



Elmbank, Galahill, Jedburgh, TD8 6QF

Guide price £685,000





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- Beautiful Victorian Home
- Immaculately Presented
- 3 Acre Paddock
- Business Annexe
- Equestrian Potential
- Fine Period Features
- Large Landscaped Gardens
- Substantial Garage / Workshop
- Rarely Available Location
- Magnificent Views

Tucked away in one of Jedburgh's most exclusive residential pockets, with enviable views over the town, Elmbank is a striking detached Victorian villa that blends timeless period elegance with modern family living. Set within beautifully maintained extensive gardens, the property also includes a 3-acre grazing paddock to the rear, ideal for those with equestrian or smallholding interests.

This distinguished property boasts a host of fine period features including ornate plaster cornicing, solid wood joinery and classic Victorian tiled flooring to the entrance vestibule. The current owners have carried out meticulous improvements, creating a truly high-quality family home with generous proportions and flowing accommodation throughout.

ACCOMMODATION

- ENTRANCE PORCH - VESTIBULE - HALLWAY - CLOAKROOM - LOUNGE - DINING ROOM - REAR HALLWAY - KITCHEN - GARDEN ROOM - UTILITY ROOM - GALLERIED LANDING - PRINCIPAL BEDROOM (WITH ENSUITE SHOWER ROOM & WALK-IN CLOSET) - THREE FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM - GARAGE / WORKSHOP - OFFICE - STORE ROOM - KITCHENETTE SPACE - WC -



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Internally

A welcoming entrance vestibule with original tiled floor leads into the charming central hallway with solid oak staircase. To the front of the property, the elegant lounge features tall sash windows, period detailing, and a charming fireplace with wood-burning stove, a perfect setting for relaxation. On the opposite side, a grand formal dining room offers space to host and entertain in style, enhanced by a large bay window with views across the garden and fireplace with wood-burning stove. The rear hallway (with large walk-in cupboard) leads through to the magnificent open-plan dining kitchen / garden room that flows beautifully out to the gardens, perfect for everyday family life and entertaining alike. There is a spacious utility room with cold store and quaint cloakroom complete the ground floor accommodation.

The classic pitch pine staircase leads to the first floor galleried landing with large feature window over the staircase allowing for an abundance of natural light. The first floor hosts four double bedrooms, including a luxurious principal suite with dressing room and en suite shower room. A stylish 4-piece family bathroom completes the accommodation.

Kitchen

This exceptional kitchen brings together classic style and modern function in one beautifully curated space. The kitchen is fitted with bespoke hand-painted units, finished in a classic dark grey, complemented by exquisite granite worktops that add a touch of timeless luxury. A large central island offers excellent prep space and informal seating, complete with integrated storage, power outlets and open shelving. The attention to detail throughout this space is exceptional. Taking pride of place is the gas-fired Aga range cooker in a striking heritage green enamel, providing a perfect balance of period style and 21st-century performance. This British-made cast iron cooker not only provides consistent radiant heat for cooking, but also becomes a warm and welcoming focal point year-round. Above it, a ceiling mounted extractor and tiled splashback complete the space with style and practicality. There is a large pantry cupboard for further food storage. Integrated appliances include a dishwasher, combination microwave oven and a tall larder fridge. The open-plan flow into the sun-drenched garden room creates a sociable dining and living space with garden views and French doors to the gardens.



Bathrooms

The family bathroom is generously proportioned and beautifully finished. It includes a full-size bath with hand-held shower, a separate walk-in shower enclosure, and a modern vanity unit with under-sink storage. A large window adds natural light, while integrated shelving and mirrored cabinetry offer convenience and clean lines.

The principal en-suite is bright and modern, featuring a large glazed shower enclosure, stylish tiling with a mosaic accent, pedestal basin, and a dual-flush WC – all set against crisp white walls and warm wood flooring. Positioned off the main bedroom, it provides a peaceful and private space to start or end your day.

A ground floor cloakroom brings a more eclectic touch to the home. Featuring bold botanical wallpaper, a traditional-style wash basin with chrome stand, and a high-level cistern toilet with wooden seat, it adds a burst of personality and period flair.

