



The Walled Garden, Press Castle, Eyemouth - TD14 5TS

Offers Over £720,000

PATON & CO
ESTATE AGENTS



The Walled Garden, Press Castle

Eyemouth

Set within the grounds of Press Castle, The Walled Garden is a modern detached home offering well-proportioned accommodation, privacy, and generous garden grounds.

- Modern Home
- Private and Peaceful Location
- Within a Short Drive of Coldingham
- Over an Acre of Walled Garden Grounds
- Unique Detached Property
- South Facing Position

ACCOMMODATION COMPRISES

Ground Floor – Entrance Vestibule, Study, Utility, Shower Room, Family Kitchen, Pantry, Dining Room, Snug, Garden Room.

First Floor – En-Suite Principal Bedroom (Balcony), Two Further Double Bedrooms, Family Bathroom, Roof Terrace.

Garden & Grounds – Private Driveway, Garage, Pond, Mature Planting, Lawn, Trees, Raised Beds, Woodland, Stream, Patio.



Property Description

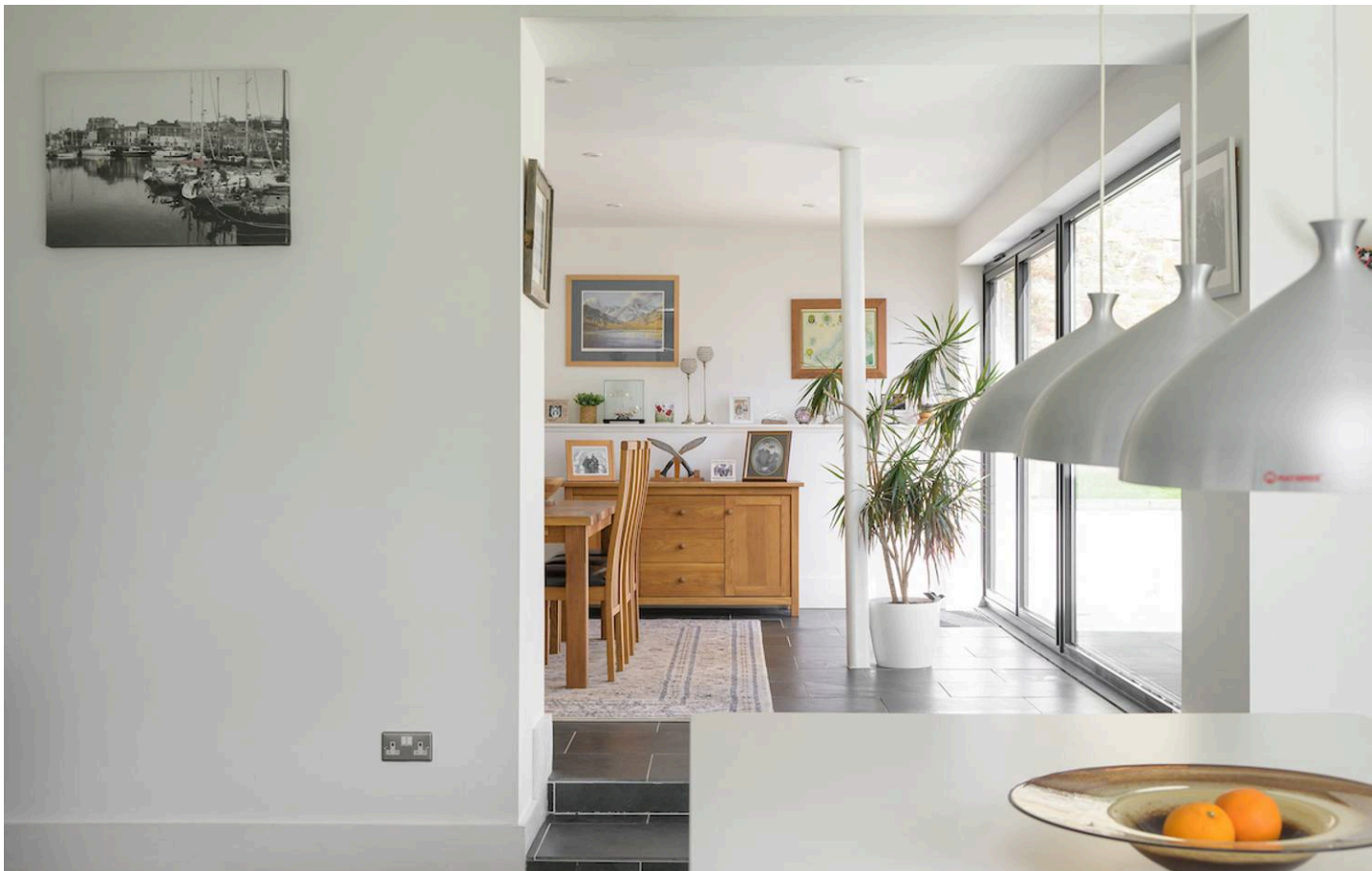
Situated within the historic grounds of Press Castle, The Walled Garden is a charming and well-proportioned home extending to approximately 233 sq. metres. The property enjoys a peaceful and private setting, combining character features with practical, well-balanced living accommodation.

