



Redhall Cottages

Eyemouth, Berwickshire, TD14 5SG

**McEwan Fraser Legal**
Solicitors & Estate Agents

Red Hall Cottages is approximately one mile from the harbour town of Eyemouth with a wide range of amenities. The area is a haven for water sports enthusiasts with nearby St Abbs being renowned as a diving centre and miles of coastal and country walks. There is an eighteen hole golf course nearby as well as a leisure centre, swimming pool, seafood restaurants, banks and plentiful beaches. There is a good choice of primary schools with secondary education available at Eyemouth High School. Private schooling is available at Longridge Towers which is close to Berwick upon Tweed.

Redhall cottages is also well positioned for commuting options with the A1 being within half a mile, linking up Edinburgh and Newcastle to the north and south respectively. There are good inter-city train connections to Newcastle and Edinburgh, both within forty-five minutes, and London Kings Cross in three and a half hours from Berwick-upon-Tweed which is approximately ten minutes away. Closer by is the town of Reston, that is destined for a new railway station also on the east-coast mainlines in the near future, making commuting further afield an easier option.



A

n ideal investment or residential opportunity, Redhall Cottages benefits from accommodation of a four star standard, stunning sea views, private parking for up to twenty-five cars, large double garage, south facing beer garden, private garden, approximately 1.7 acres of land and a two-bedroom static caravan.

The property is offered in walk-in condition and offers an excellent opportunity to purchase a luxury bed and breakfast business/holiday let with the potential to convert back to a residential dwelling, set in a beautiful countryside location.

The property was previously run as a forty seater restaurant and is currently set up as a bed and breakfast/holiday let with four guest rooms, three recently updated to a high standard. Within each bedroom, there is a television and modern en-suite WC with shower facilities. The property also features an owners apartment with spacious double bedroom and a modern and recently upgraded en-suite, as well as a private living room.

The Property also benefits from a commercial grade kitchen, large utility room, plenty of storage, two stone built traditional outhouses with patio area featuring fantastic views, monoblock private double driveway and large double garage. This property has endless potential with plenty of room to extend or convert back to residential as a lovely family home. Viewing is a must.

“FORMER **Cottage Restaurant** AND CURRENT **B&B/ holiday let** LOCATED JUST
OUTSIDE **Eyemouth**, BERWICKSHIRE WITH **Wonderful Coastal Views**”



