

# Plough Cottage

Oldhamstocks, Cockburnspath, TD13 5XN



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# A traditional

## stone-built detached cottage with modern interiors

Welcome to a traditional three-bedroom stone-built cottage that offers space, style, and versatility, as well as a sought-after country and coastal lifestyle in the scenic conservation village of Oldhamstocks.

Plough Cottage

### General Features

- A traditional stone-built detached cottage
- Situated in the Oldhamstocks conservation area
- Offers an idyllic rural lifestyle with country views
- Presented in move-in condition with neutral interiors
- EPC Rating - E
- Council Tax Band - E
- Home Report Value - £300,000

### Accommodation Features

- Light and spacious living room with a multi-fuel stove
- Versatile sitting room with a lovely open fireplace
- Stylish and spacious Shaker-inspired dining kitchen
- Bright landing with eaves storage and attic access
- Principal bedroom with French doors to Juliet balcony
- Two further double bedrooms with eaves storage
- Ground-floor bathroom with a four-piece suite
- First-floor shower room with a three-piece suite
- Electric heating, secondary and double glazing

### Exterior Features

- Fully-enclosed rear garden with a massive lawn
- Unrestricted on-street parking by the property

# Situated in the picturesque village of Oldhamstocks, which is renowned for its natural beauty

Situated in the Oldhamstocks conservation area, Plough Cottage is a south-facing three-bedroom detached home that has a peaceful rural setting amongst East Lothian's stunning open countryside near the Scottish Borders. Oldhamstocks is renowned for its spectacular surroundings and beautiful walking trails, making it an idyllic location for outdoor adventures and those seeking a slower pace of life. It is also within easy reach of the coast, with lots of nearby beaches. The home itself

enjoys traditional architecture with modern interiors. It is impeccably presented in move-in condition, with light neutral tones and high-quality finishes enhancing every room. From the warm and welcoming accommodation to the thoughtfully designed layout and sprawling private garden, this rarely available house is perfectly suited to families, professionals, and anyone looking for a tranquil retreat.

Plough Cottage



# Impeccably

presented and in  
move-in condition



# Two elegant

reception rooms



Nestled behind a neat lawn, the home's front door opens directly into the living room, which is spaciouly proportioned to provide a relaxed setting for daily use.



It is flooded in natural light from south-facing windows and it is framed by a traditional multi-fuel stove, forming a focal point for the arrangement of furniture. It has built-in storage and is enhanced by a neutral backdrop and soft carpet. Also south-facing, the sitting room provides a second reception area that has the flexibility to meet your needs. It mirrors the style of the living area and includes a handsome open fireplace for a warm and welcoming ambience – perfect for unwinding by the fire after a day out exploring the surroundings.



# The vibrant heart of the home

The dining kitchen serves as the vibrant heart of this home, combining style, functionality, and an inviting atmosphere. It has an on-trend Shaker-inspired design, incorporating white base and wall cabinets, complemented by wood-toned worktops that echo the varnished wooden floorboards. A generous footprint ensures plenty of room for a table and chairs, whilst natural light streams through dual-aspect windows elevating the space even further. French doors also extend out into the rear garden for hosting summer dinner parties. Undercabinet lighting adds the finishing touch, along with seamlessly integrated appliances (electric hob, extractor hood, double oven, fridge/freezer). An undercounter washing machine is included in the sale as well.







# Bedrooms



## Sanctuaries for rest and relaxation

Moving to the first floor, a naturally-lit landing allows light to flow throughout the interiors, whilst also providing access to eaves storage and to the attic. The three double bedrooms extend from the landing, all continuing the light decoration which enhances a relaxed and airy ambience. They are softly carpeted for comfort and offer truly inspiring views over the countryside and rear garden. The large principal bedroom (with timber-clad ceiling and walls) also has the benefit of French doors to a Juliet balcony to admire the garden vista. The other two bedrooms have eaves storage and multi-aspect glazing, including dormer windows that frame panoramic country views. The scenic backdrop ensures a peaceful sanctuary for rest and relaxation.

