



Briardbank & Briardbank Loft

Coldingham, TD14 5NH

Offers Over £625,000





An exceptional architect  
designed property  
completed in 2020  
offering fabulous family  
accommodation of the  
highest standard and with  
a separate letting  
apartment currently  
running as a highly  
successful Airbnb



Wonderfully positioned within the particularly sought after coastal village of Coldingham, Briardbank is an exceptional, architect designed house that was completed in 2020. With its white washed exterior and contrasting orange pantile roof which are synonymous of this coastal region, this striking property has been meticulously planned and designed to the highest calibre. Lending itself perfectly to modern family living with a choice of public spaces flowing together seamlessly to create a versatile open plan arrangement. Huge consideration has been given to the finer details of this build to offer a luxurious level of finish with some very clever design features and gadgetry; wifi controlled air source heating, surround sound system and remote controlled skylight windows to name but a few.

This one off property continues to impress with the self-contained Airbnb apartment lying above the double garage to the rear. Finished to the same exacting standard, this well appointed apartment is fully licensed and runs as a highly successful Airbnb; a fabulous opportunity for those seeking a similar venture to create an income stream but also with obvious potential to cater for extended family and offer solutions for multi-generational living.

## HIGHLIGHTS

- An exceptional individually designed home • Highest quality of build and finish
- Many well considered design features and gadgetry • Self-contained Airbnb apartment • Opportunities to generate an income stream • Highly sought after coastal area

## ACCOMMODATION SUMMARY

Reception Hall, Open Plan Family Room/Siting Room/Dining Room, Kitchen, Utility Room, Cloakroom, Master Bedroom Suite with Shower Room and Dressing Room, Two Further Double Bedrooms and Family Bathroom, Double Garage and Gardens

Letting Apartment – Open Plan Lounge/Dining/Kitchen, Double Bedroom and Shower Room

## ACCOMMODATION

This property oozes luxury and quality from the outset; the multi car driveway featuring regent style gating and well positioned external lighting around the periphery. The double front entrance door opens into a useful vestibule providing ample room for coat hanging etc. From here, the open plan

arrangement flows seamless from area to area, all centered around the feature staircase with glass balustrade. The double height ceiling to the rear of the reception hall emphasises the feeling of light and space whilst the log burning stove ensures a cosy and homely ambience. Two sets of bi-fold doors open directly to the rear gardens which give a super indoor/outdoor connection. A family area to the rear is a great space to come together; this leads into a more formal sitting area with large sofas to relax and unwind with a great dining area beyond offering more than enough room to entertain guests. The kitchen speaks for itself; expertly planned and fitted with a range of top quality grey coloured units with a central island housing an induction hob, pop up sockets and ceiling mounted extractor. There are fully integrated appliances throughout the kitchen whilst the adjoining utility room provides an excellent facility with space and provision for further appliances and with an external door to/from the driveway. Completing the ground floor accommodation is a useful cloakroom with WC and wash hand basin.

The glass balustrade staircase leads to a galleried landing which overlooks the open plan accommodation below with the skylight windows to the rear commanding a view over the adjoining farmland. From the landing three bedrooms extend off; the master suite offers a real touch of luxury; with its vast proportions and great design, the bedroom links to a wonderful dressing room with excellent storage options whilst the shower room offers opulence and top quality design. Bedrooms two and three are both sizeable double rooms which are served by the equally impressive four piece family bathroom.

## LETTING APARTMENT - BRIARDBANK LOFT

Positioned above the double garage to the rear and with its own private entrance, the fully licensed letting suite currently operates as a highly successful Airbnb. Finished with the same level of detail to that of the main house, this well planned and appointed apartment features a bright and airy open plan living/dining/kitchen area with shower room and double bedroom off, the latter commanding an envious view over the farmland beyond.

## EXTERNAL

The multi car driveway extends to the front and side of the property with regent style gates ensuring good privacy. The sun trap gardens at the rear are wonderfully sheltered and highly private. Beautifully landscaped with quality paved seating areas access off the bi fold doors and steps up to a manicured

lawn with planted beds and borders. The double garage beyond has remote controlled vehicular access and is served with water and electricity.

## SERVICES

Mains water, electricity and drainage. Double glazing. Air source heating.

## ADDITIONAL INFORMATION

For interested parties, further information on occupancy rates and turnover of the Airbnb suite can be provided.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Rating C

## 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](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 £625,000 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.





