



The Workshop, Paradise, Coldingham - TD14 5NP

Guide Price £285,000

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The Workshop, Paradise

Coldingham

A beautifully converted Victorian workshop, combining industrial heritage with stylish contemporary living in a unique two-bedroom home.

- Beautifully converted Victorian stone-built workshop
- Stunning open-plan living
- Log-burning stove and exposed original brickwork
- Mezzanine home office overlooking the living area
- Central seaside village location
- Heritage Velux windows and large heritage skylights

Accommodation Comprises

Ground Floor: Entrance Hall, Shower Room, Open Plan Kitchen/Living/Dining, Utility

First Floor: Office Space, Principal Bedroom, Bedroom 2, Family Bathroom



Property Description

Designed with an emphasis on character and contemporary living, this beautifully converted Victorian stone-built workshop was thoughtfully transformed into a striking two-bedroom home in August 2023, where original features blend seamlessly with high-quality modern finishes.

A welcoming entrance hall immediately showcases the property's heritage, with exposed original brickwork adding warmth and character, while a convenient ground floor shower room enhances practicality. The heart of the home is the impressive open-plan kitchen, dining and living space, thoughtfully designed for both everyday living and entertaining. A log-burning stove creates an inviting focal point, complemented by a well-appointed kitchen featuring an induction hob and ample workspace. A separate utility room provides valuable additional storage, along with integrated washing machine and dishwasher.

Upstairs, a versatile mezzanine level offers the perfect space for a home office, reading area or additional sitting space, overlooking the living area below and enhancing the sense of light and openness. Two well-proportioned bedrooms are served by a stylish family bathroom, complete with a freestanding bath, creating a luxurious retreat.

Externally, the property benefits from on-street parking. While there is no private garden, its low-maintenance nature makes it an ideal lock-up-and-leave home, perfectly suited to those seeking a characterful property with modern convenience.





General Remarks

What3words

///sleeping.bolsters.deflation

Tenure

Freehold

Council Tax

Business Rates

Energy Efficiency Rating

EPC Rating: 70 (C)

Local Authority

Scottish Borders Council

Services

Electric Heating

Mains Water, Drainage & Electricity

Full Fibre to The Premises (FFTP)

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

The Workshop is not listed, however it does lie within Coldingham's conservation area.









Area Insights

The Workshop is located in Coldingham, a charming village known for its proximity to Coldingham Priory and stunning beaches. While Berwick upon Tweed nearby offers national supermarkets and services, Coldingham itself boasts a local Spar, public houses and a fish and chip shop. Additional amenities include an antiques shop, and acclaimed primary school, with Eyemouth High School just a few miles away. Belhaven Hill School and Longridge Towers School are reputable options for further education.

The Workshop is a short walk from Coldingham Sands beach and St Abbs Head National Nature Reserve. Nearby Reston features a train station on the East Coast line, facilitating quick commutes to Newcastle and Edinburgh.

There are a number of larger towns near Coldingham, the closest being Eyemouth which is approximately 4 miles to the South. Eyemouth is a fishing port with a picturesque harbour and a sandy beach. It has an excellent range of amenities including a Co-op supermarket and a range of local shops including a home bakery and fishmonger. Leisure facilities include a swimming pool and fitness centre, several public houses, and restaurants and a host of marine activities such as diving.

The historic market town of Berwick upon Tweed lies about 12 miles from The Workshop just off the A1, in Northumberland. Berwick houses all the major supermarket chains, good local shopping, a number of historical attractions within its medieval walls, numerous restaurants and cafes and the Maltings arts centre. For outdoor enthusiasts, several golf courses are within easy reach, including Eyemouth, Dunbar, Goswick, and Berwick's Magdalene Fields.

The Workshop benefits from excellent transport links via the A1 trunk road to Edinburgh and Newcastle, and Berwick's mainline train station provides direct routes across the UK, including a 3 ½ hour journey to London.





