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Aldersyde, St. Abbs Road, Coldingham - TD14 5NR

Offers Over POA

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Aldersyde, St. Abbs Road

Coldingham

A charming two-bedroom cottage offering generous gardens extending to a picturesque stream, and scope for further development, subject to the necessary consents.

- Charming two-bedroom detached cottage
- Scope for extension or development (STPP)
- Bright sitting/dining room with bay window
- Generous front and rear gardens
- Rear garden extending to a picturesque stream

Accommodation Comprises

Internally: Entrance Hall, Living/Dining Area, Kitchen, Principal Bedroom, Bedroom 2, Family Bathroom

Externally: Garden Grounds both Front and Rear, Mature Hedges



Property Description

Enjoying a peaceful setting with delightful gardens and the gentle backdrop of a picturesque stream, this charming two-bedroom cottage offers a wonderful opportunity to create a home full of character in an idyllic location. Comfortable as it is, the property also provides scope for a new owner to update and personalise the accommodation over time, with further potential to extend or develop, subject to the necessary planning permissions and consents.

The accommodation is entered via a welcoming entrance hall, leading into a generous open-plan sitting and dining room. A beautiful bay window fills the room with natural light, while an electric fireplace creates an inviting focal point. The adjoining kitchen offers a practical workspace and enjoys direct access to the rear garden, allowing everyday living to flow effortlessly outdoors during the warmer months.

There are two well-proportioned bedrooms, each enjoying pleasant views across the surrounding gardens. While a recently renovated family bathroom completes the accommodation.

Outside, the established gardens are a true highlight of the property. Thoughtfully planted with mature trees, shrubs and seasonal planting, they provide a peaceful retreat with plenty of space to enjoy gardening, outdoor dining or simply unwinding in the fresh air. The rear garden extends down to a picturesque stream, creating a tranquil setting.

Offering the perfect balance of charm, privacy and potential, this delightful cottage is ideally suited to those seeking a slower pace of life in a beautiful setting, with the opportunity to make the property their own and enjoy it for years to come.







General Remarks

What3words

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Tenure

Freehold

Council Tax

Band C

Energy Efficiency Rating

EPC Rating: TBC

Local Authority

Scottish Borders Council

Services

Storage Heaters

Mains Water, Drainage & Electric

Full Fibre to The Cabinet (FFTC)

Fixtures and Fittings

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

Listing and Conservation

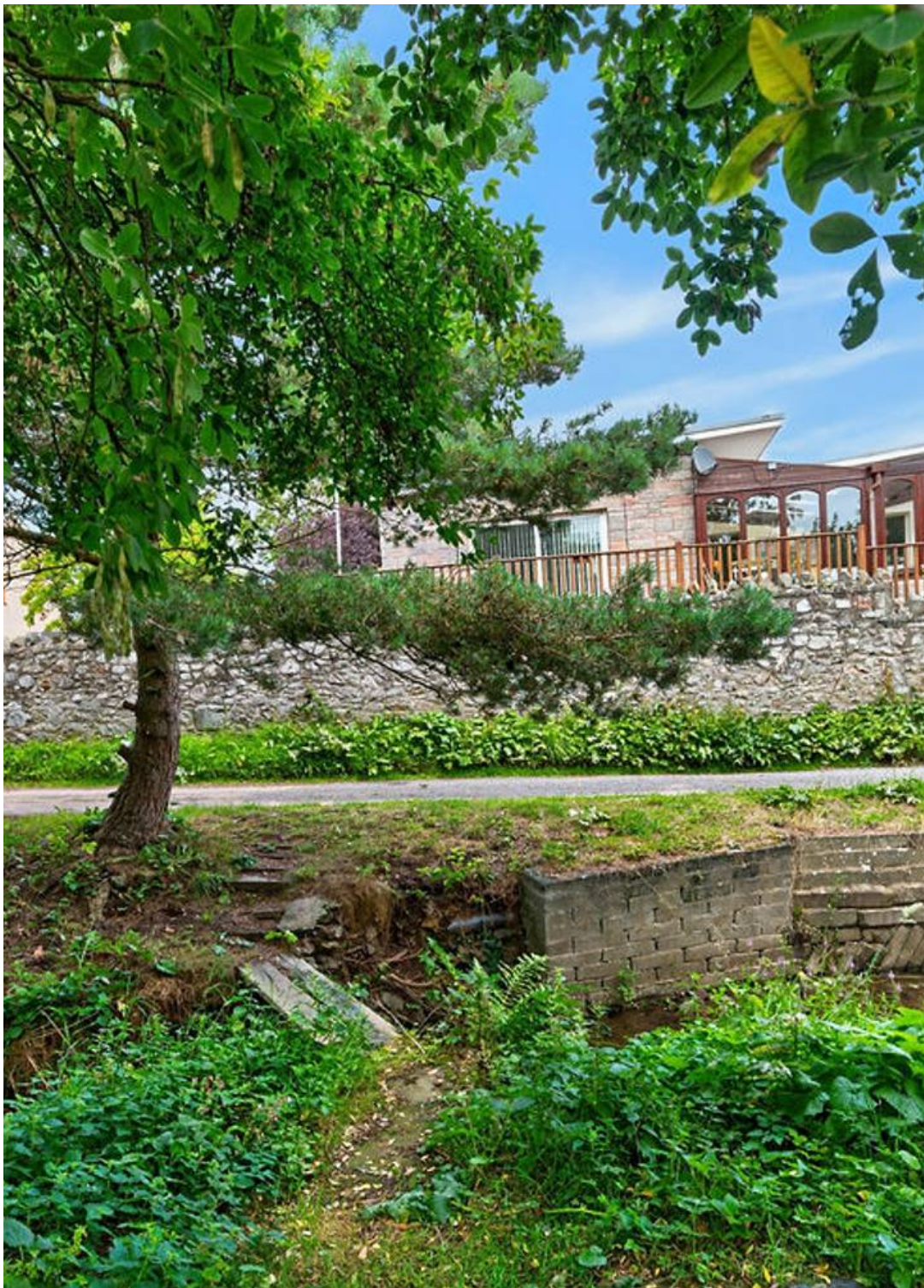
Aldersyde is not listed, however does lie within Coldingham's conservation area.

