

# WHINNEYBURN

Coldingham, Eyemouth, TD14 5UA



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 the main rail East Coast station at Berwick providing a direct line to Edinburgh, Newcastle and London.





17 acres of grounds, the property offers the peaceful tranquillity of a countryside setting, with the beach and a host of activities and attractions in direct view. Whinneyburn House is an outstanding residence of

merit providing great amenity. The extensive grounds, with outbuildings and stables, together with a beautiful garden, offers a home for those with equestrian, livestock or horticultural interests or simply the desire to enjoy



a house with great amenity and seclusion, yet within easy reach of local services. The house, dating from 1998, thoughtfully and sympathetically extended by our Client circa 2006, has well-appointed rooms enjoying an outlook over the beautiful and well-tended garden to the far-reaching, and mesmerising, views of the North Sea.

A sweeping drive opens up to a large parking area. The striking, pristine façade features white harled walls beneath a red-tiled roof. The house and gardens are immaculately maintained and there are benches dotted at strategic spots around the house to sit and soak up the view.







At the heart of the house is the kitchen with its bespoke, oak cabinets and granite worktops. The kitchen is a celebration of stylish and contemporary pieces that will not date, ‘mothered’ by the central AGA, this is a place where family magic begins. All of the public rooms have been created to capture the view, to soak up the ever-changing vista across rural haven and coastal serenity and the kitchen is no exception. Lying adjacent to the kitchen is the family room where a large bay window has been constructed to provide the ideal spot for the dining table.







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The Drawing room is elegant in proportion and oak flooring adds a warm look to the soft colour palette. A bay window provides yet another opportunity from where to survey the countryside. Each room has its own personality and the Lounge, with dual aspect position, offers a palette of textures and colours that keep the room feeling fresh but there are high-calibre sophisticated finishes too such as the slate flooring and the log-burning stove.





The utility room is a country dream and bursting with storage. Mention must be made of the boot room. This is a dog owners idea of paradise. The room is tiled in the same stylish slate as utilized elsewhere in the house including up to dado height so it is easily cleaned.





The ground floor bedroom wing offers four double bedrooms and a stylish shower room. A staircase from this wing rises to the principle suite with a large bathroom complete with bath and shower enclosure, dressing room and bedroom.



