



## 9-10 Partanhall, Burnmouth - TD14 5SR

Guide Price £335,000

**PATON&CO**  
ESTATE AGENTS



## 9-10 Partanhall

Burnmouth, Eyemouth

Commanding spectacular views over Burnmouth Bay and its working harbour, 9-10 Partanhall is rich in character and perfectly positioned within the peaceful hamlet of Lower Burnmouth.

- Spectacular Sea Views
- Peaceful Location
- Currently Used as a Holiday Let
- Period Features
- Two Reception Rooms



## Property Description

Nestled in the picturesque village of Lower Burnmouth, 9–10 Partanhall is a charming cottage enjoying breathtaking views across Burnmouth Bay and its busy working harbour. Combining characterful period features with comfortable living spaces, this delightful home offers a wonderful coastal lifestyle.

The property is entered via a generous central hallway, a welcoming space enhanced by a large window that fills the area with natural light. A staircase rises to the first floor, while the hall leads through to the main living accommodation beyond.

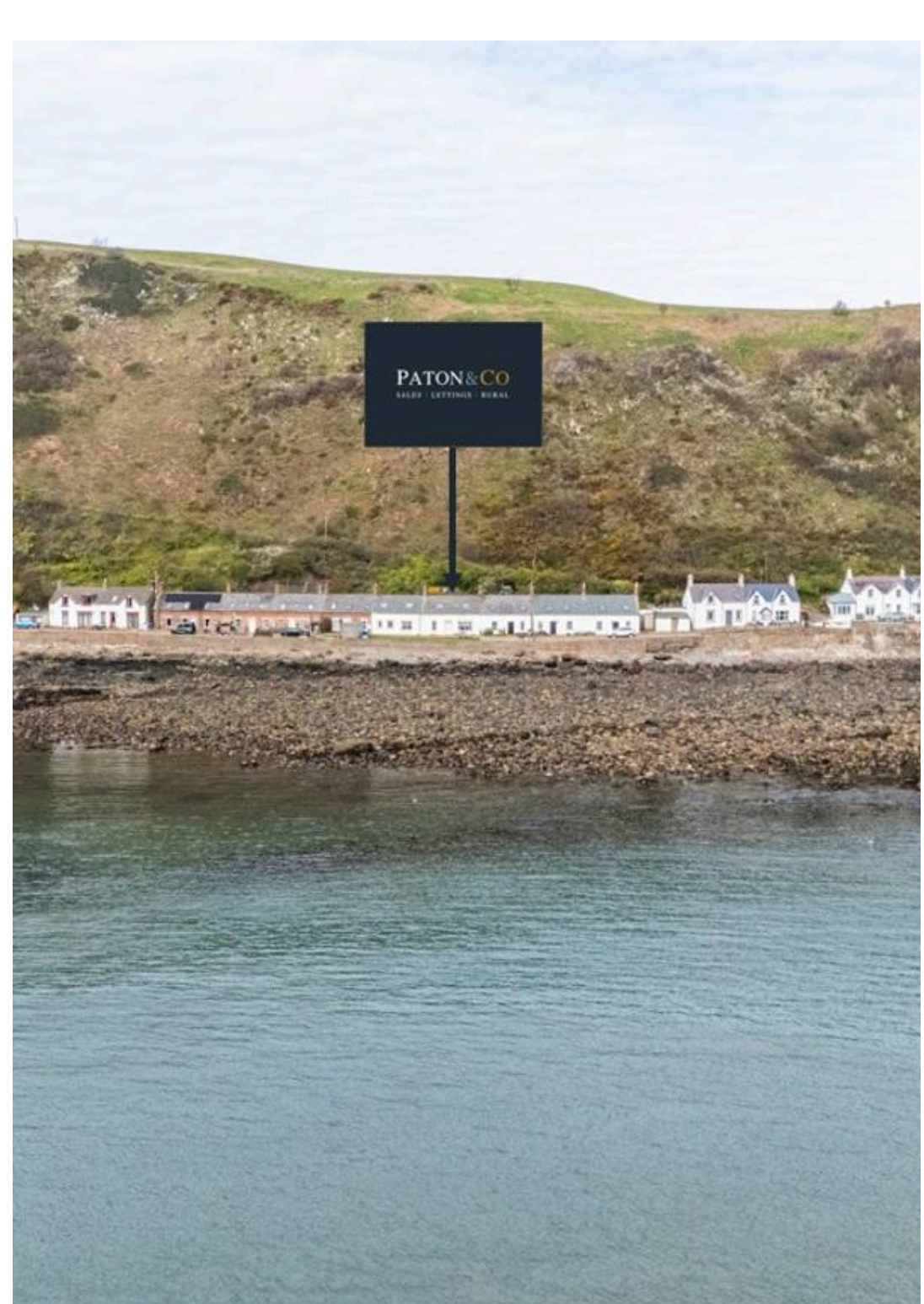
The dining room provides a warm and characterful setting, featuring a traditional range fire that serves as a beautiful period focal point. This space flows seamlessly into the kitchen, creating a sociable layout ideal for both everyday living and entertaining, with direct access out to the rear garden.

