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2 Templehall Farm Cottages, Coldingham - TD14 5QA

Guide Price £330,000

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2 Templehall Farm Cottages

Coldingham, Eyemouth

A charming three-bedroom cottage near Coldingham, enjoying wonderful countryside and sea views, generous gardens, ample parking and peaceful single-level living.

- Charming farm cottage
- Countryside & sea views
- Close to Coldingham
- Single-level living
- Artist's studio & shed
- Ample parking

Accommodation Comprises

Internally: Kitchen, Living Room, Pantry, Utility, Principal Bedroom with Ensuite, Double Bedroom, Single Bedroom, Family Bathroom

Externally: Garden, Patio, Artist Studio, Off-Street Parking



Property Description

This charming semi-detached farm cottage enjoys an enviable rural position within the peaceful hamlet of Templehall, just a stone's throw from the highly sought-after coastal village of Coldingham. Surrounded by open countryside, the property enjoys a wonderful sense of space and tranquillity, with far-reaching views across the surrounding landscape and towards the sea. Offering comfortable single-level living, the accommodation opens into a welcoming entrance hallway, where original archways provide a lovely reminder of the cottage's earlier layout, prior to its extension. The kitchen is a practical and well-proportioned space, complemented by a useful walk-in pantry providing excellent additional storage. A conveniently positioned utility room sits nearby.

The living room is undoubtedly one of the highlights of the home, positioned to take full advantage of the beautiful open outlook across the surrounding countryside, with views stretching as far as the sea. Sliding doors open directly onto the patio and garden beyond, creating a wonderful connection between the living space and its peaceful rural surroundings, as well as providing the perfect spot from which to sit back and enjoy the view. There are three bedrooms in total. The principal bedroom benefits from fitted storage and its own en-suite shower room, while a second double bedroom which also benefits from fitted storage and further single bedroom are supported by the family bathroom, complete with a shower over the bath.

Externally, the generous rear garden is predominantly laid to lawn, with a patio area providing an ideal setting for outdoor dining and making the most of the cottage's beautiful surroundings. For those with green fingers, established raspberry and blackcurrant bushes are a lovely addition, providing home-grown fruit through the season. A detached artist's studio offers a fantastic additional space for creative pursuits, hobbies or working from home, while a separate garden shed provides useful storage.

To the front, a generous gravelled area provides ample off-road parking for approximately four vehicles. With its wonderful countryside and sea views, generous garden, excellent parking and peaceful setting close to Coldingham and the spectacular Berwickshire coastline, this is a delightful country cottage offering an appealing combination of rural tranquillity and coastal living.





General Remarks

What3words: ///puncture.magma.fattest

Tenure

Freehold

Council Tax

Band D

Energy Efficiency Rating

EPC Rating: Band D (56)

Local Authority

Scottish Borders Council

Services

Mains water & electricity

Standard Drainage

Oil Fired Central Heating

Fixtures and Fittings

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

Listing and Conservation

2 Templehall Farm Cottages is not listed, nor does it sit within a conservation area.









Area Insights

Templehall is a peaceful rural hamlet situated just outside the historic conservation village of Coldingham, offering an idyllic countryside setting while remaining within easy reach of the beautiful Berwickshire coastline.

Coldingham is a particularly sought-after village, known for its strong sense of community, historic character and proximity to the coast. The village offers useful everyday amenities including SPAR Coldingham, The Luckenbooth Coffee Shop and Coldingham Primary School, alongside the historic Coldingham Priory. One of the area's greatest attractions is Coldingham Bay, a beautiful sheltered sandy beach approximately a mile from the village. Popular for swimming, surfing, kayaking and coastal walks, the bay sits within the Berwickshire Marine Reserve and is crossed by the spectacular Berwickshire Coastal Path.

The picturesque fishing village of St Abbs is also close by, renowned for its working harbour, dramatic coastline and outstanding marine environment, while Eyemouth provides a wider selection of shops, cafés, restaurants and everyday services.

For those commuting or travelling further afield, Coldingham lies around three miles from the A1, providing convenient road connections north towards Edinburgh and south towards Berwick-upon-Tweed. Regular bus services connect Coldingham with Eyemouth, St Abbs and Berwick-upon-Tweed, where the mainline railway station offers onward connections to Edinburgh, Newcastle and London.

For buyers looking to combine peaceful country living with easy access to the sea, Templehall is especially appealing – surrounded by beautiful Borders countryside yet only a short journey from Coldingham, St Abbs and some of the most spectacular stretches of the Berwickshire coastline.