Useful Links

St Abbs Head - <https://www.nts.org.uk/visit/places/st-abbs-head>

Reston Station - <https://scotlandsrailway.com/projects/reston-station>

Coldingham Loch - <https://coldinghamloch.co.uk>

Longridge Towers School - <https://lts.org.uk>

Eyemouth High School - <https://www.eyemouthhigh.org.uk>

Herring Queen Festival - <https://www.ehq.org.uk/about-festival>

Eyemouth Medical Practice - <https://www.eyemouthmedicalpractice.co.uk>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

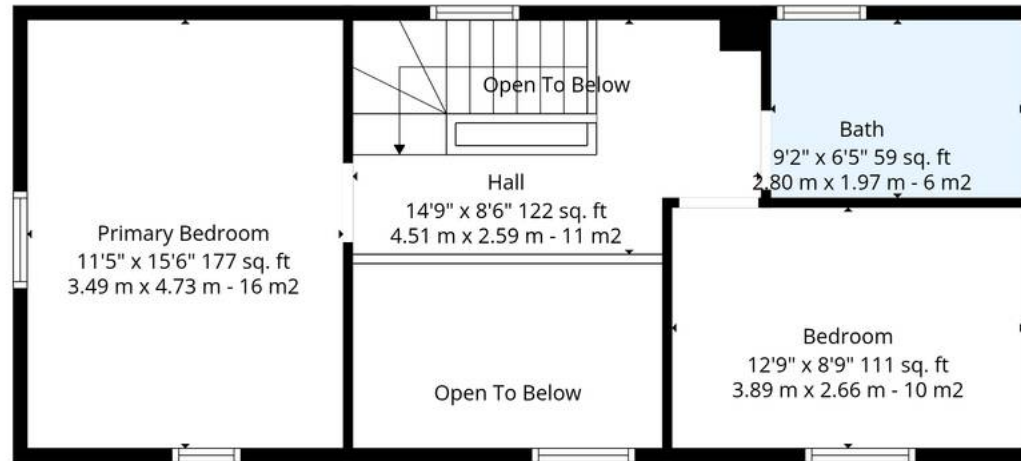
Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

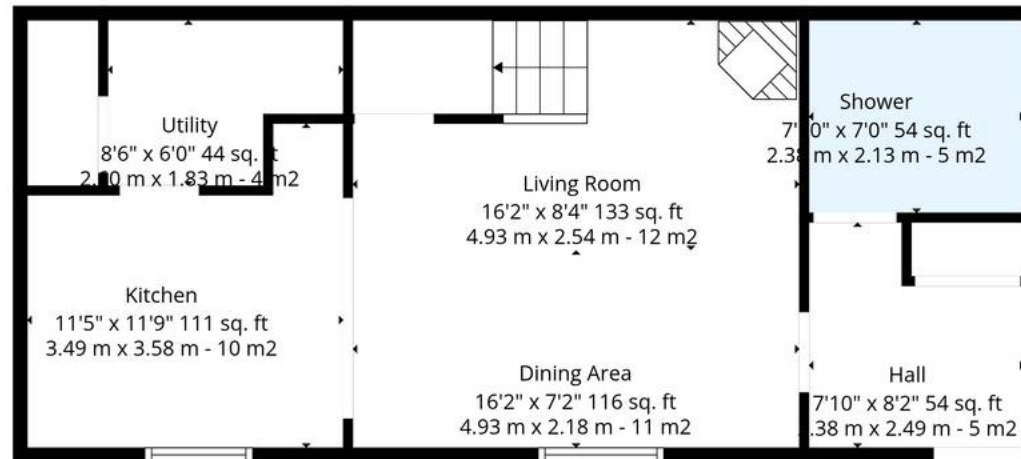
Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Coldingham Sands - <https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>

Berwick Sports & Leisure Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>



First Floor



Ground Floor

Total: 939 sq. Ft, 87 m²

Ground Floor: 515 sq. Ft, 48 M2, First Floor: 424 sq. Ft, 39 m²

Excluded Areas: Utility: 44 sq. Ft, 4 M2, Low Ceiling: 59 sq. Ft, 5 M2, Open To Below: 75 sq. Ft, 7 M2,
Walls: 97 sq. Ft, 10 m²





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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