



## Sharplaw Farm Steading Jedburgh TD8 6SQ

Sharplaw Steading is a rare opportunity for someone looking for a rural property, with circa 2 acres grazing land and large stable block. There is also a detached double garage, with electric doors and office space above, making an attractive work from home possibility.

Situated just outside the lovely historic Borders town of Jedburgh, in lovely countryside with an outlook towards Peniel Heugh a local landmark in many a Borders view.

The property forms part of a steading development and offers spacious modern living, finished to an exacting standard.

The accommodation comprises; Entrance hallway, with utility area, shower room, kitchen, living, dining room and sitting room on the ground floor. On the first floor there is a family bathroom, master bedroom, with en-suite shower room, walk-in wardrobe and very generous balcony, 3 further double bedrooms. In total over 200 SQM of living space.

Benefiting from fully integrated kitchen, mains gas central heating, underfloor heating on ground floor, with radiators on first floor. Mains water supply with private drainage. The property comes fully decorated in modern contemporary tones, with quality floor coverings throughout.

The 2 acres of grazing land and the 3 stable block and small yard are located to the front of the house, which faces due south and makes the most of the spectacular views of the Borders countryside.

Must be viewed to appreciate the finish, space, and spectacular rural location.

Guided Tour & Room sizes to Follow



## What we like about this property

Rural Location, Country living, Grazing, Stables, Quality finish,  
Space





Council Tax Band: E

EPC Rating: C

**Viewing:**

Strictly via Jim Hay, 100% accompanied

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