



DESCRIPTION

Welcome to Woodbine Cottage

A truly rare find in the sought-after village of Coldingham, this enchanting 3/4-bedroom cottage combines historic charm, craftsmanship, and modern comfort in equal measure. Privately set behind an antique wrought-iron gate, the property opens onto a large driveway with a double carport, offering both privacy and presence from the moment you arrive.

Stepping inside, you're immediately greeted by a wealth of original period details from exposed beams and rustic woodwork to cosy nooks that reflect the home's rich heritage. The heart of the home is the farmhouse-style oak kitchen, complete with a feature Rayburn, leading through to a spacious open-plan lounge and dining area with an original fireplace and standout log burner. A south-facing conservatory floods the space with natural light and provides the perfect spot to enjoy the garden views all year round.

Accommodation is versatile and generous, offering three double bedrooms, including a primary bedroom with en-suite featuring a separate shower and bath, plus a fourth bedroom or study/snug, ideal for flexible family living or home working.

To the rear, the beautifully landscaped garden provides a true sanctuary, featuring mature borders, a tranquil pond, a built-in firepit, and a charming garden house perfect for relaxing, entertaining, or creative pursuits. Adding to the property's uniqueness is a Circa 1700 workshop, steeped in history and offering endless potential with permission to be converted to a 2 bed cottage.

Woodbine Cottage encapsulates the very essence of village living – character, privacy, and timeless beauty – all within easy reach of Coldingham's beach, local amenities, and scenic countryside walks.



Location

Nestled on the stunning Berwickshire coast, Coldingham is a charming and historic village celebrated for its welcoming community, scenic beauty, and relaxed pace of life. The village is best known for Coldingham Bay, a beautiful sandy beach popular for swimming, surfing, and coastal walks, as well as the nearby St Abb's Head National Nature Reserve, offering breathtaking clifftop trails and wildlife spotting. Coldingham provides an excellent balance of peaceful village living and modern convenience, with a local shop, pub, primary school, and community amenities all within easy reach. The nearby towns of Eyemouth and Berwick-upon-Tweed offer a wider range of shopping, dining, and transport links – including rail services to Edinburgh and Newcastle, both under 90 minutes away. With its combination of coastal charm, countryside surroundings, and strong sense of community, Coldingham is the perfect setting for those seeking a quality of life that's both tranquil and connected.

