

LEGAL  
HASTIN & S



Victoria Villa

St Abbs, TD14 5PH

Offers Over £495,000





Victoria Villa is a substantial detached dwelling with an adjoining annex - an excellent prospect as a family home with income potential or a great solution for multi-generational living in a sought after seaside location



Peacefully positioned within this highly sought after, traditional fishing village, Victoria Villa is a substantial period property which provides highly versatile accommodation with scope to suit a range of buyers. Having been run in the past as a successful guest house and holiday let, the property offers obvious potential for those seeking the same, as well as those looking to make St Abbs their home. Having been well loved and maintained to a good standard, there are now exciting opportunities for a purchaser to upgrade to their own specification. The main house is set over three floors with rooftop sea views from the upper levels and the option of up to six bedrooms, whilst the rear section of the property is currently utilised as a separate annex which offers great letting potential but would be equally well suited to multi-generational living. Victoria Villa occupies a corner plot, with particularly private gardens to the rear and lovely views over the adjoining farmland - making the very most of the coast and country setting. St Abbs is a particularly desirable coastal village which offers a fantastic lifestyle opportunity. There is also great transport links in the area, by road and rail affording fantastic commuter links and easy connections to Edinburgh.

### LOCATION

St Abbs is a small, picturesque fishing village situated at the foot of the St Abbs Head Nature Reserve. Centred around the Harbour with views out to sea, the properties within the village date from around the early eighteen hundreds with amenities in the village including a local village shop, post office and café. Outdoor pursuits are plentiful in this area and include walking, bird watching, diving and fishing.

### HIGHLIGHTS

- Highly desirable coastal village
- Substantial detached home
- Adjoining annex with letting potential
- Highly private gardens
- Roof top sea views

### ACCOMMODATION SUMMARY

Main House – Reception Hall, Lounge, Dining Room, Kitchen, Sitting Room, Six Bedrooms and Bathroom. Annex – Sitting Room, Kitchen, Shower Room and Two Bedrooms (one with shower cubicle) Garage, Parking and Garden.

### MAIN HOUSE

The property offers a choice of living spaces with two of the three public rooms positioned to either side of the light and welcoming entrance hall; both the lounge and the sitting room are traditional rooms with the lounge featuring an open coal fire and large front window, whilst the dining room offers good proportions and lots of light thanks to the dual aspect. Extending to the rear and enjoying a lovely outlook over the garden and open farmland beyond is the dining kitchen which has been refitted with a good range of modern wall and base units. A rear door off the hallway links to the back porch which in turn gives access to the annex. The first floor boasts a large and very useable landing space which leads to the impressive first floor sitting room and four of the bedrooms; three large doubles and a pleasant single or home office if preferred. This floor is served by the well appointed bathroom towards the rear. Bedrooms five and six occupy the second floor of the property; both sizeable rooms with a lovely roof top views over the village to the ocean beyond. A useful store cupboard lies off the landing.

### ANNEX

The two storey annex extends to the rear of the building and benefits from its own private access via the gardens and rear porch. The ground floor offers a large sitting room, well appointed kitchen, shower room and double bedrooms, whilst the upper floor host a further large double bedroom with built in shower cubicle. The annex currently does not link internally to the main house and therefore offers a fabulous opportunity to run as a commercial holiday let or for those seeking independent yet multi generational living. The door is currently blocked up on one side which can easily be removed to return the dwelling back to its original, larger size. The current owners had blocked the doorway up to create a holiday rental.

Additional Information: The house has planning to divide the property into two dwellings. REF - 21/01227/FUL

### EXTERNAL

To the rear, the walled gardens overlook the open countryside beyond which creates a fabulous backdrop. Fully enclosed and secure, the gardens are nicely landscaped with a neat central lawn, planted beds and borders plus a productive vegetable plot. There are also a number of useful external stores in addition to the single garage/workshop.

There is parking space to the side of the building

### SERVICES

Mains services. Oil central heating. Double glazing.

### COUNCIL TAX

Band F

### ENERGY EFFICIENCY

Rating E

### TENURE

Freehold

### VIEWING

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.

### MARKETING POLICY

Offers over £495,000 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.



