





Welcome

Welcome to 1 Press Castle - a truly unique opportunity to purchase a special property surrounded by stunning countryside and coastline. Situated on the outskirts of Coldingham, Press Castle is a converted 17th century C-listed manor house, full of character and charm and enjoying an idyllic setting within extensive communal garden grounds and secluded woodland.

Currently used as a main residence, the property has been upgraded and improved by its current owners while retaining much of its original character.

The accommodation offers an incredibly flexible layout, providing a variety of well-proportioned living and bedroom spaces across the main and upper levels. The main accommodation includes an impressive living room with large bay window, working period fireplace, wall panelling and cornicing, together with a beautifully fitted breakfasting kitchen by Sculleries of Stockbridge.

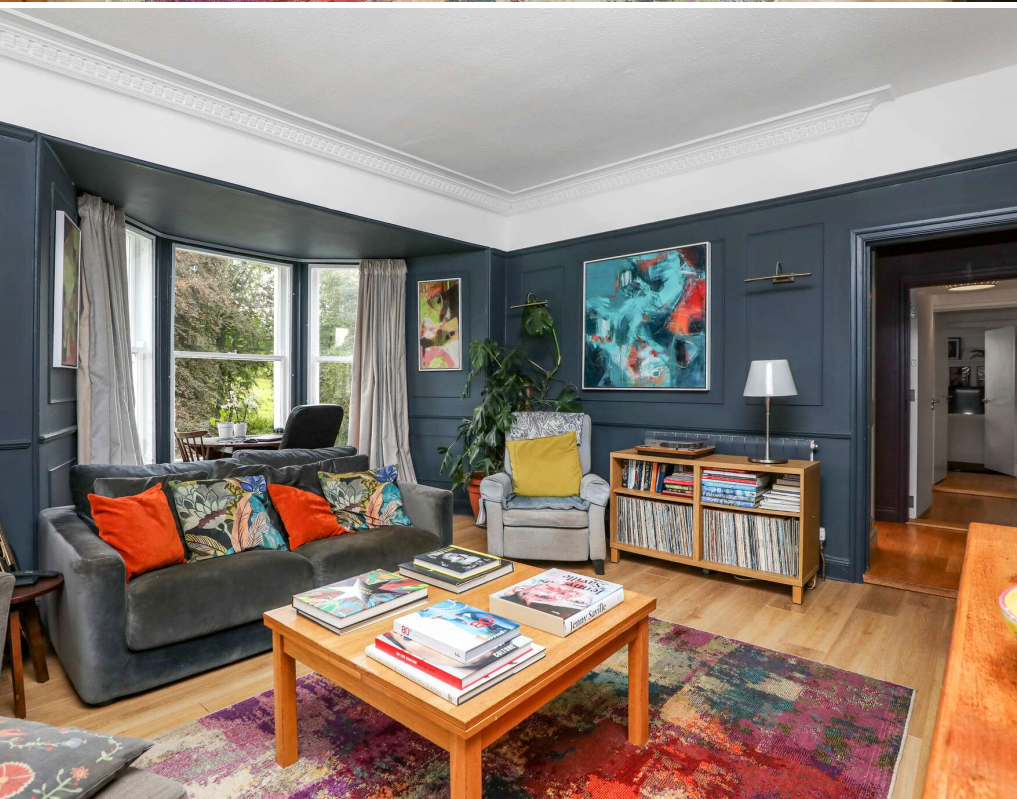
The upper level provides further accommodation with two spacious attic rooms, an additional bathroom, utility/laundry area and useful storage.

A further open-plan living and kitchen space provides excellent flexibility and could be ideally suited to extended family, teenagers, guests or those requiring additional living space within the home.

Together with two double bedrooms, a further shower room and the additional upper-level accommodation, the property provides a highly adaptable arrangement capable of meeting a wide range of family requirements.

The property also offers plenty of potential for buyers looking for something a little different, with scope to use the accommodation as one larger home or potentially for guest or holiday accommodation. Further improvements include a newly fitted air source heat pump system and radiators, improved insulation and secondary glazing.

Outside, Press Castle is surrounded by expansive and well-maintained communal garden grounds and woodland, with ample residents' parking. Its countryside setting combined with its proximity to the coast makes this a genuinely unique home, and viewing is highly recommended to fully appreciate the space, character and setting on offer.







- Sought after property in a beautiful countryside and coastal location
- Ideal for a wide variety of purchasers
- Communal entrance reception hallway with staircase to the property
- Property entrance hall providing access to the accommodation and staircase to the upper attic rooms
- Newly fitted breakfasting kitchen by Sculleries of Stockbridge, featuring an excellent range of units including a built-in larder-style unit, Silestone worktops and upstands, double fluted Belfast-style sink, induction hob, oven with plate warming drawer, integrated microwave oven, integrated larder-style fridge, integrated freezer and integrated dishwasher
- Stylish living room with large bay window, additional side window, working period fireplace, wall panelling and corning
- Inner hall
- Double bedroom with south-facing window
- Bathroom with three-piece white suite and shower over the bath
- Hallway
- Open-plan living room and kitchen with dual-aspect windows, kitchen area with a range of units, breakfast bar, ceramic electric hob, extractor, oven, washing machine and fridge freezer
- Shower room with shower cubicle, WC, wash hand basin and heated towel radiator
- Double bedroom with dual-aspect windows
- Mid landing with window leading to the upper landing
- Upper hallway with utility/laundry area
- Attic room one with side window and plans passed for the installation of a large Velux window
- Attic room two with store cupboard and split-level storage area
- Bathroom with three-piece white suite and electric shower over the bath
- Newly fitted air source heat pump system and radiators, improved insulation and secondary glazing
- Expansive well-maintained communal garden grounds and woodland areas with ample residents' parking
- Viewing by appointment only







Coldingham

Coldingham and the surrounding rugged Berwickshire coastline are renowned for their stunning scenery, beautiful beaches and excellent range of outdoor pursuits, with sailing, diving, sea fishing, surfing and golf all available within easy reach.

