



Northwood House, Whitfield - TD14 5TH

Offers Over £650,000

PATON & CO
ESTATE AGENTS



Northwood House

Whitfield, Eyemouth

A spacious and beautifully appointed country home in Whitfield, enjoying generous gardens and stunning open countryside views.

- Impressive Detached Country Home
- Peaceful Hamlet Setting in Whitfield
- Four Double Bedrooms, All with Ensuites
- Extensive Garden Grounds & Vegetable Patch
- Double Garage & Driveway Parking
- Beautiful Open Countryside Views

Accommodation Comprises

Ground Floor- Entrance Vestibule, Reception Hallway with Dining Area, Sitting Room, Breakfasting Kitchen, Utility Room, Garden Room/Snug.

First Floor- Spacious Landing currently utilised as Office Area, Principal Bedroom (En -Suite), Three Further Double Bedrooms (En-Suite)

Garden & Grounds- Driveway with Parking for Numerous Vehicles, Patio Area, Double Garage, Summerhouse, Vegetable Patch, Extensive Lawned Garden Grounds.



Property Description

Occupying a peaceful position within the charming hamlet of Whitfield, Northwood House enjoys beautiful open countryside views and generous garden grounds, offering both privacy and space in an idyllic rural setting.

The entrance welcomes you into a vestibule which in turn opens into a large reception hallway with ample space for dining area, creating a wonderful central hub to the home where all principal rooms are easily accessed. To the left lies the inviting sitting room, a well-proportioned and comfortable space ideal for relaxing or entertaining.

Beyond the dining area, an inner hallway leads through to the breakfasting kitchen. This well-appointed space offers an excellent range of cabinetry and worktop space, complemented by a breakfast bar for informal dining. Features include a double AGA, separate double oven and hob, Belfast sink and a large built in pantry cupboard providing excellent additional storage. French doors open directly out to the garden, allowing for effortless indoor and outdoor living.

Off the kitchen lies a useful utility room with further storage and countertop space, a Belfast sink and a door leading to the side of the property. Continuing through, the garden room provides a superb entertaining space or snug, enhanced by a wood burning stove and enjoying lovely views over the grounds, a perfect spot to unwind.

A staircase rises from the dining area to the first floor where a generous landing, currently utilised as a home office area. The principal bedroom benefits from built in wardrobes, and an en suite featuring a separate shower and roll top bath. There are three further double bedrooms, each enjoying the convenience of their own en suite shower room.

Externally, Northwood House is approached by a driveway providing parking for numerous vehicles. The grounds are extensive and thoughtfully arranged, incorporating a patio area, double garage, summerhouse, vegetable patch and expansive lawned gardens, all set against a backdrop of open countryside views.

A wonderful opportunity to acquire a spacious and versatile home in a peaceful yet accessible Scottish Borders location, with excellent transport links nearby enhancing its appeal for both families and commuters alike.





Distances

Coldingham 2 miles, Coldingham Bay 3 miles, St Abbs 3 Miles, Eyemouth 3 miles, Reston Train Station 2.5 miles, Berwick Railway Station 10 miles, Dunbar 20 miles, Edinburgh 48 miles (all distances are approximate).

General Remarks

Tenure

Freehold

Council Tax

Band G

Energy Efficiency Rating

Band D (Rating 61)

Local Authority

Scottish Borders Council

Services

Mains electricity, water, oil central heating.

Private Drainage- Septic Tank

Fibre 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

Northwood House is not a listed building or located in conservation area.

