

LEGAL
HASTIN & S



2 Acredale Farm Cottages

Eyemouth, TD14 5TG

Offers Over £369,000





A substantial and highly adaptable detached home offering up to five bedrooms and a choice of living spaces; Extensive outbuildings lie to the rear offering endless opportunities



Positioned towards the edge of Eyemouth, 2 Acredale Cottages is a substantial detached property which offers a surprising level of accommodation and a particularly adaptable layout. Having been extended and altered in the past for use as a Bed and Breakfast, the property now offers up to five double bedrooms; the layout offers possibilities for annex style accommodation with potential to generate an income stream or for use or multi-generational living. The property presents an opportunity for a purchaser to compete some cosmetic upgrading and changes to suit their own specification and style. To the rear of the property lies a large secure yard which gives way to a selection of outhouses and stores, some of which have previously been utilised as a music studio. These buildings offer lots of exciting opportunities and could be developed further to create a dedicated work from home environment or for business use, allowing a purchaser to combine home and work life in one location.

LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while the historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities.

HIGHLIGHTS

- Highly versatile five bedroom home
- Annex style accommodation
- Opportunities to generate an income stream
- Possibilities for multi-generational living
- Extensive range of outbuildings
- Large secure yard

- Options for business use

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Dining Room, Utility Room, Bathroom with Sauna, Cloakroom, Two Double En-Suite Bedrooms, Three Further Double Bedrooms and Shower Room

ACCOMMODATION

The original part of the building offers a choice of living spaces including a lounge with patio doors to the front garden and a multi fuel stove, a formal dining room and a sociable dining kitchen which links to the lounge. The kitchen features an 'aga' and overlooks the yard to the rear; the adjoining utility room provides a useful facility with provision for additional kitchen appliances and a door to/from the yard. The upper floor within this section of the building hosts three bright double bedrooms and an internal shower room

A ground floor hallway links to the annex which also has its own private front door entrance. This section of the property hosts a modern ground floor bathroom complete with sauna, and separate cloakroom next door. A ground floor bedroom benefits from an en-suite shower room, as does the final bedroom which occupies the top floor of the annex.

EXTERNAL

A large, securely gated yard lies to the rear of the building providing hard standing and parking for multiple vehicles and includes an electric car charging point. A selection of outbuildings and stores are accessed off the yard which offer lots of exciting opportunities and possibilities for further development. One section has in the past been used as a music studio and benefits from power and light, the others have largely been used as storage. For a tradesman or those seeking premises that could combine business use and home life, this property certainly offers a number of possibilities.

To the front of the property lies an area of private and sheltered garden enclosed by high hedging ensuring good privacy.

SERVICES

Mains water, electricity and drainage. Double glazing. Oil central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

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 £369,000 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.