Residents Lounge



Dining/Breakfasting Room





Kitchen





The Bar



Toilets





Public Bedrooms



Private Lounge

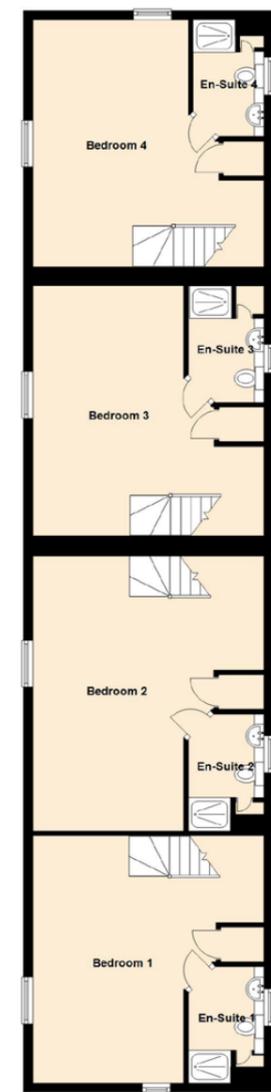


Private Bedroom & En-Suite





Floor Plan, Room Dimensions & Property Location



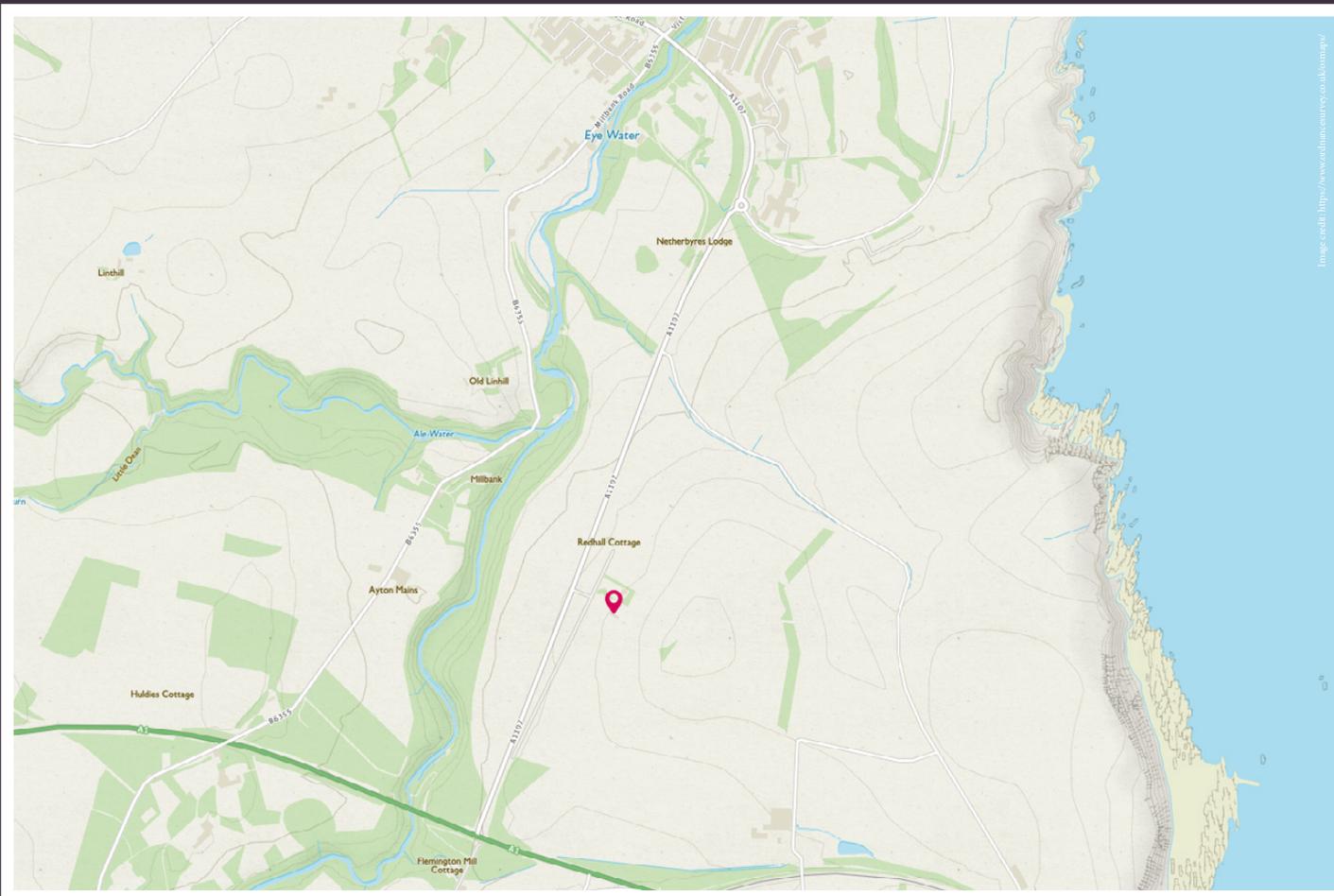
Approximate Dimensions (Taken from the widest point)	
Vestibule	1.50m (4'11") x 1.50m (4'11")
Office	2.23m (7'4") x 1.23m (4')
Residents Lounge	5.98m (19'7") x 4.10m (13'5")
Dining/Breakfast Room	5.75m (18'10") x 4.10m (13'5")
Kitchen	4.71m (15'5") x 4.10m (13'5")
Prep Room	3.21m (10'6") x 2.20m (7'3")
Utility	2.76m (9'1") x 1.71m (5'7")
WC	1.71m (5'7") x 1.44m (4'9")
Bar	4.91m (16'1") x 4.22m (13'10")
Mens Toilets	1.95m (6'5") x 1.22m (4')
Ladies Toilets	2.67m (8'9") x 1.68m (5'6")
Disabled Toilets	2.20m (7'3") x 1.54m (5'1")
Private Lounge	4.91m (16'1") x 4.34m (14'3")
Private Bedroom	4.91m (16'1") x 4.30m (14'1")
Private En-Suite	3.20m (10'6") x 1.67m (5'6")
Bedroom 1	5.40m (17'9") x 4.90m (16'1")
En-Suite 1	2.50m (8'2") x 1.60m (5'3")
Bedroom 2	5.06m (16'7") x 4.90m (16'1")
En-Suite 2	2.50m (8'2") x 1.60m (5'3")
Bedroom 3	5.27m (17'3") x 3.20m (10'6")
En-Suite 3	2.80m (9'2") x 1.60m (5'3")
Bedroom 4	5.29m (17'4") x 4.90m (16'1")
En-Suite 4	2.50m (8'2") x 1.50m (4'11")

Extras
(Included in the sale)

All fixtures, fittings, floor coverings. Other items may be available by separate negotiation.



Exteriors & Static Caravan



“Amazing wee place in a wonderful location...”

★★★★★ Reviewed 25 August 2014

Booked into Redhall Cottages as we had friends staying close by. Was not disappointed. A warm welcome. A beautifully decorated, clean & cozy room. Were well looked after at breakfast time & had a wonderful meal on our 2nd evening. Would recommend it to our friends & look forward to returning to the area.

Helpful?

Report

“Good Accommodation and excellent food”

★★★★★ Reviewed 12 August 2014

Booked this excellent accommodation last minute and was not disappointed, Lovely rooms, clean and cosy, beautiful location, well kept and very attentive, helpful hosts. Ample, secure parking Dinner was superb, fine dining, excellent quality food locally sourced. Peaceful and quiet, very, very, comfy, clean beds. Breakfast was delicious, huge choice Would highly recommend this lovely accommodation and restaurant, could not...

More ▾

Helpful?

Report

“Good accommodation, good food, good people”

★★★★★ Reviewed 12 July 2014

A great hotel, easy to find, just off the A1 in a very peaceful location. The superior double room was clean, fresh, light and well appointed, easily as good as you're likely to find in any rural hotel. The food was excellent, so good we decided to eat in for a second night. The chef takes pains to source high...

More ▾

Helpful? 1

Report

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**Part
Exchange
Available**

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