



**PATON&CO**  
SALES | LETTINGS | RURAL

# Foxlea, Coldingham Sands, Coldingham - TD14 5PA

Offers Over £625,000

**PATON&CO**  
ESTATE AGENTS





# Foxlea, Coldingham Sands

## Coldingham Sands

A beautifully presented four-bedroom detached home, only 50 m from access to Coldingham Bay, offering stylish interiors, landscaped gardens and superb outdoor entertaining space.

- Prime coastal position just moments from Coldingham Bay
- Spacious four-bedroom detached family home
- Beautifully landscaped gardens designed for entertaining
- Outdoor kitchen with built-in BBQ and covered dining area
- Elevated seating area with sea views
- Detached garage with electric door and private driveway

### Accommodation Comprises

Ground Floor- Entrance Hallway, Sitting Room, Dining Room, Breakfasting Kitchen, Utility Room, WC

First Floor- Principal Bedroom (En-Suite), 3 Further Double Bedrooms, Family Bathroom

Outside, Front and Rear Garden, Outdoor Kitchen, Double Garage, Driveway, 3x Garden Sheds



## Property Description

Occupying an enviable position along Coldingham Sands Road, Foxlea is a beautifully presented four-bedroom detached home, offering generous accommodation and an exceptional standard of finish throughout, all within easy reach of the stunning Coldingham Bay.

The entrance welcomes you into a central reception hall, from which all principal accommodation is easily accessed, creating a natural and practical flow. The sitting room is particularly impressive in scale and enjoys excellent natural light, centred around a wood-burning stove which creates a warm and inviting focal point. The dining room sits conveniently adjacent, ideal for both everyday use and entertaining.

The kitchen has been upgraded by the current owners to provide a modern and stylish space, complete with a range of integrated appliances and a breakfast bar, perfect for informal dining. A useful utility room and WC are positioned to the rear, enhancing the overall functionality of the home.

Upstairs, there are four well-proportioned double bedrooms, all benefiting from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom. The bathrooms have been thoughtfully modernised by the current owners, ensuring a high standard of finish throughout.

Further storage is available within the attic, which has been fully floored, carpeted and fitted with shelving, providing an excellent and easily accessible additional space.

Foxlea presents a fantastic opportunity to acquire a stylish and well-maintained home in a highly desirable coastal location.





## Garden & Grounds

Externally, the gardens have been fully landscaped to create a superb outdoor environment, perfectly suited to entertaining. A standout feature is the outdoor kitchen area with built-in BBQ, complemented by a generous dining space complete with an outdoor heater and retractable electric canopy, allowing for year-round enjoyment. The garden also includes areas of artificial grass, well-stocked flower beds and patio seating areas.

The rear garden is attractively set into the hillside, where the current owners have created a pathway leading to an additional seating area with grass, enjoying elevated sea views, a perfect spot to relax and unwind.

To the front, the property offers a driveway along with a neatly landscaped garden area. The detached garage benefits from an electric door and provides excellent storage or further potential, depending on requirements.

## Distances

Coldingham 1 mile, Eyemouth 4 miles, Reston Train Station 4 miles, Ayton 6 miles, Berwick Train Station 13.5 miles, Dunbar 20 miles, Edinburgh 47 miles (all mileage is approximate)

## What3words

<https://w3w.co/demand.finerwhisker>





## General Remarks

### Tenure

Freehold

### Council Tax

Band F

### EPC Energy Efficiency Rating

Rated A (92)

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings (except light fitting over stairs, tracking lighting in sitting room and dining room, the light over breakfast bar, and the wall lights in sitting room), and integrated appliances form part of the sale.

### Services

Air Source Heating

Mains water, electric and drainage

Solar Panels

Fibre broadband available

### Listing & Conservation

Foxlea is not a listed building and is not located in a conservation area.







## Area Insights

Foxlea is positioned along Coldingham Sands Road, just moments from the renowned Coldingham Bay, widely regarded as one of the finest beaches on the Berwickshire coastline.

