



The Paddock, Townhead - TD13 5YR

Offers Over £595,000

PATON & CO
ESTATE AGENTS





The Paddock

Townhead, Cockburnspath

Modern coastal family home with panoramic sea and landscape views, set on an elevated position near Cockburnspath with an additional 1.5-acre paddock with development potential.

ACCOMMODATION COMPRISES

Ground Floor - Reception Hall, Open Plan Sitting/Dining Area, Breakfasting Kitchen, Utility Room, WC, Sitting Room, Family Room/Office

First Floor - Master Bedroom (En Suite), Bedroom 2 (En Suite), 2 Further Double Bedrooms, Family Bathroom

Garden Grounds - Private Driveway, Front and Rear Garden, Double Garage, Garden Store.
Additional Land (Approx 1.5 Acres)



Property Description

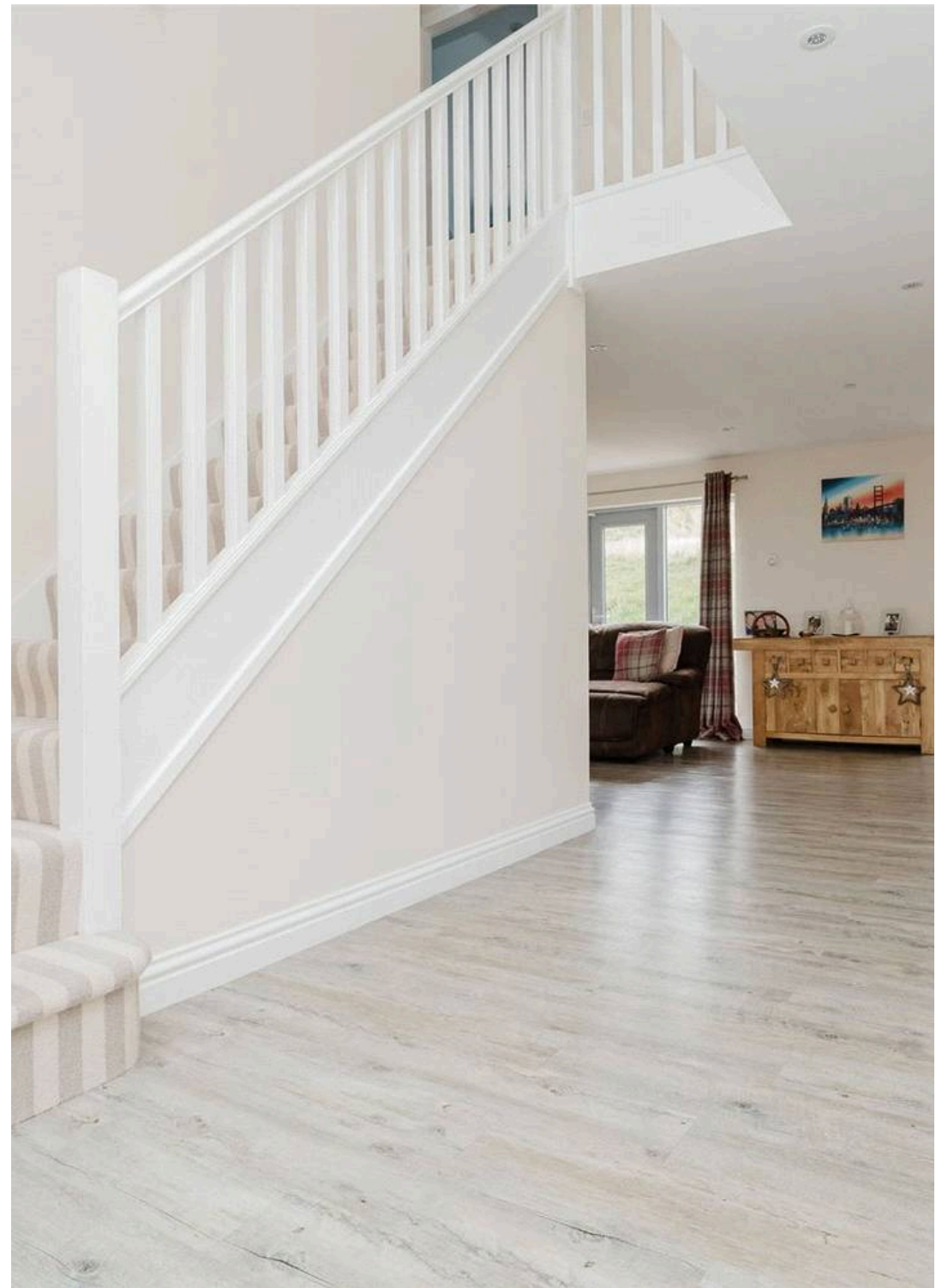
The Paddock is a stunning detached family home built in 2012, set on an elevated position along the beautiful Berwickshire coastline. With sweeping views of the sea and the rugged landscape, this modern property near the village of Cockburnspath combines comfort with functionality, designed to meet a wide range of family needs.