The large principal bedroom has the benefit of French doors to a Juliet balcony to admire the garden vista







# A bathroom

## and a shower room

For convenience, the cottage has a ground-floor bathroom and a first-floor shower room, both of which are bright and neutrally decorated. The bathroom has a spacious footprint and a quality four-piece suite, comprised of a toilet, a pedestal washbasin, a bidet, and a bathtub. The shower room, on the other hand, has a modern three-piece suite.

The property has electric heating and secondary-glazed windows, with some double glazing on the first floor.

# An outdoor haven

for the entire family



To the rear of Plough Cottage is a fully-enclosed garden, which is perfect for all family members. A patio area by the dining kitchen invites al fresco dining during the warmer months, whilst a massive stretch of lawn provides ample space for recreation, framed by mature plants and trees to enhance the natural beauty. It offers outstanding privacy and catches lots of daily sun. Completing this outdoor haven is a charming summerhouse. Parking is on street and unrestricted in this peaceful and picturesque village.



Extras: all fitted floor coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



Property Name

Plough Cottage

Location

Cockburnspath, TD13 5XN

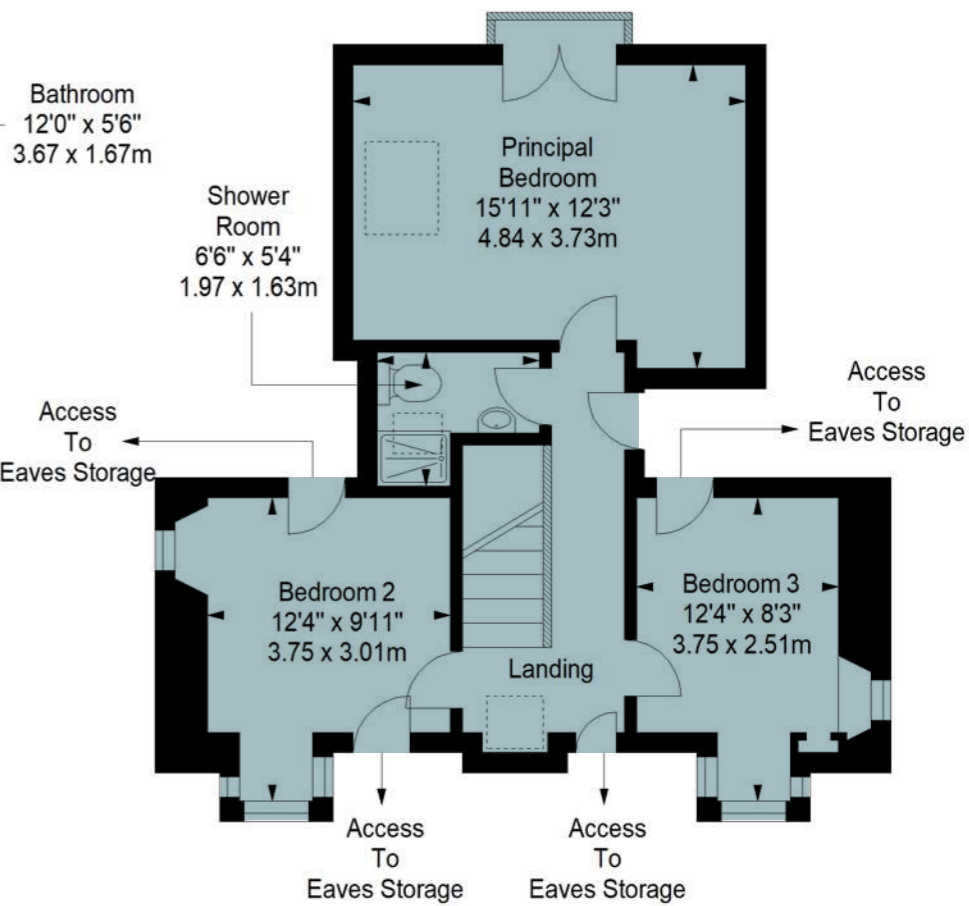
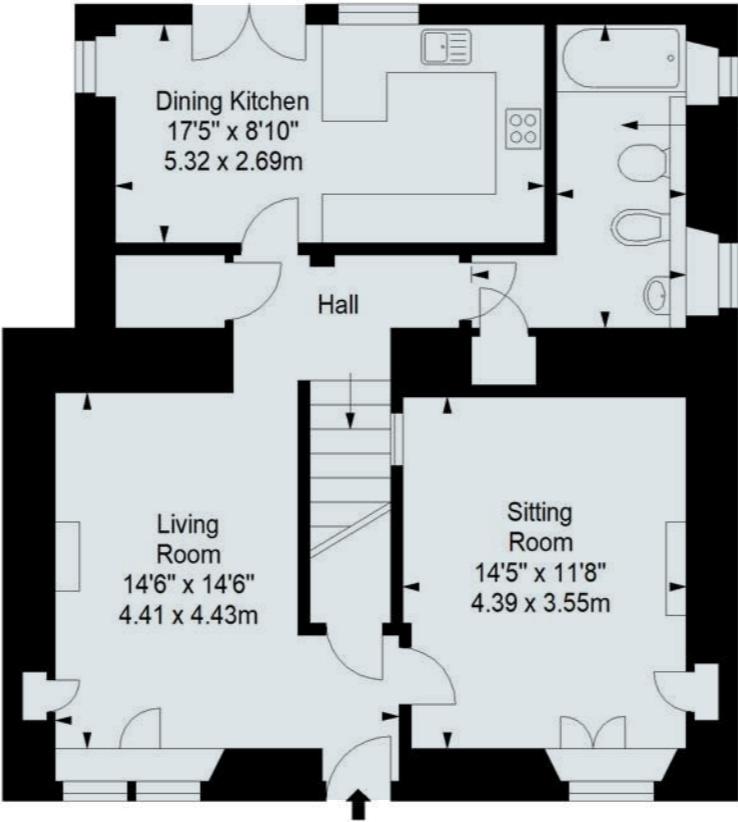
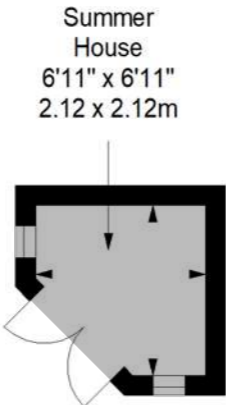
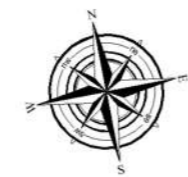
Approximate total area:  
125.1 sq. metres (1346.5 sq. feet)

