



Crossgate, School Road, Coldingham - TD14 5NS

Guide Price £325,000

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Crossgate School Road

Coldingham, Eyemouth

A beautifully converted former village school, offering character-filled living, flexible accommodation and a private courtyard, all in the heart of the sought-after village of Coldingham.

- Former Old Parochial School
- Semi-detached stone cottage
- Three double bedrooms
- Kitchen/dining with bi-fold doors
- Exposed beams & character features
- Enclosed patio & private parking

Accommodation Comprises

Ground Floor: Kitchen/Dining, Principal Bedroom with Ensuite Bathroom, Shower room

First Floor: Bedrooms 2 & 3, Living Room, Open Plan Office Space

External: Patio, Parking



Property Description

Originally serving as the Old Parochial School until the village's public school was built in 1893, The Cottage is a charming semi-detached stone-built home that beautifully blends its historic origins with comfortable modern living. Occupying a central position within the heart of Coldingham, the property offers character, flexibility and an abundance of natural light throughout.

The accommodation is entered via a welcoming entrance hall, leading into a bright and sociable kitchen and dining room. Thoughtfully designed for both everyday living and entertaining, this inviting space features bi-fold doors, with integrated blinds, that open seamlessly onto a private, enclosed patio, creating an effortless connection between indoor and outdoor living.

The ground floor also offers a generous double bedroom with its own en-suite bathroom, complete with both a separate bath and shower, providing flexible accommodation for guests or multi-generational living. A contemporary shower room further enhances the practicality of this level.

Upstairs, a spacious landing has been thoughtfully arranged as an open-plan home office, creating an ideal space for home working or study. Two further well-proportioned bedrooms are accompanied by an impressive sitting room, where exposed timber beams add warmth and character while creating a wonderful space to relax.

Externally, the enclosed patio with new hardwood bi-fold gates, provides a private low-maintenance outdoor space, with the added benefit of private off-street parking if desired. Ample on-street parking is also available immediately outside the property.





General Remarks

What3words

///sleeping.bolsters.deflation

Tenure

Freehold

Council Tax

Business Rates

Energy Efficiency Rating

EPC Rating: D (58)

Local Authority

Scottish Borders Council

Services

Electric Heating

Mains Water, Drainage & Electricity

Full Fibre to The Premises (FFTP)

Fixtures and Fittings

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

Listing and Conservation

The Cottage is not listed, however it does lie within Coldingham's conservation area.







Area Insights

The Cottage 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. The Cottage is a short walk from Coldingham Sands beach and St Abbs Head National Nature Reserve. Nearby Reston features a 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 The Cottage 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.

The Cottage 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>

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>

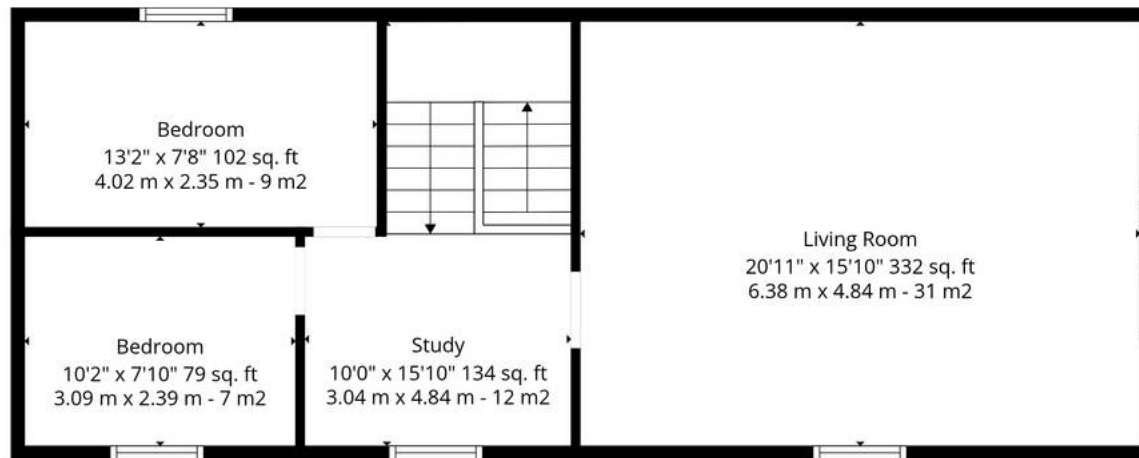
Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

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

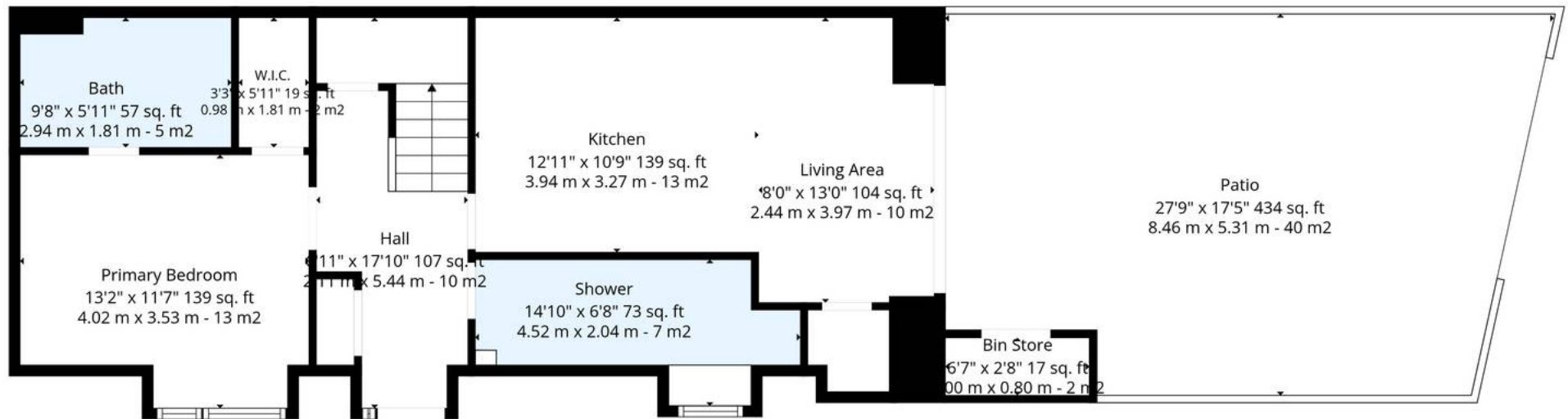
Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

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

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



First Floor



Ground Floor

Total: 1302 sq. Ft, 121 m2
 Ground Floor: 695 sq. Ft, 65 M2, First Floor: 607 sq. Ft, 56 m2
 Excluded Areas: Patio: 434 sq. Ft, 40 M2, Bin Store : 17 sq. Ft, 2 M2, Low Ceiling: 48 sq. Ft, 4 M2,
 Study: 7 sq. Ft, 1 M2, Walls: 116 sq. Ft, 10 m2







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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