The ground floor further benefits from a cosy sitting room, complete with an open fire perfect for relaxing evenings, while exposed beams throughout the property add to its charm and sense of history. A family shower room completes the ground floor accommodation.

Upstairs, the first floor offers three well-proportioned double bedrooms, providing flexible space for family, guests, or home working. A family bathroom serves this level, completing the internal layout.

Externally, the property enjoys a private terraced garden offering seating over multiple levels and mature planting.

With its captivating harbour views, character features, and generous accommodation, 9–10 Partanhall presents a rare opportunity to acquire a beautiful home in one of Berwickshire's most scenic and tranquil locations.







## Area Insights

Lower Burnmouth is a charming fishing hamlet and working harbour, occupying a unique and picturesque position on the Berwickshire coastline. The area is renowned for its natural beauty and forms part of the Burnmouth Coast SSSI, with an abundance of wildlife including dolphins and seals frequently spotted in the bay. At low tide, the shoreline offers excellent opportunities for rock pooling and coastal exploration, while the surrounding cliffs and countryside provide superb walking routes.

The nearby village of Coldingham, just a few miles away, is steeped in history and is well known for its impressive Priory, as well as a welcoming community atmosphere. Eyemouth, a short drive away, provides a good range of everyday amenities including shops, cafes, restaurants, and well-regarded primary and secondary schooling.

Berwick-upon-Tweed is also within easy reach and offers a wider selection of facilities, including national supermarkets, independent shops, leisure and sports clubs, and cultural attractions such as The Maltings theatre and cinema. The town also benefits from a mainline railway station with regular services to Edinburgh, Newcastle, and London, making it an excellent base for commuting or travel further afield.

The surrounding area is ideal for those who enjoy outdoor pursuits, with opportunities for walking, fishing, riding, and golf at several nearby courses, combining coastal living with an active lifestyle.





## General Remarks

### Accommodation Comprises

Ground Floor – Entrance Hall, Dining Room, Kitchen, Sitting Room, Shower Room.

First Floor – Three Double Bedrooms, Family Bathroom.

Garden & Grounds – Terraced Garde, Multiple Seating Areas

### Distances

Berwick upon Tweed Train Station 6 Miles, Reston Train Station 6 Miles, Eyemouth 3 Miles, Coldingham 5.5 Miles, Edinburgh 51 miles, Newcastle upon Tyne 70 miles.

### Services

Mains electricity, water, drainage, wood burning stove and open fire. Broadband services available.

