



Rhovanion St. Abbs Road, Coldingham - TD14 5NR

Offers Over £395,000

PATON & CO
ESTATE AGENTS





Rhovanion St. Abbs Road

Coldingham, Eyemouth

Detached 5-bedroom house in picturesque village of Coldingham. Offers private garden along with off street parking and is currently a private family home, previously run as a successful BnB.

- Detached Family Home
- Sitting Room
- Drawing Room
- Dining Kitchen
- Large Dining Room/Entertaining Room
- Utility Room
- Four Double Bedrooms with En Suites
- Bedroom Five/Office
- Storeroom
- Private and Secure Garden Grounds
- Parking



Property Description

Rhovanion is a well-maintained and attractive detached house offering spacious accommodation and located in one of the Scottish Borders most popular villages. The property is currently a private family home, however, has previously been a successful BnB. Rhovanion would continue to make a fantastic family home, BnB or even a holiday home with being so close to Coldingham Sands

Rhovanion offers very comfortable, well-appointed family accommodation and extends to about 2,646 Sq Ft / 245 Sq M and comprises three lovely public rooms to include a drawing room, sitting room, and dining/entertaining room with feature ceiling. The ground floor further benefits from a dining kitchen/ breakfast room, utility room and cloakroom/WC.

A central stair from the reception hallway leads to the first floor where lies four very comfortable double bedrooms, all with en suites, and further double bedroom which is currently being utilised as an office.

The property further benefits from excellent storage throughout with storeroom and large airing cupboard upstairs, and a small storage cupboard downstairs.

Rhovanion offers a private well stocked garden to the side of the property which boasts from mature flowers, which provide an array of colour. There is also a separate private patio garden. To the side of the property lies parking for two cars, with additional land for parking adjacent.

Accommodation Comprises

Ground Floor:- Reception Hallway, Sitting Room, Drawing Room, Dining Kitchen, Large Dining Room/Entertaining Room, Utility Room, Cloakroom/WC.

First Floor:- Four Double Bedrooms with En Suites, Bedroom Five/Office, Storeroom.

Outside:- Private and Secure Garden Grounds, Parking.





General Remarks

Tenure

Freehold

Fixtures and Fittings

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

Items of furniture may be available by separate negotiation.

Listing and Conservation

Rhovanion is not listed but is within the conservation area of Coldingham.

Services

Mains Drainage, Electric and Water.

Electric Heaters.

Fibre broadband services are available.

Council Tax

Band F

EPC Energy Efficiency Rating

Rated F

Distances

Coldingham Sands less than 1 mile, St Abbs 1 mile, Eyemouth 3 miles, Reston Train Station 3.5 miles, Berwick upon Tweed Train Station 12 miles, Edinburgh 46 miles, Newcastle upon Tyne 77 miles.(all distances are approximate).









Area Insights

Rhovanion is positioned in the heart of Coldingham, a popular village centred around Coldingham Priory and renowned for its beautiful beaches.

Coldingham itself benefits from a fantastic local Spar, a well-regarded butcher, two lively pubs, and a fish and chip shop, all well supported by the local community. The village also offers a post office, an antiques shop, and a highly regarded primary school.

Further schooling is close at hand, with Eyemouth High School only a couple of miles away, while Belhaven Hill School in Dunbar and Longridge Towers near Berwick are both highly regarded independent schools.

Rhovanion is within a short walk of the popular Coldingham Sands beach, where lifeguards operate from May to September.

A short drive west brings you to Reston, home to Reston Train Station on the main East Coast line, providing quick and easy access to Edinburgh, Newcastle, and London.

Several larger towns are within easy reach, the closest being Eyemouth, approximately 3 miles to the south. This picturesque fishing port offers a charming harbour, sandy beach, Co-op supermarket, local shops, an excellent butcher, bakery, fishmonger, as well as leisure facilities, public houses, restaurants, and a range of marine activities such as diving.

The historic market town of Berwick-upon-Tweed lies around 12 miles away, just off the A1 in Northumberland, offering major supermarkets, excellent local shopping, historical attractions within its medieval walls.

Country and sporting pursuits are widely available, with several golf courses nearby including Eyemouth, Dunbar, Goswick, and Magdalene Fields in Berwick.

Rhovanion also offers excellent transport links to Edinburgh, Newcastle, and London via the A1 and Berwick's mainline train station, with London reachable in around 3½ hours.



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

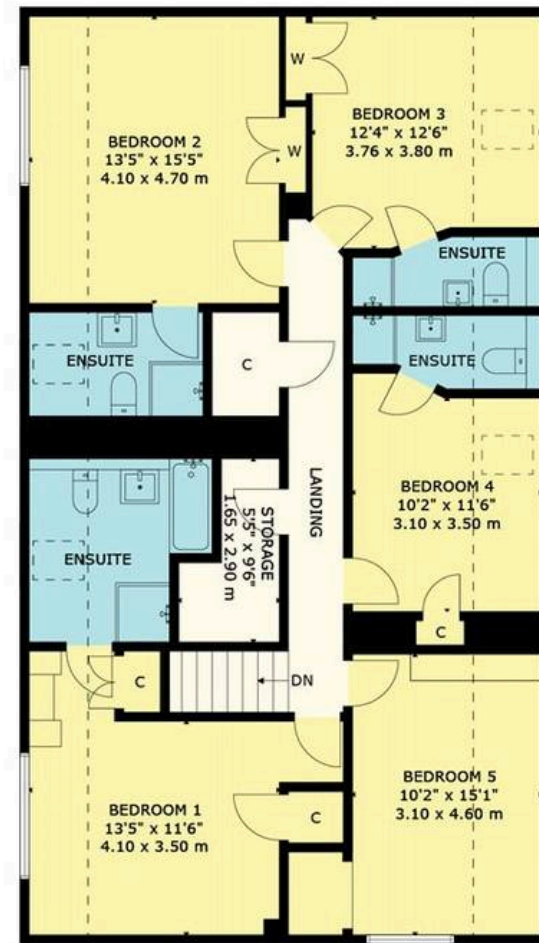
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) 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.



GROUND FLOOR



FIRST FLOOR



RHOVANION, ST ABBS ROAD, COLDINGHAM, TD14 5NR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,646 SQ FT / 245 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