The ground floor is centred around a spacious kitchen, well suited to both everyday living and entertaining. Complimented by the dining room and a cosy snug, complete with a log burning stove, providing a comfortable retreat. The garden room offers a strong connection to the garden, benefiting from a hot tub, creating an ideal space for relaxation. Additional accommodation includes a utility room, shower room, pantry, and useful storage, along with a versatile study or additional bedroom.

Upstairs, the principal bedroom benefits from an en-suite and access to a private balcony. Two further bedrooms are served by a family bathroom, with a central landing leading to an additional balcony area, enhancing the sense of light and space.

The property is approached by a private drive leading to a parking area and garage positioned outside the original walled garden, with ornate iron gates opening into the grounds. Extending to just over an acre, the gardens include an area of mature woodland surrounding the perimeter, creating a high degree of privacy. The house, formal garden, and kitchen garden sit within the remains of the original walled garden. The grounds are mainly laid to lawn and feature a pond and established shrubberies. A sheltered courtyard to the rear enjoys evening sun, while a decked terrace leads down to the garden and raised vegetable beds.





DISTANCES

Reston Station 3 miles, Coldingham 4 miles, St Abbs 5 miles, Eyemouth 8 miles, Berwick 13 miles, Edinburgh 44 miles (all distances are approximate).

GENERAL REMARKS

Services

Mains electricity and water. LPG central heating system. Shared private drainage.

Fixtures and Fittings

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

Listing and Conservation

The Walled Garden is not listed, nor is it in a conservation area. Although, the surrounding wall is listed.

AGENTS NOTE

For further information on the rights, restrictions and obligations affecting the property, please contact Paton & Co, who can provide details on behalf of the Press Castle Development Association.

Council Tax

Band G

Tenure

Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C











Area Insights

Press Castle is situated in a peaceful rural position within the Berwickshire countryside, close to the dramatic coastline and approximately 3 miles north-west of the village of Coldingham, which itself lies around half a mile from Coldingham Sands. Coldingham is a vibrant and popular village, centred around its impressive 15th-century Priory and within easy reach of the beach. The village offers a good range of local amenities including a general store, butcher, two lively public houses, a fish and chip shop, as well as a café, an antiques shop and a well-regarded primary school.

The historic market town of Berwick-upon-Tweed lies approximately 15 miles to the south, just off the A1 and straddling the border with Northumberland. Berwick provides a wide range of amenities including major supermarkets, independent shops, a variety of restaurants and cafés, as well as cultural attractions within its medieval walls, The Maltings arts centre, and a mainline railway station. This offers regular services north and south, with London reachable in around 3½ hours. Secondary schooling is available nearby at Eyemouth High School, which is a short drive away.

Well-regarded independent schools in the area include Belhaven Hill School in Dunbar and Longridge Towers School near Berwick. The nearby village of Reston (approximately 3 miles) benefits from a recently opened railway station on the East Coast Main Line, providing regular connections to Edinburgh and linking into the wider rail network between London and Aberdeen.

Several larger towns are within easy reach, including Eyemouth, approximately 5 miles to the south along the coast. This charming fishing port offers a picturesque harbour, sandy beach, and a wide range of amenities including a supermarket, local shops, a butcher, bakery and fishmonger. Leisure facilities include a swimming pool and fitness centre, as well as a selection of pubs, restaurants and opportunities for marine activities. The surrounding area is well known for its excellent range of country pursuits and sporting opportunities, with a number of golf courses nearby including Eyemouth, Dunbar, Goswick and Magdalene Fields in Berwick.