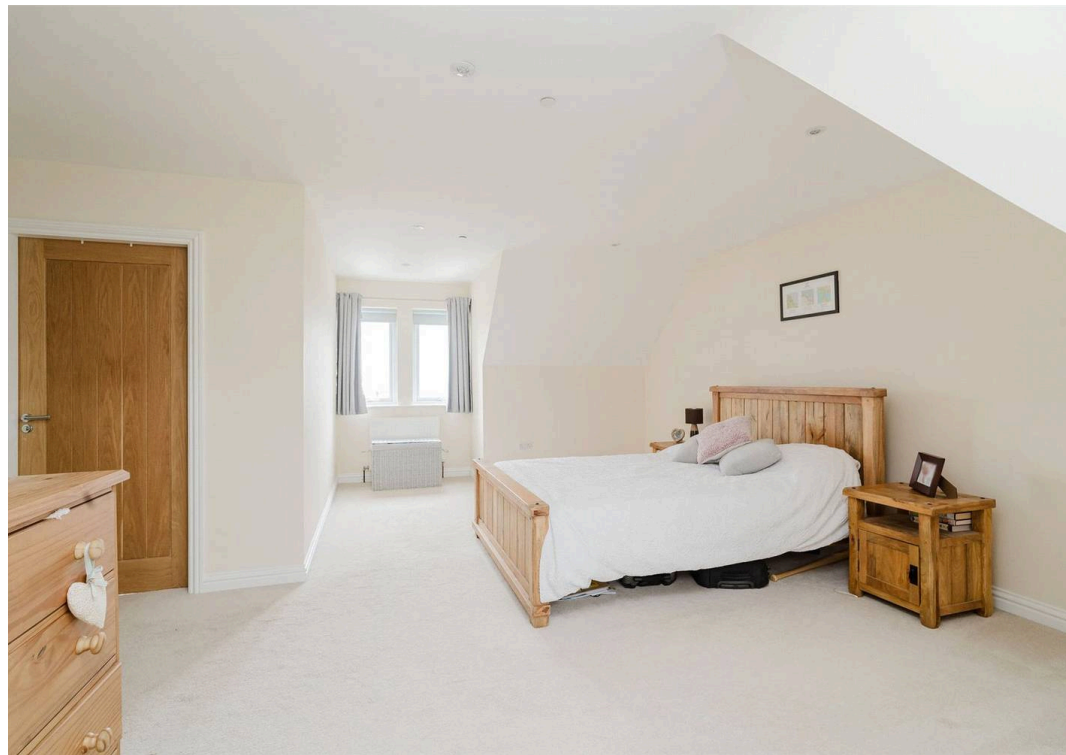
Upon entering through the front door, you are welcomed into a bright and spacious hallway that sets the tone for the light-filled interior. Expansive windows throughout the property allow natural light to flood every corner, creating a warm and inviting atmosphere and framing the breathtaking coastal and countryside views.

To the left, the heart of the home awaits in the open-plan sitting and dining area, which leads to a generous kitchen featuring a stylish island—perfect for cooking, dining, and gathering with family and friends. The kitchen opens to a convenient utility room, which in turn leads to a WC.

To the right of the entrance hallway, you'll find a cosy family sitting room, complete with a wood burner, ideal for relaxing on colder days. A versatile additional reception room, currently used as a gym and office, completes the ground floor, offering flexibility to suit your lifestyle.

A staircase leads to the first floor, where the accommodation continues to impress. The master bedroom provides a restful retreat with built-in wardrobes and an en suite shower room. Two further double bedrooms are ideal for family members or guests, served by a spacious family bathroom. A fourth double bedroom, also with an en suite shower room, completes the upstairs layout.







Garden & Grounds

Externally, The Paddock is further enhanced by its private front and rear gardens. The rear garden offers a peaceful retreat with ample room for outdoor dining, play, or relaxation, while the front garden provides an inviting and sheltered setting. A private driveway provides convenient access and parking for numerous cars, leading to a double garage.