Externally

There are extensive wrap around gardens, offering a beautifully landscaped and thoughtfully maintained setting that complements the home's classic architecture. Elmbank is approached via a sweeping gravel driveway, flanked by manicured hedging and stone walls, providing ample parking and easy access to the main house and garage/workshop. The setting feels wonderfully private with mature trees and established planting framing the approach. A series of tiered lawns, stone terraces, and raised beds provide structure and seasonal colour throughout the year. Whether it's relaxing in the sun-drenched lower garden, enjoying the views from the sun room terrace, or tending to the flower borders, there's something here for every lifestyle.

A further 3-acre paddock to the rear opens up a wealth of possibilities for horses, livestock or hobby farming. The driveway continues to the rear of the garage giving vehicular access to the paddock.

Outbuildings

The detached garage/workshop building is a hugely valuable addition to the property. The ground floor offers a large garage/workshop area benefitting from mains power, lighting and water, accessed via two large automatic doors. The first floor currently provides flexible home office accommodation with auxiliary areas including a WC and store room. This unique setup is ideal for working from home, business use, but also offers exciting potential for conversion to residential accommodation (subject to the usual statutory consents).

There is a greenhouse constructed with a low red brick base and elegant powder-coated aluminium frame, with built-in beds for planting and room for a bistro table and chairs, making it the perfect spot for morning coffee or an afternoon read among the greenery. The greenhouse enjoys a south-facing outlook, making it ideal for nurturing vegetables, flowers, or exotics in all seasons.

Location

Nestled in the heart of the Scottish Borders, Jedburgh is a picturesque and historic market town steeped in heritage and surrounded by rolling countryside. Dominated by the magnificent ruins of Jedburgh Abbey, which date back to the 12th century, the town is a treasure trove of Scottish history and character. Visitors and residents alike can explore Jedburgh Castle Jail, a well-preserved Georgian prison offering a fascinating glimpse into 19th-century justice, or wander through Mary Queen of Scots' House, where the famous monarch once stayed, now a museum filled with artefacts and stories from her dramatic life. Jedburgh enjoys an ideal location for those looking to enjoy both tranquil rural living and excellent connectivity. To the north, the A68 provides a direct route to Edinburgh (approx. 50 miles), while to the south, the same route connects to Northumberland's scenic countryside and onward to Newcastle upon Tyne (approx. 45 miles), making Jedburgh a superb base for commuters or cross-border travel.

Services

All mains services are present. Double Glazing and Gas Central Heating.

Council Tax Band

Council Tax Band G.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.





Floor Plans



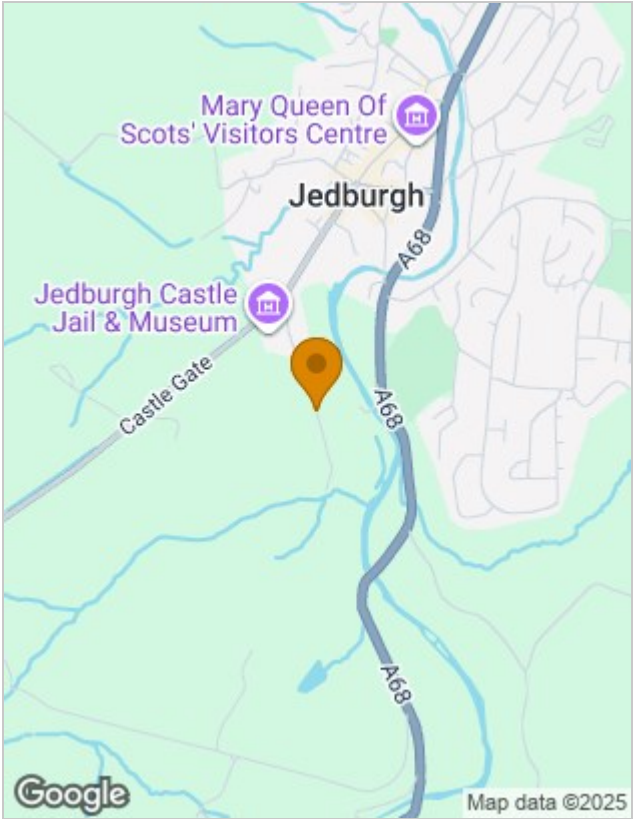
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

