Borders.
- Annexe with kitchenette/utility, bedroom/studio and bathroom.
- Attractive gardens to front and rear, with private parking.

**Galbraith**

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## SITUATION

Lanton is a pretty village located approximately 2 miles to the north of Jedburgh on the northern slopes of Lanton Hill.

Whilst Lanton has a peaceful, rural location, the A68 is within 2 miles of the village and this provides good vehicular access both north to Edinburgh and south to the northeast and north west of England. The Borders Railway at Tweedbank is about 13 miles which provides a regular train service to Edinburgh.

Jedburgh provides a good range of amenities including shops, sporting and recreational facilities. There is primary schooling in Denholm and a newly built Jedburgh Grammar Campus in Jedburgh providing further education opportunities and community facilities. St Mary's Preparatory School for boys and girls is located in Melrose.

## DESCRIPTION

Sitting on an elevated position, the early to mid 19th Century property is approached via a shared driveway. Access can be made either from the back or front gardens. The front path leads through an attractive garden to the front door of this charming C Listed property.

Beeswing Cottage is full of character and charm providing spacious accommodation throughout. This family home has retained many of its period features and the conservatory and kitchen to the rear enjoy the benefit of underfloor heating.

The annex space throws up plenty of opportunities for the new owner and the main part of the property will be serviced by a new log burning stove.

## ACCOMMODATION

Ground Floor:

Entrance hallway, lounge, dining room (the owner has installed a new stove as shown in updated picture on page 7 of this brochure), kitchen, conservatory.

First Floor:

Landing, 2 dual aspect double bedrooms. Split level landing leads to family bathroom (with bath, shower, WC and basin).

Second Floor:

Two further bedrooms.

There is a two storey annexe adjacent to the property with external access and comprises a kitchenette/utility, bedroom/studio and bathroom.





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

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Mains	Oil	Band E	F31

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

### GARDEN AND GROUNDS

Accessed via a shared driveway to off-road parking space. The stunning front garden comprises, planting beds, ornamental trees and lawn.

The rear garden is laid out mainly to lawn with mature trees and beds, offering stunning views across the countryside.

There is a summer house and storage sheds.

The double gate off the shared drive to the rear garden, provides scope for vehicle access if required.

There is a public footpath that leads up the shared driveway and into the fields and woodland to the rear of Beeswing.

### DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/casualty.tingled.scariest](https://w3w.co/casualty.tingled.scariest)

### POST CODE

TD8 6SU

### VIEWINGS

Strictly by appointment with the selling agents.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

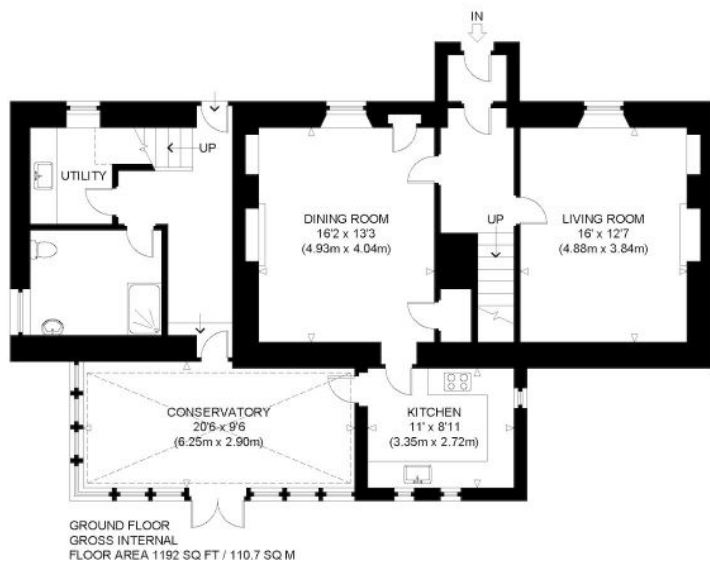
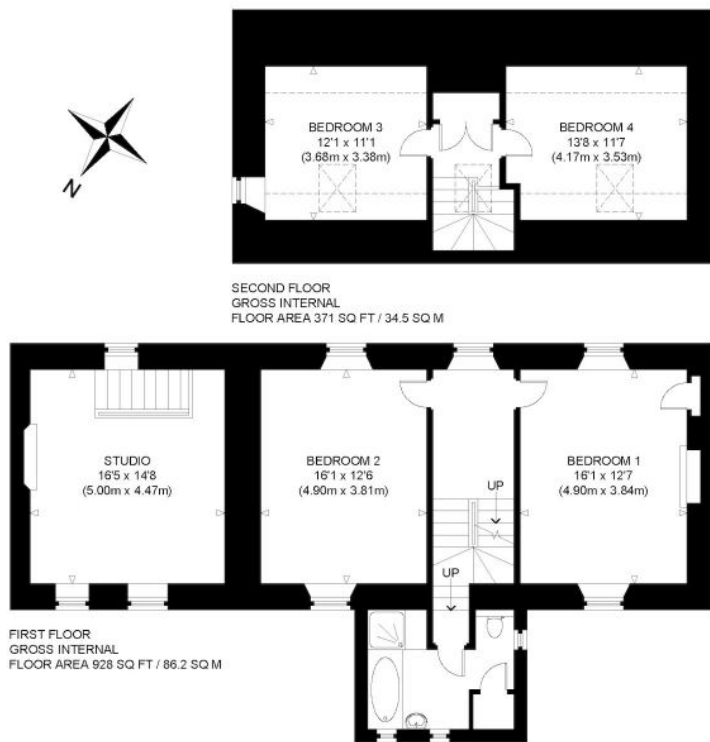
### SOLICITORS

Brodies LLP, 58 Morrison Street, Edinburgh, EH3 8BP.

### 2017 ANTI MONEY LAUNDERING 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.





**BEESSWING COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2491 SQ FT / 231.4 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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#### 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 2024.







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