The historic village of Coldingham offers a good range of local amenities, while the neighbouring fishing town of Eyemouth provides further shops, services, schools and leisure facilities. The pretty coastal village of St Abbs is also nearby, together with St Abbs Head National Nature Reserve, known for its dramatic cliffs, scenic coastal walks, abundant wildlife and excellent diving opportunities.

The area is well connected, with easy access to the A1 providing routes north towards Edinburgh and south to Berwick-upon-Tweed. Reston railway station is also within easy reach, while Berwick's mainline East Coast railway station provides regular services to Edinburgh, Newcastle and London King's Cross, as well as offering a wider range of shopping and leisure facilities. With beautiful countryside, sandy beaches and scenic walks all close by, the area is ideal for those looking to enjoy a peaceful countryside and coastal setting while remaining within easy reach of surrounding towns and transport links.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted and all integrated appliances. All appliances and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.





Get in touch

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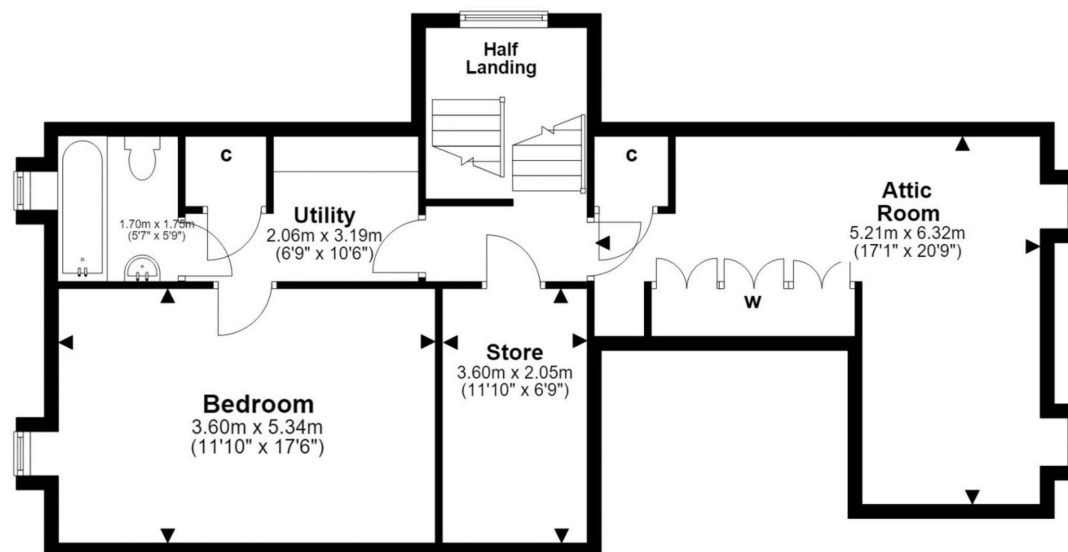
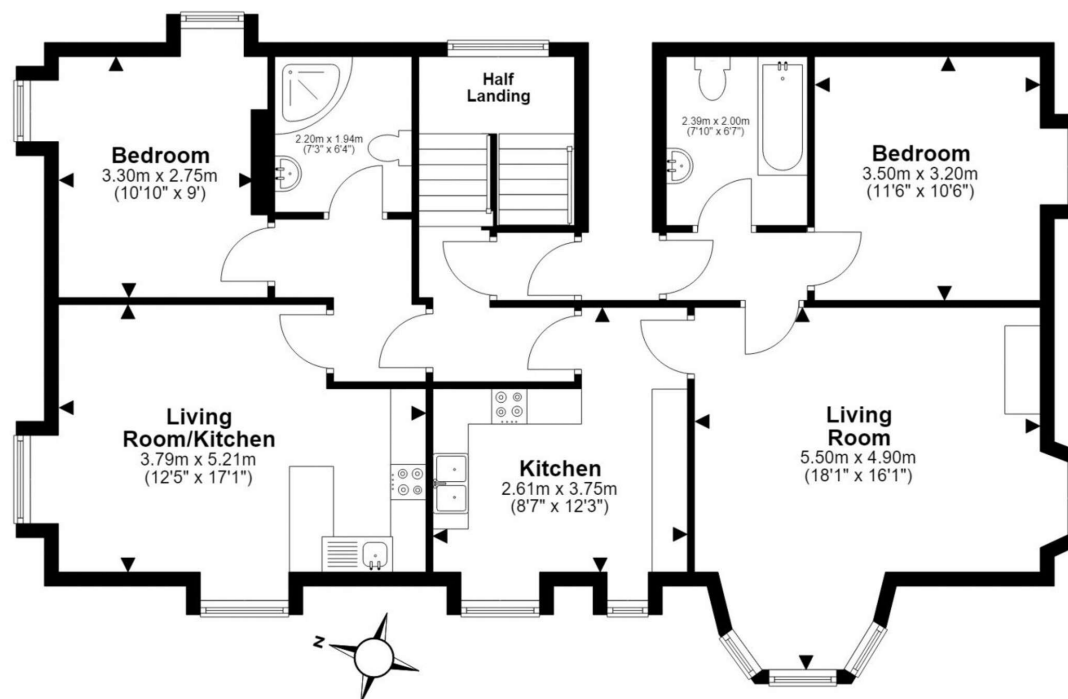
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EH22 1JB

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Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.