Useful Links

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

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

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

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

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

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

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

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

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

Giacopazzi's Ice Cream - <https://www.giacopazzis.co.uk>

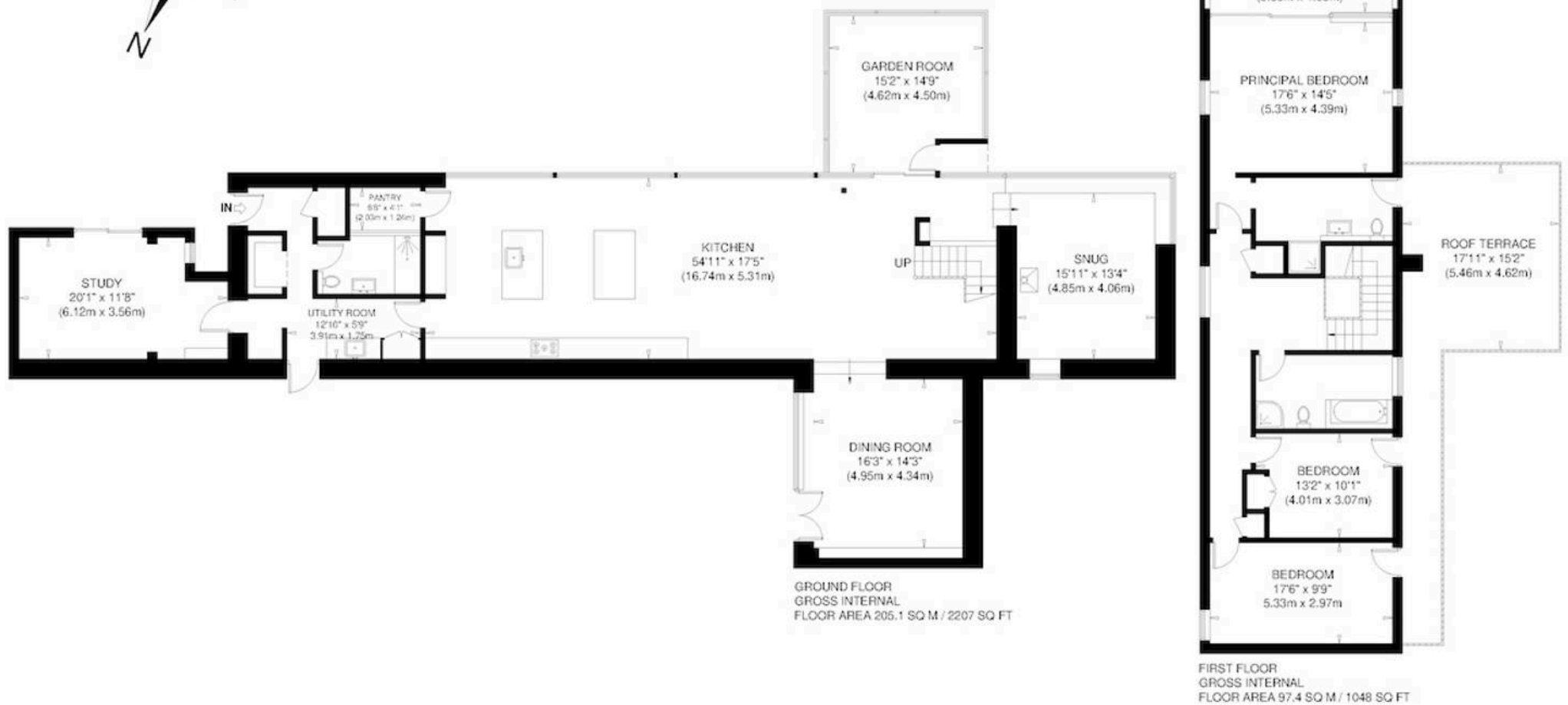
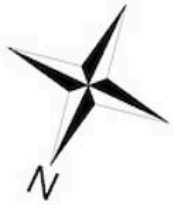
The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

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>





THE WALLED GARDEN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 302.5 SQ M / 3256 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk



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

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