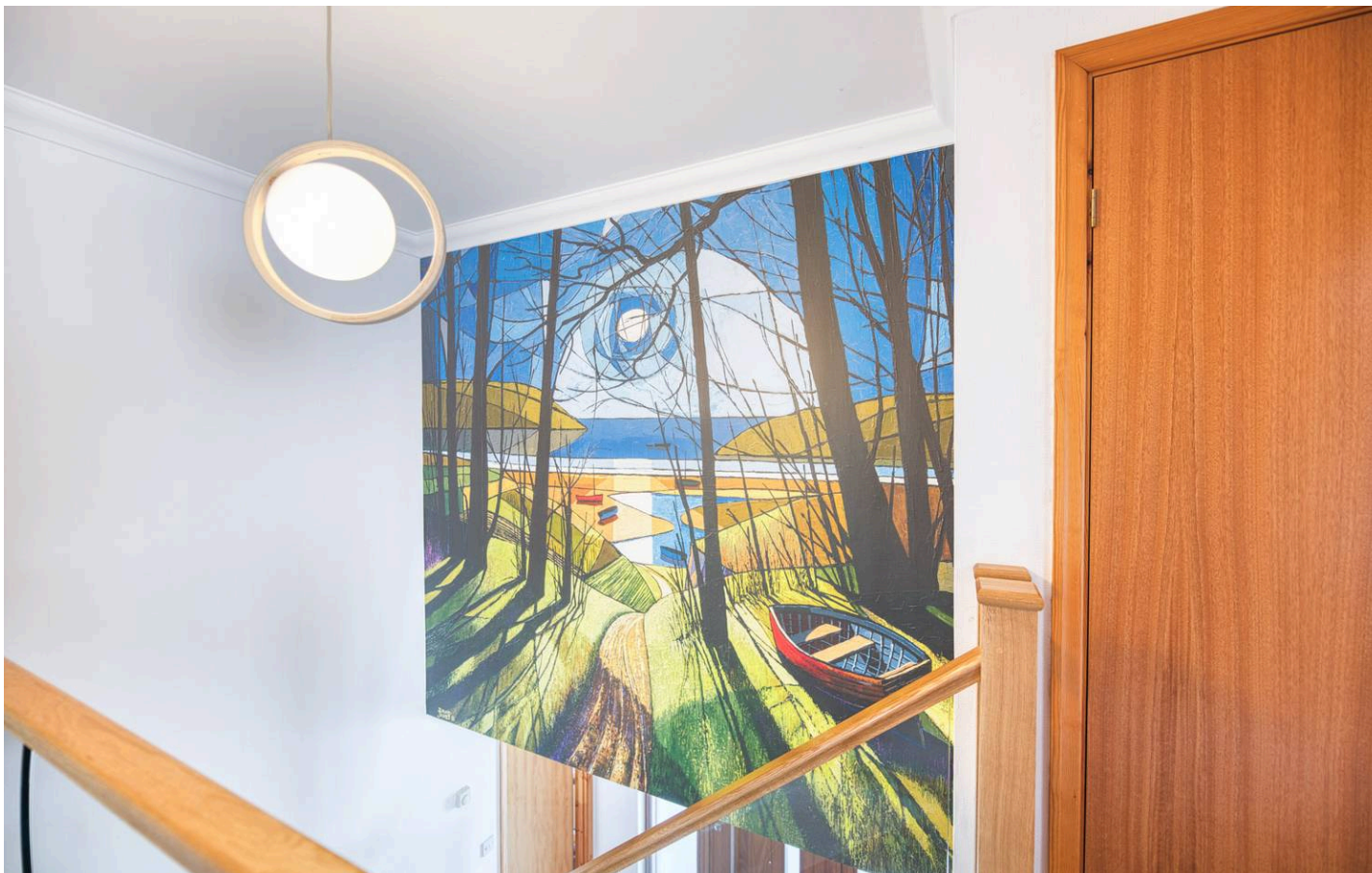
The village of Coldingham itself is centred around the historic Priory and offers a strong sense of community alongside an excellent range of local amenities. Within the village there is a well-stocked Spar, and a selection of welcoming pubs and eateries.