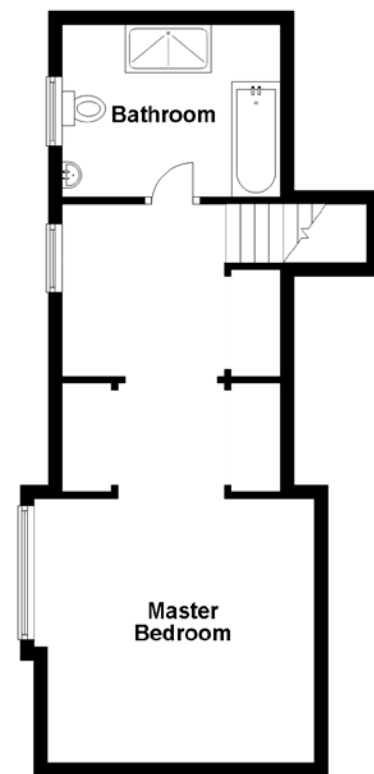
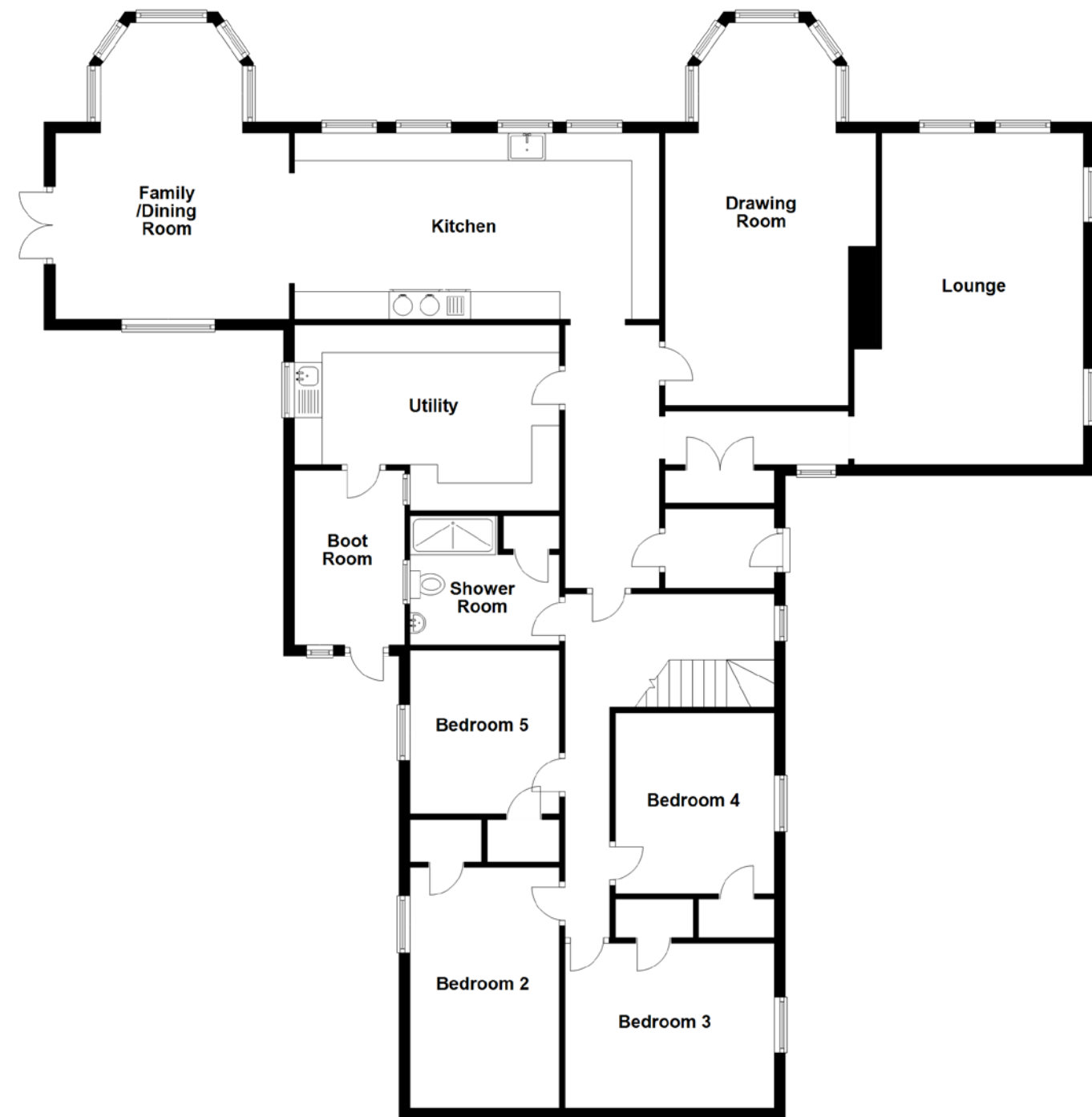




” THE PRINCIPLE SUITE  
WITH A LARGE BATHROOM







# SPECIFICATION & DETAILS

Approximate Dimensions (Taken from the widest point)