Council Tax band: G

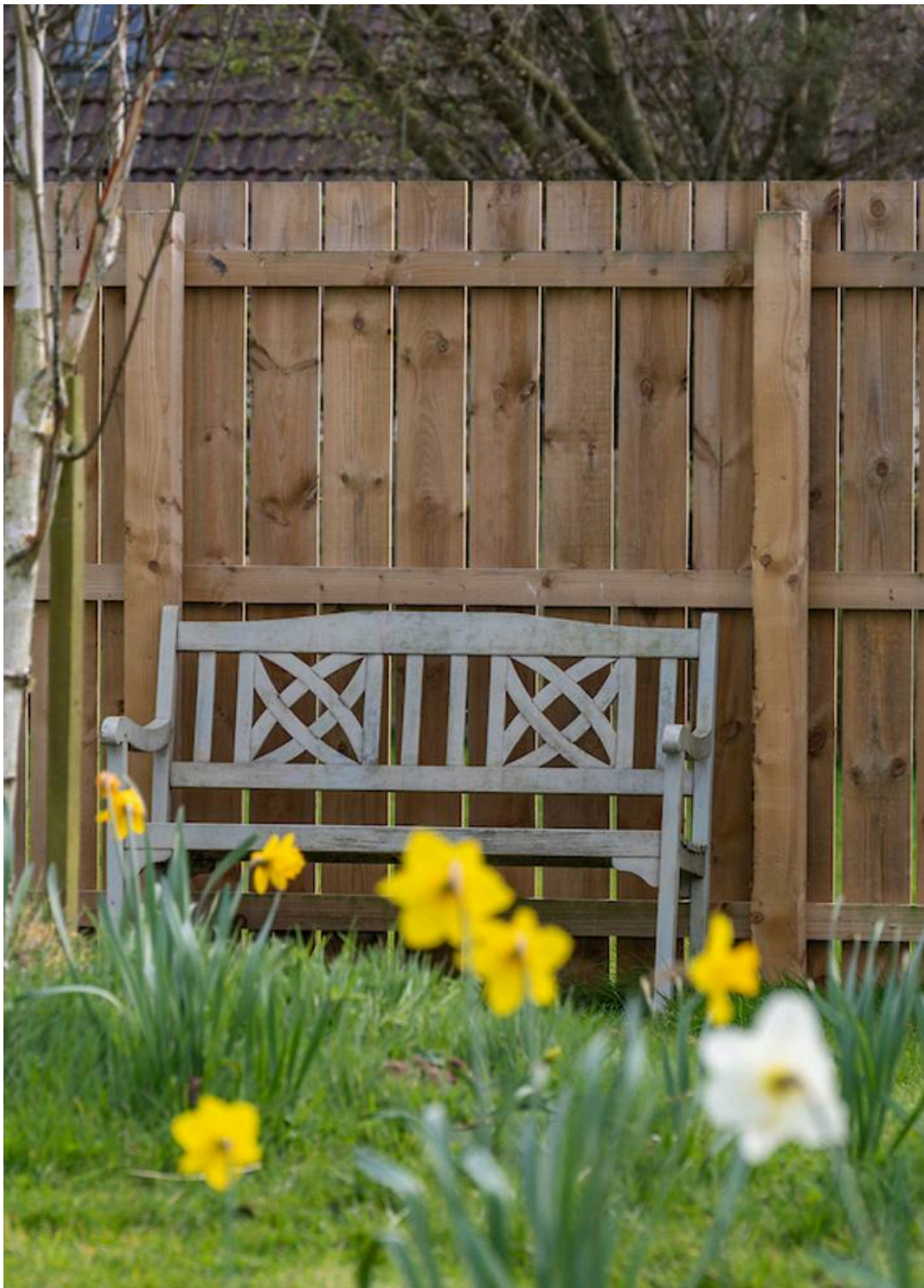
Tenure: Freehold

EPC Energy Efficiency Rating: D









Area Insights

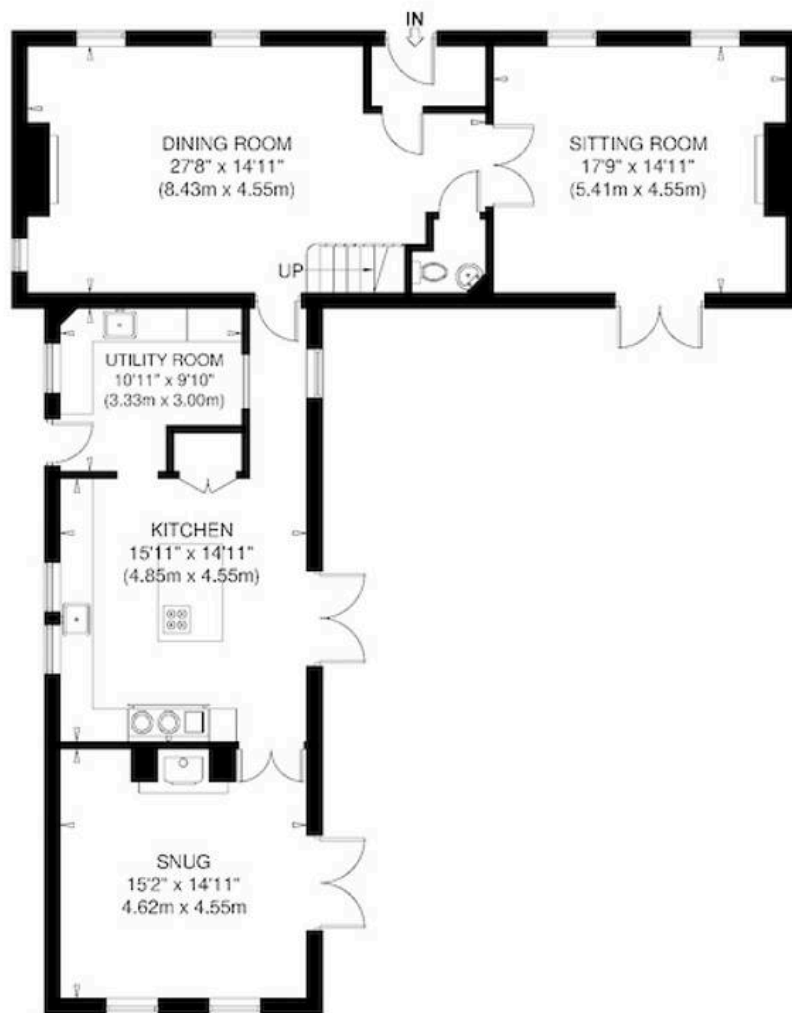
Northwood House lies in the peaceful Hamlet of Whitfield which is approximately 2 miles north of Coldingham village which is half a mile from the beach. Coldingham is a vibrant and popular village, set around the 15th century Priory and within a short walk of Coldingham Sands. The village has a local general store, butcher, two lively pubs and a fish and chip shop. There is also a café, an antiques shop and a well-regarded primary school. The historic market town of Berwick-Upon-Tweed lies about 15 miles south, just off the A1 and straddles the border into Northumberland.

Berwick houses all the major supermarket chains, good local shopping, a number of historical attractions within its mediaeval walls, numerous restaurants, cafes, The Maltings arts centre and a mainline train station, providing a regular service up and down the country, with London being only a 3 ½ hour journey. Secondary schooling is on the doorstep with Eyemouth High School being only a short drive away. Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well thought of private schools in the area.

Reston village, approximately 3 miles away, benefits from its own railway station on the East Coast Main Line, providing regular services to Edinburgh and linking into the mainline route connecting London to Aberdeen. This offers an excellent option for commuters seeking a peaceful rural setting without sacrificing accessibility to major cities.

