

# Paddockmyre

COLDINGHAM, EYEMOUTH, TD14 5PX



*A stunning three-bedroom home in the Scottish Borders with three bedrooms all with en-suite facilities on both floors, a double garage and situated on a 4.75 acre plot*



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McEwan Fraser Legal is delighted to present this gorgeous three-bedroom detached home in the open countryside of the Scottish Borders. The property is in walk-in condition and has huge potential for change, should you wish, due to the sheer size of the house itself, but also the plot in which it is situated.

# THE ENTRANCE HALL



Internally the property briefly comprises an entrance room, a perfect space for kicking off the shoes and coats after a long walk in the countryside, before coming into the lounge.



The lounge is a very generously sized room with high wooden panelled ceilings, windows on three sides showing the beautiful scenes of the countryside and an adjoining dining room area.

# THE LOUNGE/DINER





# THE KITCHEN/DINER



Walking back down the hallway you will then come across the kitchen fitted with a large Everhot energy-efficient heat storage range which is absolutely perfect for great cooking whilst gently warming your kitchen and ample worktop space for the keen chef to cook up a storm. You have further space for a dining room table if you prefer to eat in this space rather than in the lounge/diner.





Down the hall from here, you will find the master bedroom, with a three-piece en-suite. On this floor, you will also find a utility room with access to the double garage, a WC, and a study for the much-needed working-from-home space.

# THE MASTER BEDROOM





# THE STUDY, UTILITY & WC





Venturing upstairs you will find the remaining two double bedrooms, both with en-suites and more stunning views of the countryside.

## BEDROOM 2





# BEDROOM 3





In addition to this, the property includes a large driveway fit for multiple cars, a 4.75-acre plot and uninterrupted views across the countryside to the sea. This is a rare opportunity to acquire a rural home in a fantastic location.

# EXTERNALS & VIEW









# FLOOR PLAN, DIMENSIONS & MAP

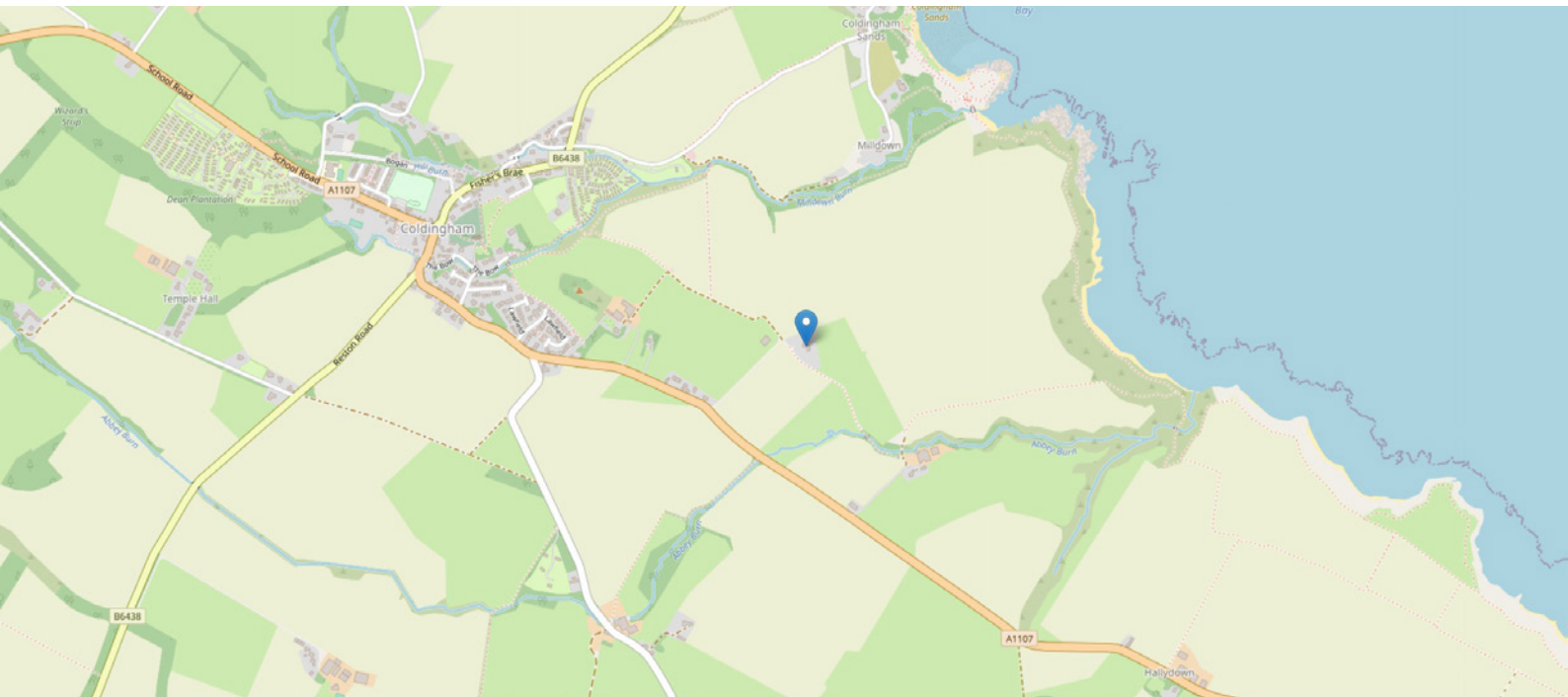


Approximate Dimensions  
(Taken from the widest point)

Entrance Hall	3.40m (11'2") x 3.08m (10'1")
Lounge/Diner	8.06m (26'5") x 7.04m (23'1")
Kitchen/Diner	6.63m (21'9") x 3.38m (11'1")
Master Bedroom	4.60m (15'1") x 3.39m (11'1")
En-suite	2.70m (8'10") x 2.15m (7'1")
Study	3.42m (11'3") x 1.95m (6'5")

Utility	4.39m (14'5") x 2.13m (7")
WC	1.37m (4'6") x 1.34m (4'5")
Bedroom 2	4.91m (16'1") x 3.40m (11'2")
En-suite	3.36m (11') x 1.64m (5'5")
Bedroom 3	4.92m (16'2") x 3.42m (11'3")
En-suite	3.36m (11') x 1.64m (5'5")
Double Garage	6.88m (22'7") x 6.12m (20'1")

Gross internal floor area (m<sup>2</sup>): 215m<sup>2</sup> | EPC Rating: D





# THE LOCATION

This picture-postcard village has an unusually ancient history. Coldingham is a historical village known for its beauty, situated on the East coast of the Scottish Borders and lies just under a mile inland from the North Sea coast of Scotland, and just under ten miles from the English Border. It sits astride the A1107, which provides a more scenic alternative to the A1 for visitors driving up through the Borders via Eyemouth.







The village beach, Coldingham Bay, is award-winning and the local scenery matches in delight. It is popular among surfers, with rows of beach huts. The beach has been awarded the top Marine Conservation Society award for water quality, ideal for surfing, diving and other water sports.

The North Sea coastline in this part of the World is both dramatic and diverse, ranging from rocky outcrops to craggy cliffs and to quaint working harbours and bays with beautiful sandy beaches. The village's history stretches all the way back to 660AD with links to a Benedictine Monastery established there.

The village has its own primary school with further private and secondary education available nearby. Local amenities include a primary school, village shop, pub restaurants, garage and stores.

There is a regular bus service to Eyemouth and Berwick-upon-Tweed and Edinburgh is within easy commuting distance with the recently upgraded A1 and Reston Train Station is only 3 miles away with direct trains to both Edinburgh and Newcastle.



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