



Blythbank, Coldingham, TD14 5NR



Offers Over £475,000

- Detached Edwardian House
- Stunning Art & Crafts Features
- Outbuildings, Parking & Garage
- Large Gardens & Summer House
- Coastal Village Location
- Award Winning Beach Nearby
- 4 Bedrooms, Bathroom & WCs
- Breakfast Room & Kitchen

 4

 2

 3

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Set on the coastal village of Coldingham in Scotland's rural southeast, known for its award-winning beach, Coldingham Bay, and designated an Area of Outstanding Beauty. A short stroll along the coast leads to St Abbs, famous for its Marvel film connection and the stunning St Abb's Head National Nature Reserve. This vibrant community offers local amenities, including a primary school, pubs, post office, and shops. Eyemouth, with additional amenities and a modern high school, is about 6 miles away. The newly opened Reston train station, 3 miles away, connects to the East Coast Mainline. Just 15 miles south is Berwick-upon-Tweed, with a railway station and a range of dining, recreational, and shopping options. Coldingham is a favourite for holidaymakers, including walkers, anglers, and divers, making it perfect for a second home or family residence.

DESCRIPTION:

A rare opportunity to purchase a magnificent Edwardian Arts and Crafts house, which has stunning period features. The Arts and Crafts Movement promoted the appreciation for the handmade in retaliation to the mass production in the Victorian era, which is evident throughout this wonderful family home. Characteristics of the movement stand out from the onset which include features like the covered porch with timber frame, mock-Tudor timbers to gables, stained glass, bay windows and casement crafted timber windows with inset arches. Internally the period features include a fabulous inglenook fireplace with banquette seating to each side of the hearth, crafted design balusters, with the real Nouveau style organic designs coming through on the brass doorplates and the cast iron fireplaces. This stunning home has been sympathetically upgraded without losing any of its charm to include electric heating, multi-fuel stove in the cosy breakfast room overlooking the rear garden, fitted utility room, office space and has some double-glazed units to the rear. Viewing is highly recommended to appreciate this distinctive property.

EXTERNALLY:

The house is back with a stone wall along the front boundary. There is gravelled parking giving access to the detached garage. The rear garden is mainly laid to lawn with some mature bushes, trees, a patio area and a summer house. The outbuildings include an outdoor pantry, coal shed and gardeners WC.

SERVICES:

Mains Electricity, Drainage and Water. Elec Heating, Stove & Open Fires

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has



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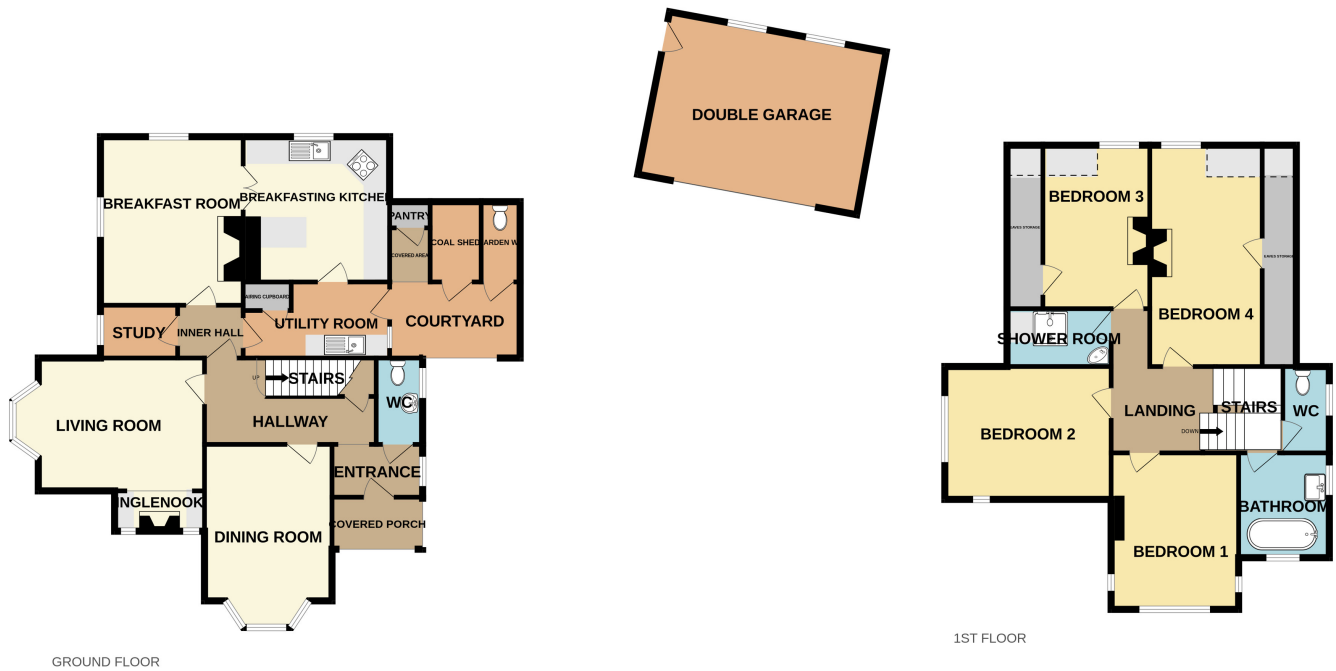


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FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- ENTRANCE (2.31M X 1.34M)
- HALLWAY (L-SHAPED)
- LIVING ROOM (4.22M X 3.83M) not including into bay window
- INNER HALL (1.67M X 1.35M)
- BREAKFAST ROOM / SNUG (4.25M X 3.72M)
- UTILITY ROOM (3.72M X 1.93M) including airing cupboard
- WC (1.97M X 0.93M)
- FIRST FLOOR LANDING (L-SHAPED)
- BEDROOM 2 (4.25M X 3.86M)
- BEDROOM 3 (4.28M X 2.58M) at widest
- WC (2.33M X 1.16M)
- DINING ROOM (3.97M X 3.86M) not including into bay window
- INGLENOOK FIRE AREA (2.33M X 1.08M)
- OFFICE (1.96M X 1.34M)
- BREAKFASTING KITCHEN (3.71M X 3.69M)
- MEZZANINE LEVEL/HALF LANDING (2.02M X 0.93M)
- BATHROOM (2.50M X 2.31M)
- MASTER BEDROOM (4.78M X 3.87M)
- SHOWER ROOM (2.38M X 1.42M)
- BEDROOM 4 (5.80M X 3.11M) at widest

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