## Ground Floor

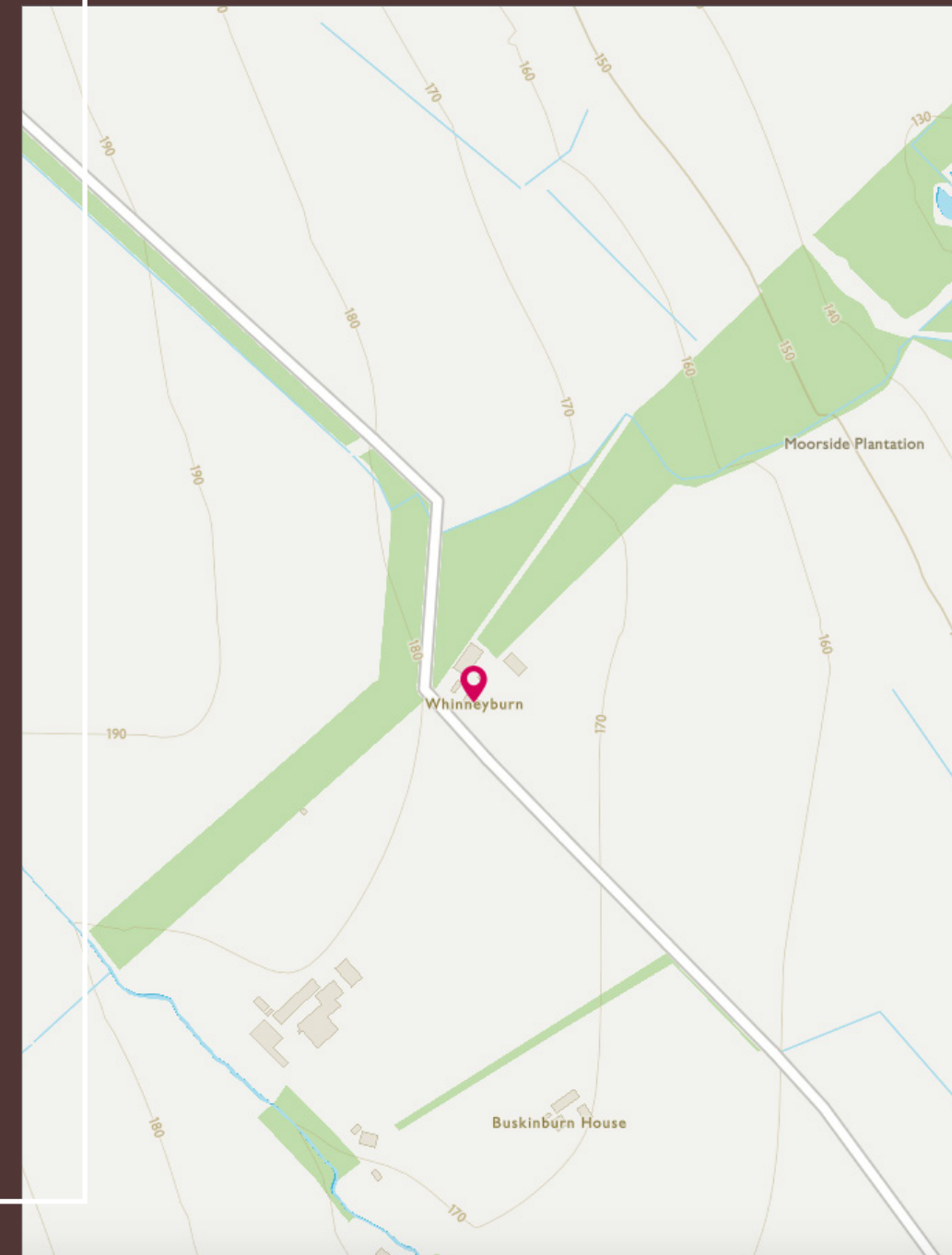
Lounge	6.00m (19'8") x 4.15m (13'7")
Drawing Room	6.92m (22'9") x 3.82m (12'6")
Kitchen	6.60m (21'8") x 3.37m (11'1")
Family/Dining Room	5.90m (19'4") x 4.23m (13'11")
Utility	4.79m (15'9") x 3.36m (11')
Shower Room	2.70m (8'10") x 2.33m (7'8")
Boot Room	3.17m (10'5") x 1.78m (5'10")
Bedroom 2	3.99m (13'1") x 2.68m (8'10")
Bedroom 3	3.79m (12'5") x 2.98m (9'9")
Bedroom 4	3.27m (10'9") x 2.71m (8'11")
Bedroom 5	2.71m (8'11") x 2.68m (8'10")

## First Floor

Master Bedroom	5.51m (18'1") x 4.06m (13'4")
Bathroom	3.53m (11'7") x 2.79m (9'2")

Gross internal floor area (m<sup>2</sup>): 212m<sup>2</sup>

EPC Rating: **D**





## GARDENS & GROUNDS

Whinneyburn lies within its extensive and private grounds of some 17 acres. The house is reached by its own private, driveway leading to a tarmacked parking area, beyond which is the immaculate and well-tended garden with a sweeping lawn edged by and interspersed with well-stocked shrub and herbaceous borders, giving wonderful structure and colour throughout the year.

A range of outbuildings including an open-plan style wood store and workshop/ carport and a large agricultural style barn lies to the rear of the house enclosed by fencing and with mature woodland behind. A terrace, summer house, and bespoke designed brick built garden BBQ feature are to the rear garden, making it ideal for outdoor entertaining.

The purpose-built stable block is as pristine as the main house with seven loose boxes, a feed store and a tack room. Beyond the garden are the paddocks, all well fenced with gated access. Neatly and symmetrically laid out.







## MANÈGE

The manège is adjacent to the stables.

## OVERALL

Whinneyburn is a fine country house that offers lateral accommodation and excellent entertaining space amidst an incredibly private and peaceful setting. The house is undoubtedly designed to maximize the views over the Bay and the North Sea.







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