There are several larger towns nearby, the closest being Eyemouth which is approximately 5 miles to the south along the coast. Eyemouth is a fishing port with a picturesque harbour and a sandy beach. It has an excellent range of amenities including a supermarket and a range of local shops including a first-class butcher, home bakery and fishmonger.

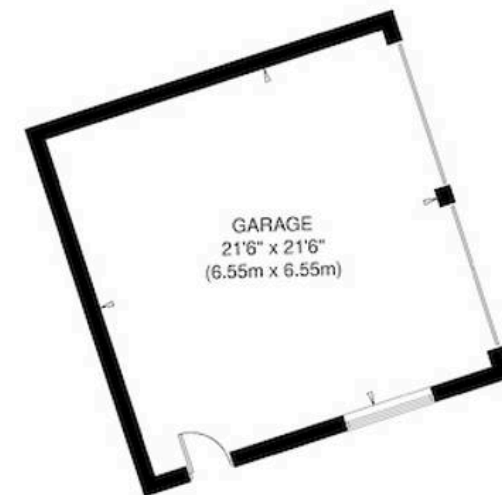
Leisure facilities include a swimming pool and fitness centre, several public houses, and restaurants and marine activities. Country and sporting pursuits are widely available and there are several golf courses within a short drive including Eyemouth, Dunbar, Goswick and Magdalene Fields in Berwick.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1325 SQ M / ???? SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 123.1 SQ M / 1325 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 42.9 SQ M / 462 SQ FT



NORTHWOOD HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 246.2 SQ M / 2650 SQ FT
GARAGE = 42.9 SQ M / 462 SQ FT
TOTAL = 289.1 SQ M / 3112 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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/>

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Paton & Co

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