



# Cairnbank Schoolhouse Small Holding

Coldingham Moor, TD14 5TX



This unique small holding offers a truly wonderful lifestyle opportunity in an enviable setting close to the desirable coastal village of Coldingham. The fully renovated detached property sits in grounds of just over three acres offering a magnitude of opportunities.



Nestled into a wonderful rural position just a few miles from the highly desirable coastal village of Coldingham, Cairnbank Schoolhouse offers a truly wonderful and unique lifestyle opportunity. This fabulous small holding extends to just over three acres with the grounds currently set to paddocks. The land can be accessed from the property itself as well as having an additional completely separate access off the A61107 which presents numerous exciting opportunities for its use including equestrian or live-stock, for those looking to lead a self sufficient lifestyle, potential for business use or simply those in search of their own slice of countryside to create a truly wonderful family environment. The detached three/four bedroom property has undergone a comprehensive programme of renovation in recent years with the works completed to an exacting standard to provide what is now essentially a new property with the traditional stone exterior. The layout is perfectly flexible and will easily adapt to the ever changing needs of family life with the main living areas predominantly set to the rear of the building and therefore commanding an uninterrupted outlook over the grounds and the far stretching surrounding countryside. Cairnbank Schoolhouse lies within easy reach of the coast at Coldingham and St Abbs, ensuring a super combination of country and coast whilst also benefitting from easy transport links to Edinburgh, Newcastle and The South via the A1 trunk road and local train stations.

## LOCATION

Coldingham is a historic Borders village on Scotland's southeast coastline. The village has great local amenities and facilities with a primary school, play-park, community hall, post office, doctor surgery and Coldingham Priory which is steeped in history. The fantastic 'Blue Flag' Coldingham Beach is also a lovely all year round local attraction for surfers and holiday makers. A short distance north is the village of St. Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The cliff top walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also has some of the best diving in the UK and attracts divers from all over the world. A short distance away is the fishing town of Eyemouth which has a modern high school and 18-hole golf course.

## HIGHLIGHTS

- Hard to find small holding • Land extending to just over three acres • Various uses for the land • Fully renovated detached home • Wonderful rural position • Close to the coast • Good local transport infrastructure

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room/Bedroom Four, Shower Room, Dining Kitchen, Family Room/Sitting Room, Master Bedroom with Dressing Room and En-Suite Shower Room, Two Further Double Bedrooms and Family Bathroom. Detached Double Garage

## ACCOMMODATION

The property offers a super flexible layout which has been renovated and presented to a fantastic standard. The majority of the living spaces lie to the rear of the bungalow within the more modern extension which makes the very best of the views over the grounds. The family dining kitchen is a great social space, a fabulous size and fitted with an excellent range of quality units. Adjoining, is the really lovely family room/sitting room which boasts double doors out on to the extensive raised patio overlooking the paddocks beyond and quietly nestled at the far end of the bungalow is the impressive master bedroom suite which incorporates a sizeable double bedroom with double doors to the garden, dressing room and very smart en-suite shower room. Within the original building lies a well proportioned lounge with feature fireplace housing a stove, dining room or bedroom four and the shower room next door. Bedrooms two and three are both bright and airy double rooms which are positioned next to the smartly upgraded family bathroom.

## GARDEN & GARAGE

Expertly landscaped and manicured, the garden grounds are immaculately presented with very neat sections of lawn plus a sizeable raised patio terrace which commands a super view and is accessed directly from the kitchen, family room and master bedroom. A detached double garage lies towards the rear of the gardens and has been finished with the same stone exterior to that of the house itself. Parking to both ends of the property caters for multiple vehicles.

## GROUNDS

Currently set to paddocks with good quality fencing, the grounds offer an obvious opportunity for an equestrian buyer. That said there are multiple opportunities to grow your own or perhaps use the grounds in a more commercial way; the current owners have in the past looked into possibility of self-contained holiday cabins and lodges.

## SERVICES

Mains electric and water Double glazing. oil central heating. Private drainage. The property receives annual payments from the Penmanshiel Wind Farm Local Electricity Scheme

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating D

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £475,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