### Fixtures and Fittings

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

### Listing and Conservation

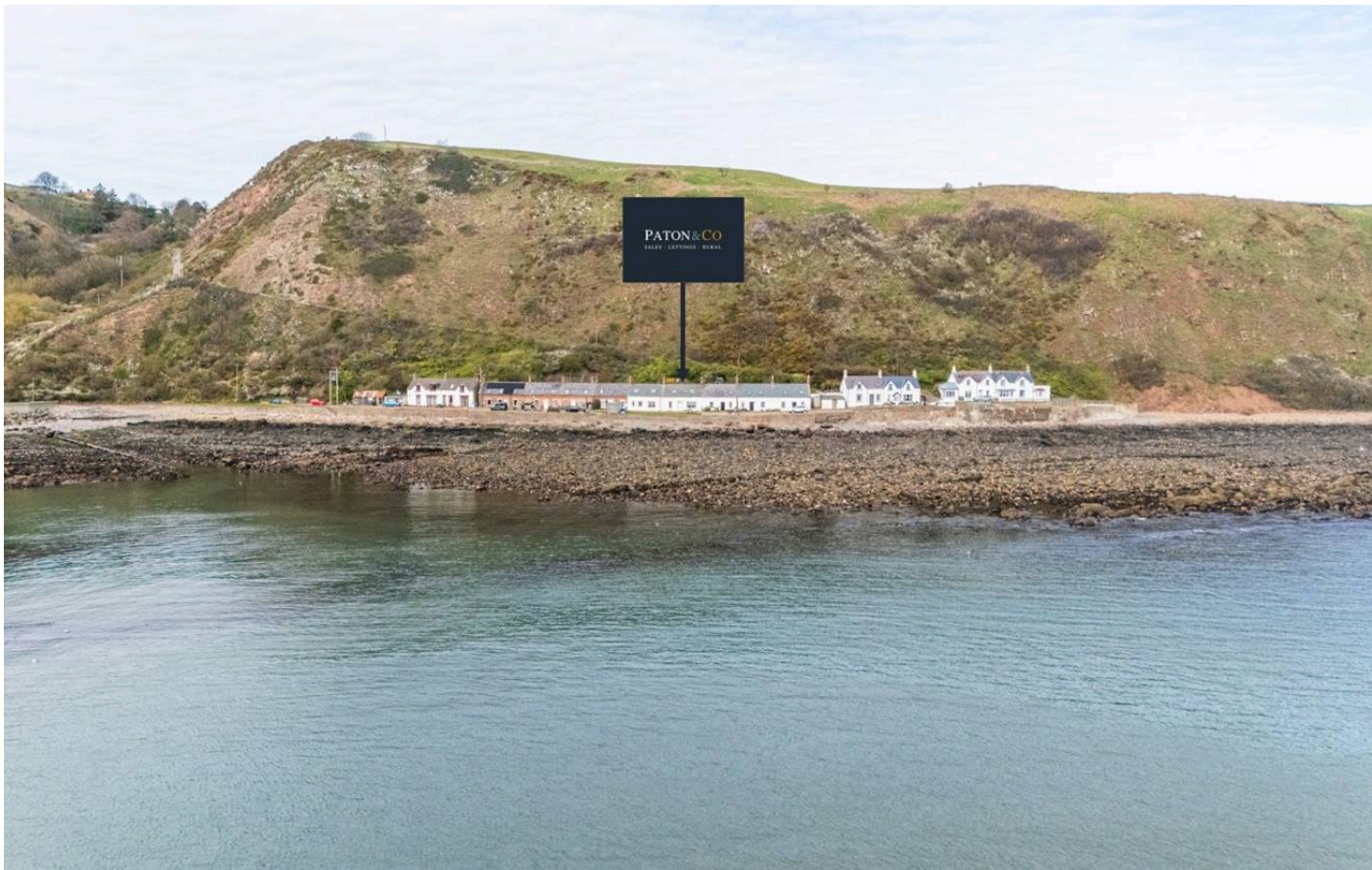
9-10 Partanhall is not listed and does not lie within a conservation area.

**Council Tax - Band D**

**Tenure - Freehold**

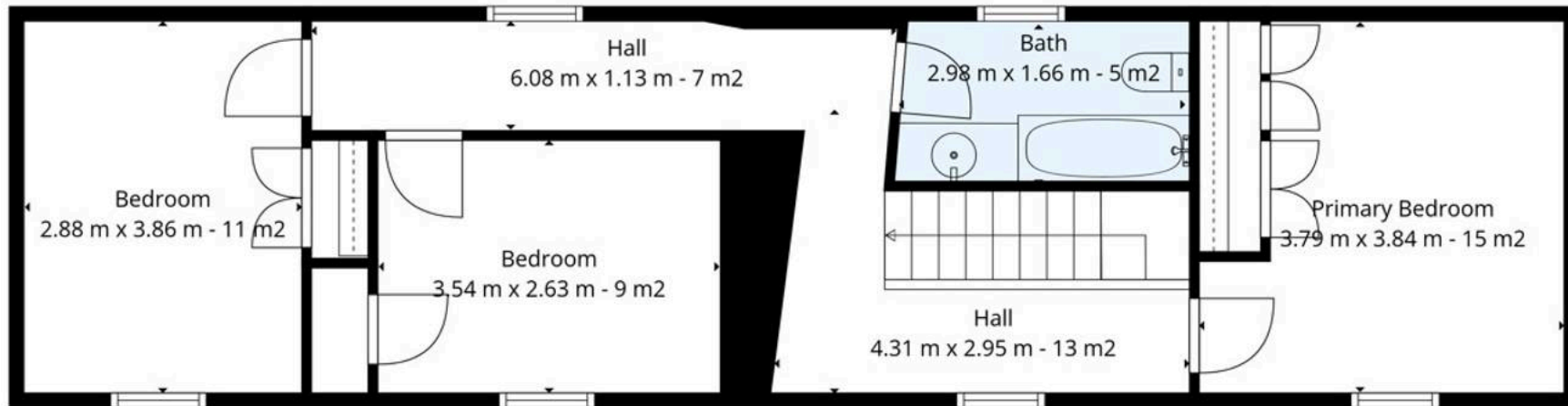
**EPC Energy Efficiency Rating - Band G**





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2nd Floor



1st Floor

**Total: 133 m<sup>2</sup>**  
 1st Floor: 71 M<sup>2</sup>, 2nd Floor: 62 m<sup>2</sup>  
 Excluded Areas: Fireplace: 1 M<sup>2</sup>, Walls: 13 m<sup>2</sup>





### **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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