Agent Note

Cramalt is a freehold property with vacant possession



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Area Insights

Aldersyde is located in Coldingham, a charming village known for its proximity to Coldingham Priory and stunning beaches.

While Berwick upon Tweed nearby offers national supermarkets and services, Coldingham itself boasts a local Spar, public houses and a fish and chip shop. Additional amenities include an antiques shop, and acclaimed primary school, with Eyemouth High School just a few miles away. Belhaven Hill School and Longridge Towers School are reputable options for further education.

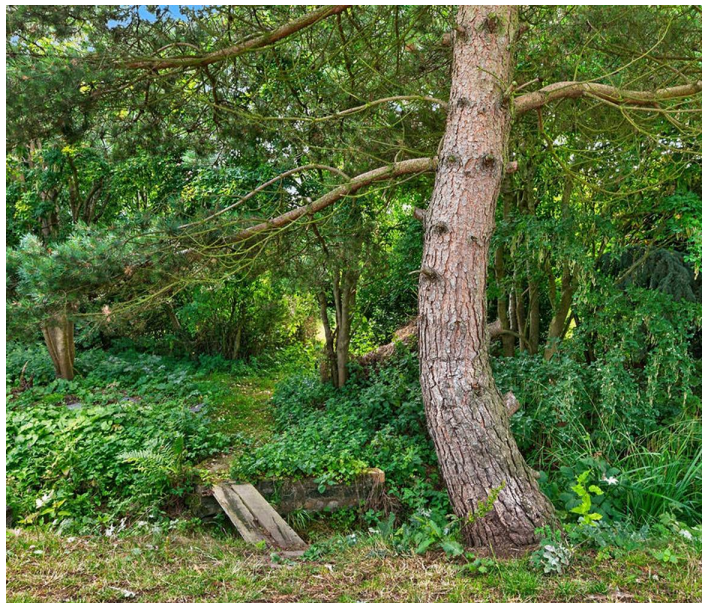
Aldersyde is a short walk from Coldingham Sands beach and St Abbs Head National Nature Reserve. Nearby Reston features a new train station on the East Coast line, facilitating quick commutes to Newcastle and Edinburgh.

There are a number of larger towns near Coldingham, the closest being Eyemouth which is approximately 4 miles to the South. Eyemouth is a fishing port with a picturesque harbour and a sandy beach. It has an excellent range of amenities including a Co-op supermarket and a range of local shops including a home bakery and fishmonger. Leisure facilities include a swimming pool and fitness centre, several public houses, and restaurants and a host of marine activities such as diving.

The historic market town of Berwick upon Tweed lies about 12 miles from Aldersyde just off the A1, in Northumberland. Berwick houses all the major supermarket chains, good local shopping, a number of historical attractions within its medieval walls, numerous restaurants and cafes and the Maltings arts centre.

