

For Sale



MILLRACE, NORTHFIELD, ST ABBS
EYEMOUTH TD14 5QF

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

MILLRACE, ST ABBS

EYEMOUTH, BERWICKSHIRE TD14 5QF

St Abbs Harbour 0.6 mile, Eyemouth 4.5 miles, Berwick-upon-Tweed 14 miles, Edinburgh 47 miles (Distances approx.)

Millrace is a charming, four bedroom detached property set in an enviable location on the outskirts of the Harbour Village of St Abbs and offers stunning views over the North Sea.

- Spectacular sea views
- Short walk to St Abbs nature reserve with its dramatic coastline
 - Large sun-room
 - Generous enclosed garden

Freehold.

Council Tax Band: E

EPC Band: D

OFFERS OVER £350,000



DESCRIPTION

Millrace lies on the outskirts of the picturesque Harbour village of St Abbs, set off the main road and on the edge of a working farm the house has a rural location but still retains excellent transport links with the A1 being under 4 miles away. The house and garden enjoy superb views over the North Sea and the spectacular borders coastline. The property is built upon the remains of a water race that powered the local corn mill many years ago and was renovated in 1986 by the current owners with the second floor added to the property. The property has previously been successfully let as a holiday home and would now benefit from some light refurbishment. The garden is located behind the property, up the banking and is laid to lawn and provides even better views of the coastline from the higher vantage point. There is off street parking for two vehicles.

Please note the property sits on the edge of a working farm.

ACCOMMODATION

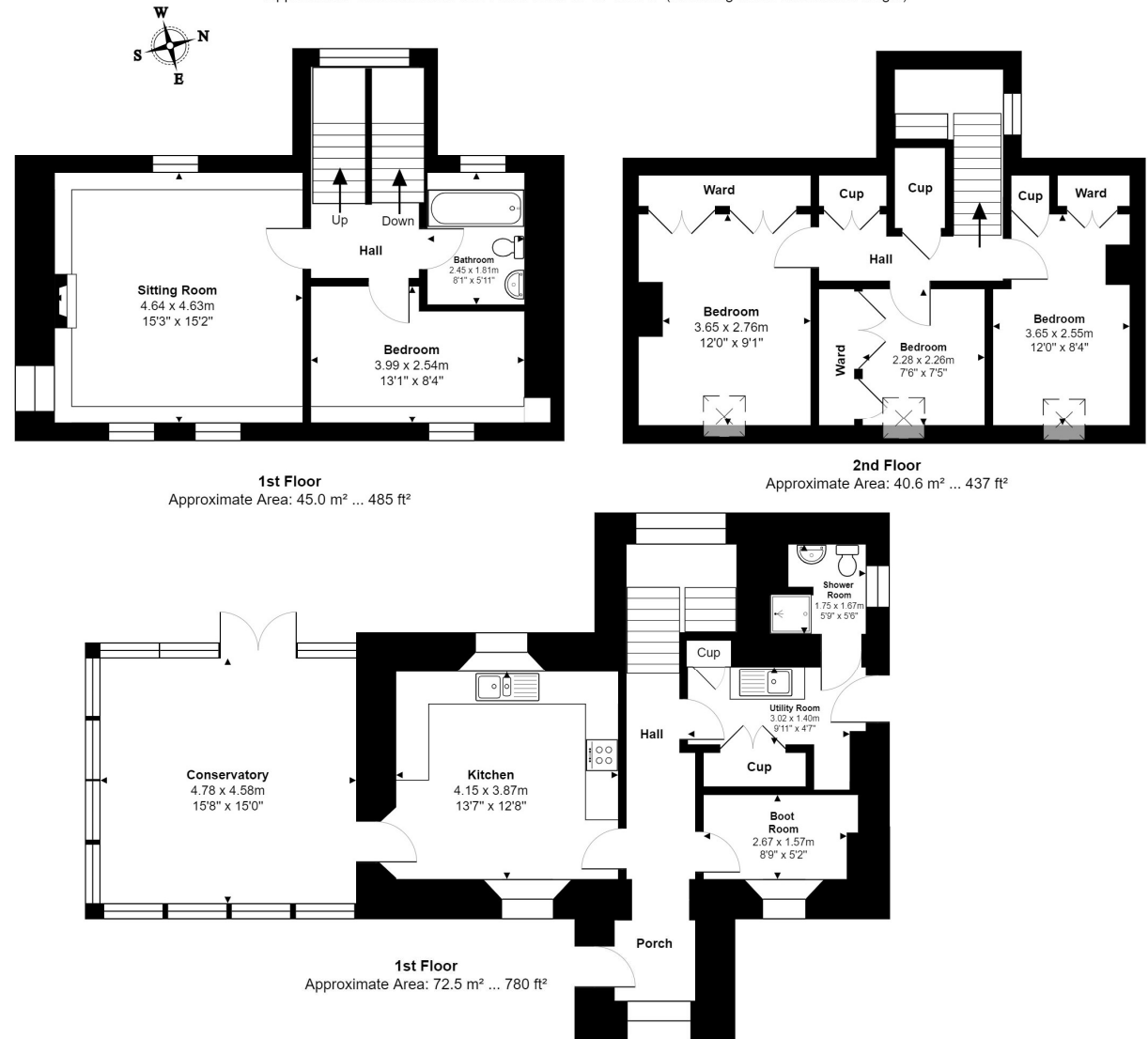
Ground floor - Entrance Porch, Hall, Kitchen, Sun-Room, Boot room, Utility Room, Shower Room

First floor - Sitting Room, Bedroom 1, Bathroom

Second floor - Bedroom 2, Bedroom 3, Bedroom 4

Millrace St Abbs

Approximate Gross Internal Floor Area: 157.3 m² ... 1693 ft² (excluding areas of restricted height)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



LOCATION

Millrace occupies an enviable location on the edge of St Abb's Head Nature Reserve. It is best known for its sea birds and migrant birds but also has a rich history and spectacular scenery. There are numerous walks along the coastline including the photogenic Lighthouse and picturesque Harbour accessible straight from the front door. The Harbour offers boat tours and fantastic diving spots with grey seals and dolphins a common sight. Primary schooling is catered for in the nearby village of Coldingham with Secondary Schooling provided in Eyemouth. Coldingham also has a post office and convenience store whilst Coldingham Bay is famed for its surfing. The town of Eyemouth is 5 miles to the south and is popular with tourists it has a great selection of restaurants, a swimming pool and sandy beach. More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (12 miles) and Dunbar (20 miles). There is an east coast mainline train station at the village of Reston (4 miles).

DIRECTIONS

Please use the postcode TD14 5QF or
what3words
///offerings.booklets.special

SERVICES

The property benefits from mains water, mains electricity, Gas central heating with tank, drainage is by septic tank located in the farms grounds. These services have not been tested and therefore there is no warranty from the agents.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.



AUTHORITIES

Scottish Borders Council
Council Headquarters, Newtown St.
Boswells
Melrose TD6 0SA
Tel: 0300 100 1800

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in February 2024, the pictures and video were taken in April 2023.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.







IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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