Schooling is well catered for, with Coldingham Primary School highly regarded locally, and Eyemouth High School located a short distance away. Private schooling is also available at Belhaven Hill School in Dunbar and Longridge Towers near Berwick-upon-Tweed.

The surrounding area is ideal for those who enjoy the outdoors, with Coldingham Sands, coastal walks and the dramatic St Abb's Head National Nature Reserve all close at hand. The nearby fishing town of Eyemouth, approximately 4 miles to the south, offers a wider range of amenities including supermarkets, leisure facilities and a working harbour.

More extensive facilities can be found in Berwick-upon-Tweed, around 12 miles away, providing a range of national retailers, supermarkets, schooling and mainline rail services. The recently opened Reston railway station further enhances connectivity to Edinburgh and Newcastle, making the area accessible for commuters.

The wider region offers a variety of recreational pursuits including golf courses at Eyemouth, Goswick and Dunbar, as well as sailing, diving and other coastal activities, making Foxlea ideally situated to enjoy both a relaxed village lifestyle and an active outdoor setting.



## Useful Links

Coldingham Sands -

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

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>

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 -

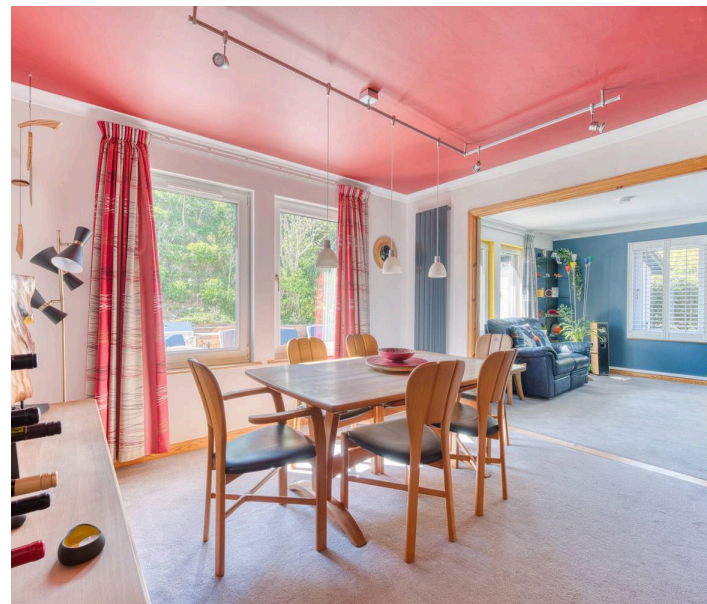
<https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - [https://www.english-](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-](https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station)

[coast-experience/our-stations/berwick-upon-tweed-station](https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station)