For outdoor enthusiasts, several golf courses are within easy reach, including Eyemouth, Dunbar, Goswick, and Berwick's Magdalene Fields. Aldersyde benefits from excellent transport links via the A1 trunk road to Edinburgh and Newcastle, and Berwick's mainline train station provides direct routes across the UK, including a 3 ½ hour journey to London.





Useful Links

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>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

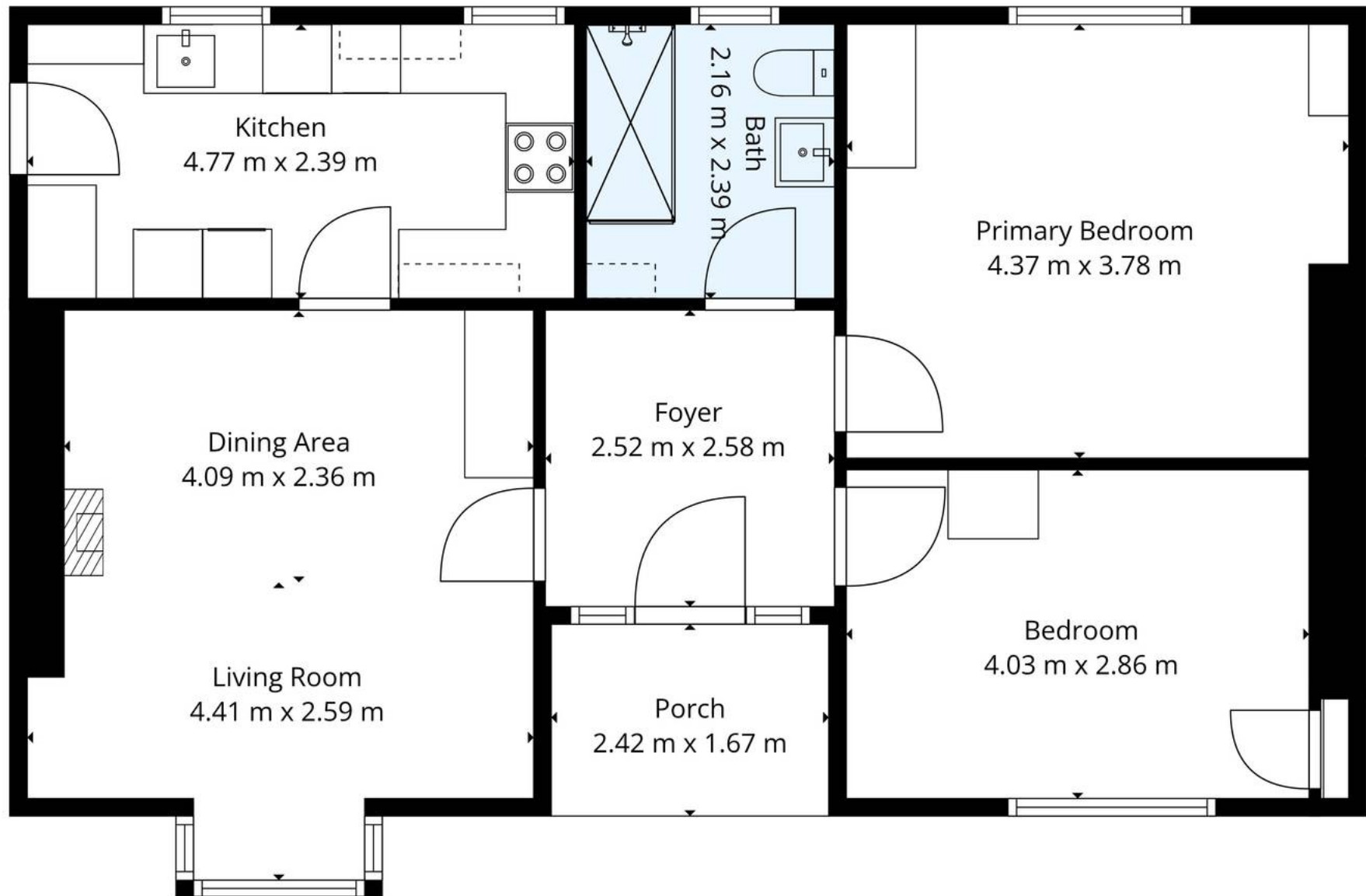
Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Sports & Leisure Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

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



Total: 74 m2

Ground Floor: 74 m2

Excluded Areas: Porch: 4 M2, Walls: 6 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.







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.



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