Adjacent to the home, a separate paddock of approximately 1.5 acres presents an exciting additional feature. This enclosed grassy area, surrounded by secure fencing, offers potential as additional garden space, ideal for those seeking extra land for recreational use, gardening, or small livestock. Alternatively, this land could present opportunities for development, subject to relevant permissions, making it a valuable asset with versatile potential.

Distances

Cockburnspath 3.5 miles, Coldingham Village 7.5 miles, St Abbs 7.5 miles, Dunbar Train Station 12.5 miles, Eyemouth 9.5 miles, Reston Train Station 8 miles, Berwick upon Tweed Train Station 17 miles, Edinburgh Airport 49 miles, Newcastle upon Tyne 80 miles. (all distances are approximate).





Area Insights

The Paddock is set on an elevated position along the beautiful Berwickshire coastline. With sweeping views of the sea and the rugged landscape, this modern property is great family home and situated only 3.5 miles away from the village of Cockburnspath. The attractive local village of Cockburnspath has a newsagent, general store, post office, garage, bowling club, active village hall and an excellent Primary School. Around 7.5 miles from The Paddock lies the historic village of Coldingham.

Coldingham is a vibrant village, framed around the 15th century Priory and lying within a short walk of Coldingham Sands. Although nearby Berwick upon Tweed offers an excellent range of nations supermarkets and services, the Village of Coldingham has a fantastic local Spar, a well-regarded butcher, two lively pubs and a fish and chip shop which would all love your support. The village also offers a post office, an antiques shop, and a very well-regarded primary school. Further schooling is on the doorstep with Eyemouth High School being only a short drive away.

Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well thought of public schools in the area. The Paddock is within a short drive of the popular Coldingham Sands beach and the dramatic St Abbs Head National Nature Reserve. The village of Reston is also nearby, where Reston Train Station offers a regular service into Edinburgh and is a sub-station of the main East Coastline connecting London to Aberdeen. There are a number of larger towns near The Paddock, the closest being Eyemouth which is approximately 9.5 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 first-class butcher, home bakery and fishmonger. Leisure facilities include a swimming pool and fitness centre, several public houses, and restaurants and a marine activities such as diving. The Paddock offers excellent links to Edinburgh, Newcastle and even London. The A1 provides easy commutable access to Scotland's capital city and Newcastle.



Useful Links

Visit Scotland- Cockburnspath -

<https://www.visitscotland.com/info/towns-villages/cockburnspath-p242441>

Coldingham Sands-

<https://www.visitberwickshirecoast.co.uk/listings/coldingham-sands/>

Belhaven Hill School- <https://www.belhavenhill.com>

Longridge Towers School - <https://lts.org.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-](https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts)

[heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts](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/>

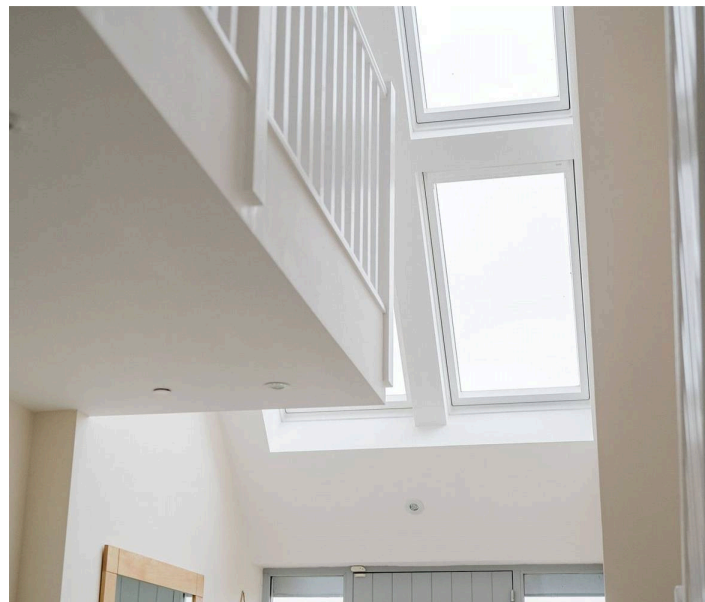
The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

Eyemouth Swimming Pool-

<https://www.liveborders.org.uk/swimming/swimming-pools/eyemouth-leisure-centre/>