### **Compliance**

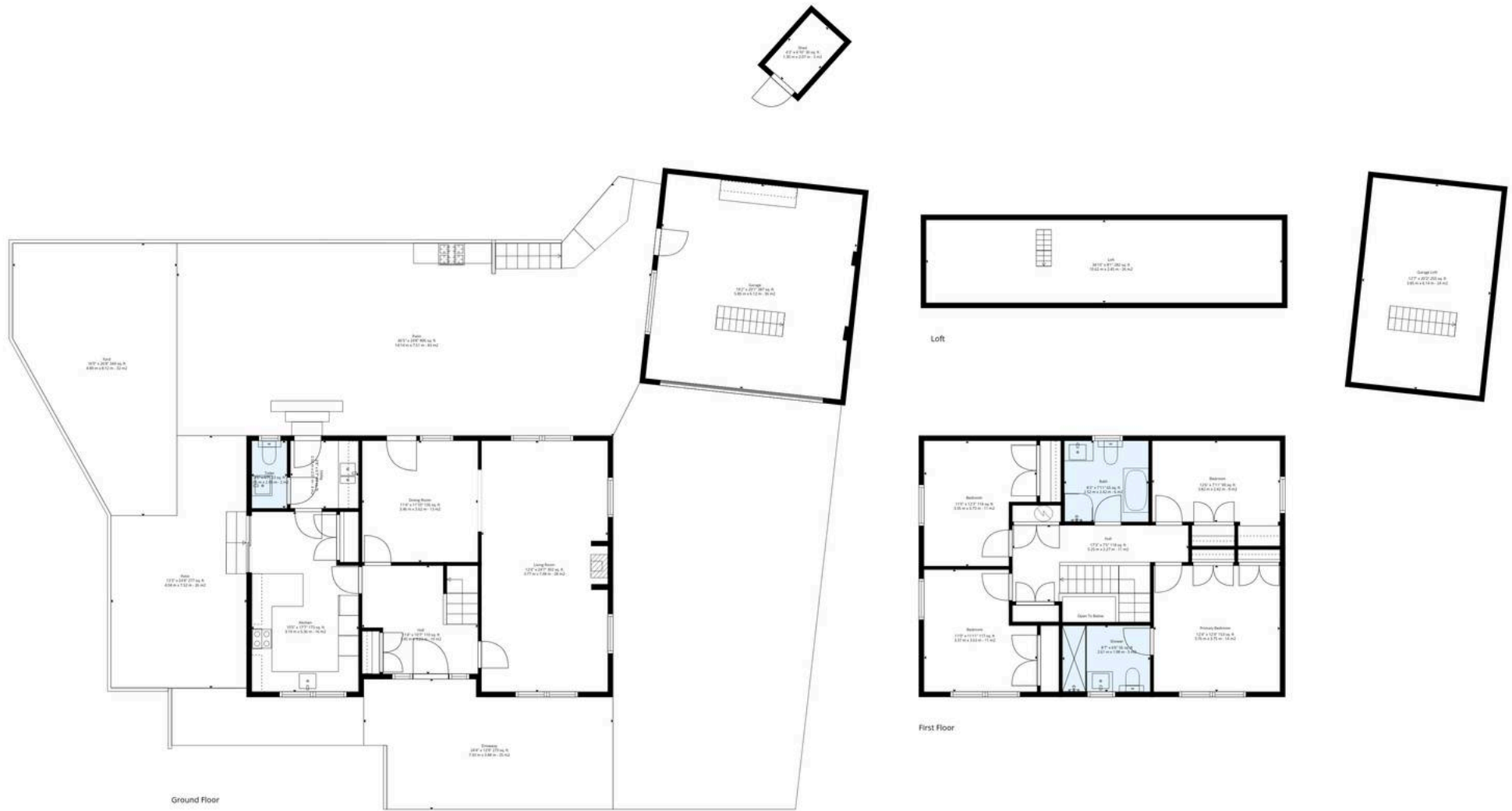
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out 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.



**Total: 1866 sq. Ft, 173 m2**

Ground Floor: 790 sq. Ft, 73 M2, First Floor: 834 sq. Ft, 78 M2, Loft: 242 sq. Ft, 22 m2  
 Excluded Areas: Utility: 44 sq. Ft, 4 M2, Garage: 387 sq. Ft, 36 M2, Shed: 30 sq. Ft, 3 M2,  
 Driveway: 273 sq. Ft, 25 M2, Patio: 1173 sq. Ft, 109 M2, Open To Below: 13 sq. Ft, 1 M2,  
 Garage Loft: 255 sq. Ft, 24 M2, Undefined: 8 sq. Ft, 1 M2, Low Ceiling: 40 sq. Ft, 4 M2,  
 Walls: 255 sq. Ft, 23 m2





## Paton & Co

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