

LEGAL
HASTIN & S



The Goldings

South Renton, Grantshouse





A substantial and highly versatile period home which sits in a generous plot with extensive gardens. Offering exciting opportunities for upgrading and further development whilst being perfectly placed with great commuter links to Edinburgh



The Goldings is an interesting and highly deceptive period home; offering accommodation over three floors, the property offers a particularly versatile interior with a number of the rooms lending themselves to different uses depending on preference, therefore offering the ability to adapt to different needs and the ever changing demands of family life. Occupying a particularly generous plot with an extensive woodland edge garden extending to the rear this property really does offer an excellent lifestyle opportunity; the grounds lend themselves to those looking to grow vegetables, keep chickens or simply seeking to create a wonderful environment for young family. Whilst the interior of the cottage is presented in good order The Goldings still presents plenty of exciting opportunities for a purchaser to add their own stamp and carry out upgrades and changes to suit their own specification. There is obvious scope to the rear of the building for further extension and the addition of a garden room or such like would really change the dynamics of this property and would create a wonderful link between the interior and exterior spaces.

The location of The Goldings is ideal for those seeking a rural setting whilst retaining easy travel connections to Edinburgh or further South, with the A1 trunk road and local rail connections at nearby Reston and Dunbar offering good options for the commuter.

LOCATION

Grants house is a quiet Berwickshire village, accessed off the A1 just ten miles north of the harbour town of Eyemouth, where there is a high school, and some eight miles from the lovely village of Coldingham which has great local amenities with a primary school, play-park, community hall and doctor's surgery. Coldingham Priory is steeped in history and the fantastic 'Blue Flag' Coldingham Beach is a 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 boasts some of the best diving in the UK and attracts divers from all over the world.

HIGHLIGHTS

- Highly versatile and adaptable interior

- Choice of living spaces
- The option of up to four double bedrooms
- Excellent opportunities for further upgrading/development
- Obvious potential for extension • Extensive woodland edge plot

ACCOMMODATION SUMMARY

Conservatory, Large Dining Hall, Dining Kitchen, Lounge Cloakroom, First Floor Sitting Room, Four Double Bedrooms (Master with En-Suite Shower Room) and Family Shower Room

ACCOMMODATION

The ground floor living spaces offer particular flexibility, generous proportions and lots of traditional charm with the original ceiling beams featuring throughout. The property is accessed via the sunny conservatory extension which in turn links to a sizeable reception/dining hall which ensures a lovely warm welcome. Off the dining hall to one end is a sociable dining kitchen extending the full depth of the property; nicely fitted with a good range of classic cream units, lots of space for family dining and floor to ceiling windows at the front ensuring lots of sunlight. Similar in size, the lounge lies to the far side of the building, with dual aspect windows and a cosy log burning stove. Usefully on the ground floor there is also a small cloakroom facility. Central to the first floor accommodation is a spacious room currently utilised as an additional sitting room with windows to both sides and outlooks over the extensive gardens. Beyond that is the large master bedroom complete with modern en-whilest the family shower room and a second double bedroom complete this floor. The top floor provides a further two spacious double bedrooms and a useful walk in store/dressing area. The large dormer window that sits above the staircase commands a super outlook over the grounds from the landing.

EXTERNAL

Perhaps unassuming from first impressions, The Goldings actually occupies a rather extensive plot with the generous grounds extending to the rear. Featuring a mature woodland backdrop the gardens are a haven for wildlife and offer endless opportunities for further landscaping, the creation of vegetable plots not to mention plenty of room for chickens

or such like. With excellent levels of privacy, the gardens could be a wonderful environment for young family and they also offer various possibilities to further extend the property itself. There are currently a number of outhouses attached to the building as well as a detached single garage beyond the property with parking to the front.

SERVICES

Mains water and electricity. Private drainage. LPG central heating. Double glazing.

ENERGY EFFICIENCY

Rating F

COUNCIL TAX

Band F

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 or requested by email 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 £280,000 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. 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.