Ground Floor

First Floor

Externals

The floorplan is for illustrative purposes.  
All sizes are approximate.





# Quaint village

in the heart of the East Lothian countryside

Plough Cottage



## Oldhamstocks

Oldhamstocks is a quaint village lying in the heart of the East Lothian countryside, just on the boundary of Berwickshire, ideally positioned two miles from the A1. Surrounded by rolling hills and beautiful countryside, the area offers an abundance of walking, cycling and jogging routes and is situated near the end of The Southern Upland Way, Britain's first official coast to coast long distance footpath, whilst the breathtaking East Lothian coastline is within easy reach. Oldhamstocks Village Hall lies at the heart of the village and accommodates keep-fit classes, country dancing, yoga classes and a variety of other events, and every year the village hosts the well-known Oldhamstocks Flower Show. A small community-run shop for daily essentials and a weekly visiting Post Office can be found in nearby

Cockburnspath, whilst more extensive shopping facilities and amenities, including an Asda supermarket, a range of award-winning shops and boutiques, banks, chemists, pubs and restaurants, are available just a short drive away in Dunbar. For the fitness enthusiast, Dunbar Leisure Pool and independent gyms in Dunbar offer leisure and fitness facilities, and golfers have their pick of several prestigious golf courses in the vicinity. Early years and primary schooling are provided nearby at Innerwick Primary School, followed by secondary education at highly-regarded Dunbar Grammar School. Oldhamstocks is well-served by transport links, with Dunbar train station offering fast and frequent rail services to Edinburgh, Berwick and beyond.

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**dream property!**



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