Useful

St Abbs Head - <https://www.nts.org.uk/visit/places/st-abbs-head>

Reston Station - <https://scotlandsrailway.com/projects/reston-station>

Longridge Towers School - <https://lts.org.uk>

Eyemouth High School - <https://www.eyemouthhigh.org.uk>

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>

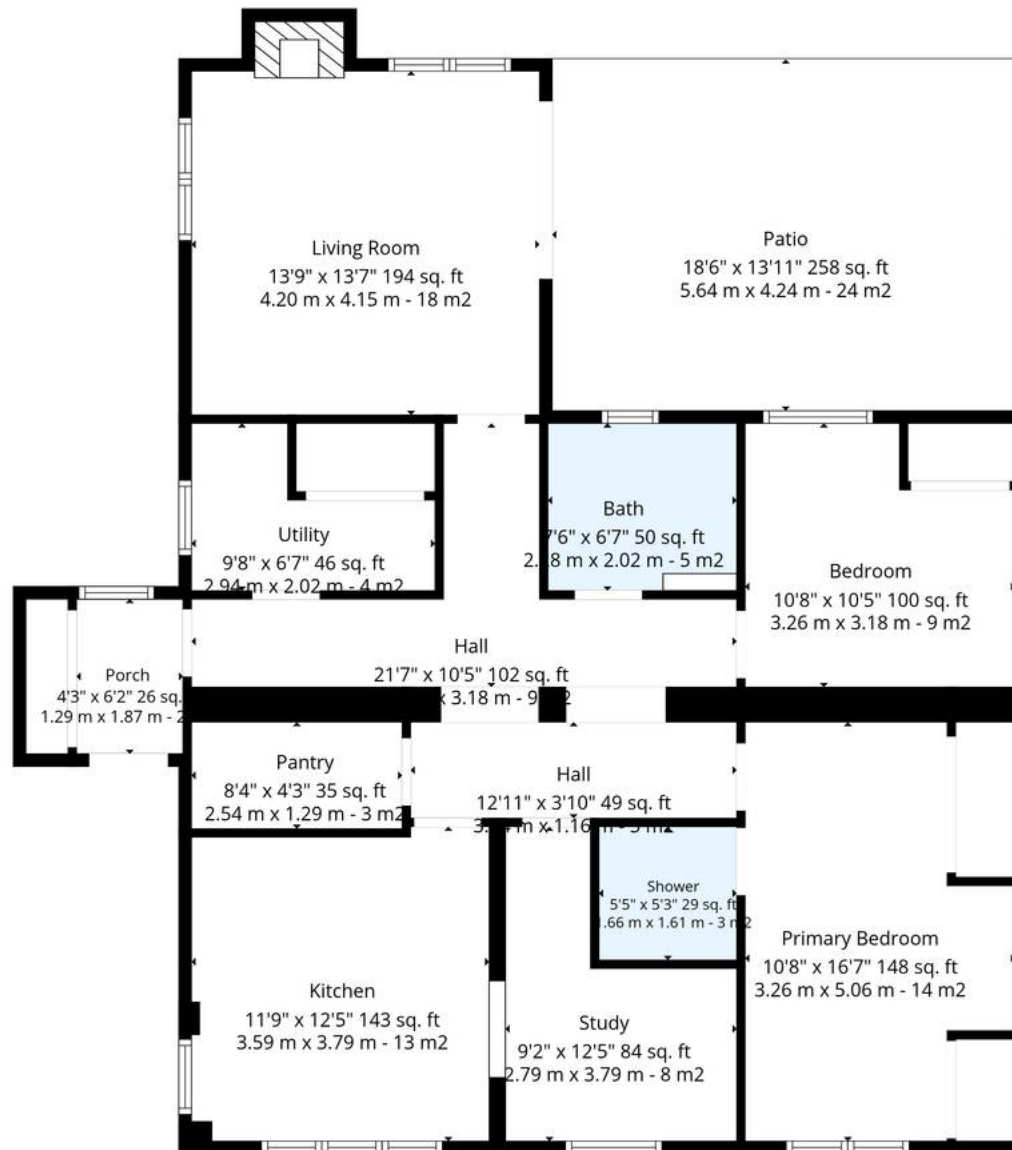
Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

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: 1089 sq. Ft, 101 m2

Ground Floor: 1089 sq. Ft, 101 m2

Excluded Areas: Porch: 26 sq. Ft, 2 M2, Patio: 258 sq. Ft, 24 M2, Utility: 46 sq. Ft, 4 M2,
Fireplace: 9 sq. Ft, 1 M2, Walls: 81 sq. Ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







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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