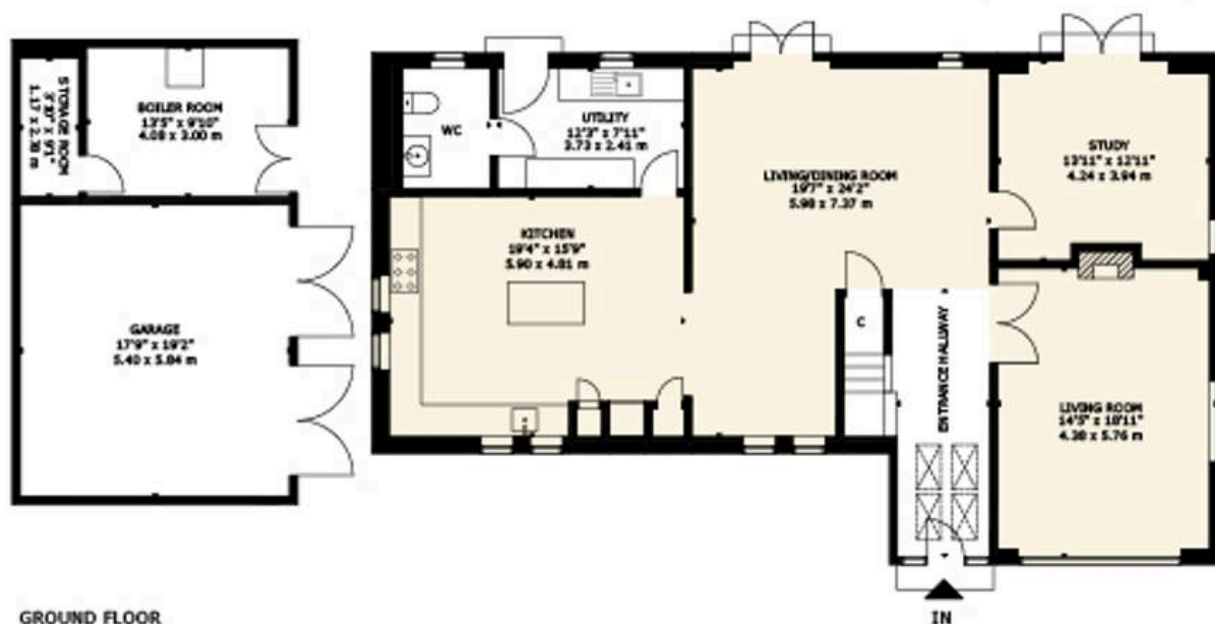
Coldingham Loch <https://coldinghamloch.co.uk>

Goswick Golf Club- <https://www.goswickgolfclub.com>





FIRST FLOOR



GROUND FLOOR

THE PADDOCK, TOWNHEAD, OLD CAMBUS, COCKBURNSPATH, TD13 5YR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 2,750 SQ FT / 255 SQ M

EXCLUDED AREA: GARAGE: 48 SQ M / 519 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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General Remarks

What3words

<https://w3w.co/trophy.alarmed.overhead>

Tenure

Freehold

Council Tax

Band G

Energy Efficiency Rating

Band C

Local Authority

Scottish Borders Council

Services

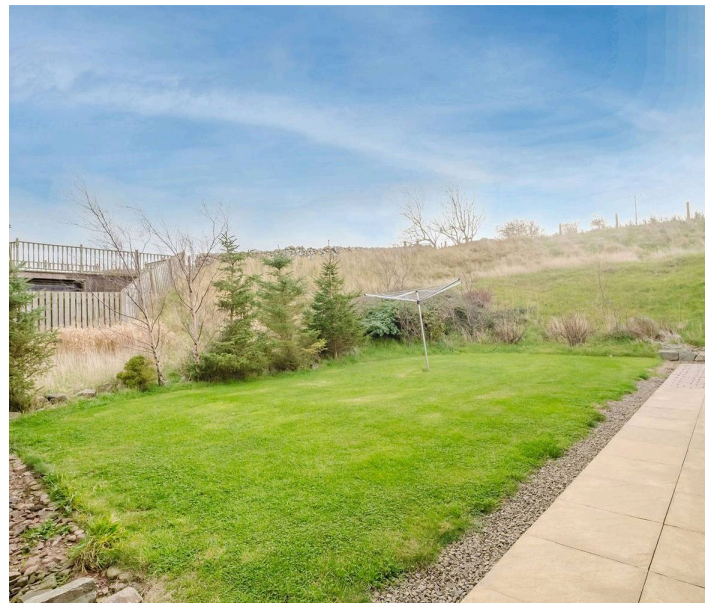
Mains electric and water, private Drainage. biomass central heating, underfloor heating on ground floor, radiators on first floor, broadband services are available.

Fixtures and Fittings

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

Listing and Conservation

The Paddock is not listed or in a conservation area.





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/>

Misrepresentations

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

Paton & Co, 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. Paton & Co 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. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

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