



A fantastic three bedroom cottage in the heart of one of the most popular villages in the Scottish Borders.

The Barn, School Road, Scottish Borders, TD14 5NS

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 3  2  1

 122 sq m

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Offers Over £375,000



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ESTATE AGENTS

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## About this property

The Barn is a charming and characterful Grade C-Listed cottage that has recently undergone extensive renovations to a high standard. This delightful property is situated in one of the Scottish Borders' most popular villages, making it an ideal location for those seeking a blend of historical charm and modern comfort.

The property, meticulously renovated, showcases its charming period features throughout. It offers spacious accommodation totalling approximately 1313 Sq Ft / 122 Sq M, spread across two principal floors. The ground floor features a stunning sitting room with a vaulted ceiling, which creates a sense of grandeur and openness. There is also a downstairs bedroom supported by a modern wet room, offering convenience and accessibility. The well-appointed kitchen is designed to a high standard, combining functionality with style. Upstairs, there are two additional bedrooms and a family bathroom, providing ample space for family living or guest accommodation.

In addition to its beautiful interior, The Barn boasts a private and secluded garden at the rear of the property, perfect for outdoor relaxation and entertaining. The large garage offers ample space not only for parking a car but also for a workshop area. The garden grounds to the front of the property enhance its curb appeal and provide a welcoming entrance.

Moreover, the property benefits from off-street parking in front of the garage for a single vehicle, with plenty of free parking available on the road outside, ensuring convenience for both residents and visitors. The Barn combines historical elegance with modern amenities, making it a truly special place to call home.





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## Plans

Approx. gross internal floor area  
122 square meters

### Accommodation Comprises

Ground Floor

Reception Hallway, Sitting Room, Kitchen, Bedroom, Shower Room.

First Floor

Master Bedroom, Bedroom 2, Family Bathroom.

Garden Grounds

Private and Secure Rear Garden, Summer House, Greenhouse, Front Garden, Off Street Parking, Garage / Workshop.



THE BARN, COLDINGHAM, TD14 5NS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 1,313 SQ FT / 122 SQ M  
GARAGE 232 SQ FT / 22 SQ M  
SUMMER HOUSE 39 SQ FT / 4 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Local Area

The Barn is positioned in the heart of Coldingham, a popular village framed around Coldingham Priory and boasting beautiful beaches. The village of Coldingham has a fantastic local Spar, an excellent butcher, two lively pubs and a fish and chip shop which would all love your support. The village also offers an antiques shop, and a very well-regarded primary school. Further schooling is on the doorstep with Eyemouth High School being only a couple of miles away. Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well thought of public schools in the area. The Barn is within a short walk of the popular Coldingham Sands beach and the dramatic St Abbs Head National Nature Reserve. A short drive to the west is the village of Reston, where the new Reston Train Station is now in operation. The station is a sub-station of the main East Coast line connecting London to Aberdeen which makes commuting to Newcastle or Edinburgh very quick and easy.

There are a number of larger towns near The Barn, 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, 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.

The historic market town of Berwick upon Tweed lies about 12 miles from The Barn 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.

Country and sporting pursuits are widely available and there are several golf courses within a short drive in Eyemouth, Dunbar, and Berwick.

The Barn offers excellent links to Edinburgh, Newcastle and even London. The A1 trunk road provides easy commutable access to Scotland's capital city and Newcastle.





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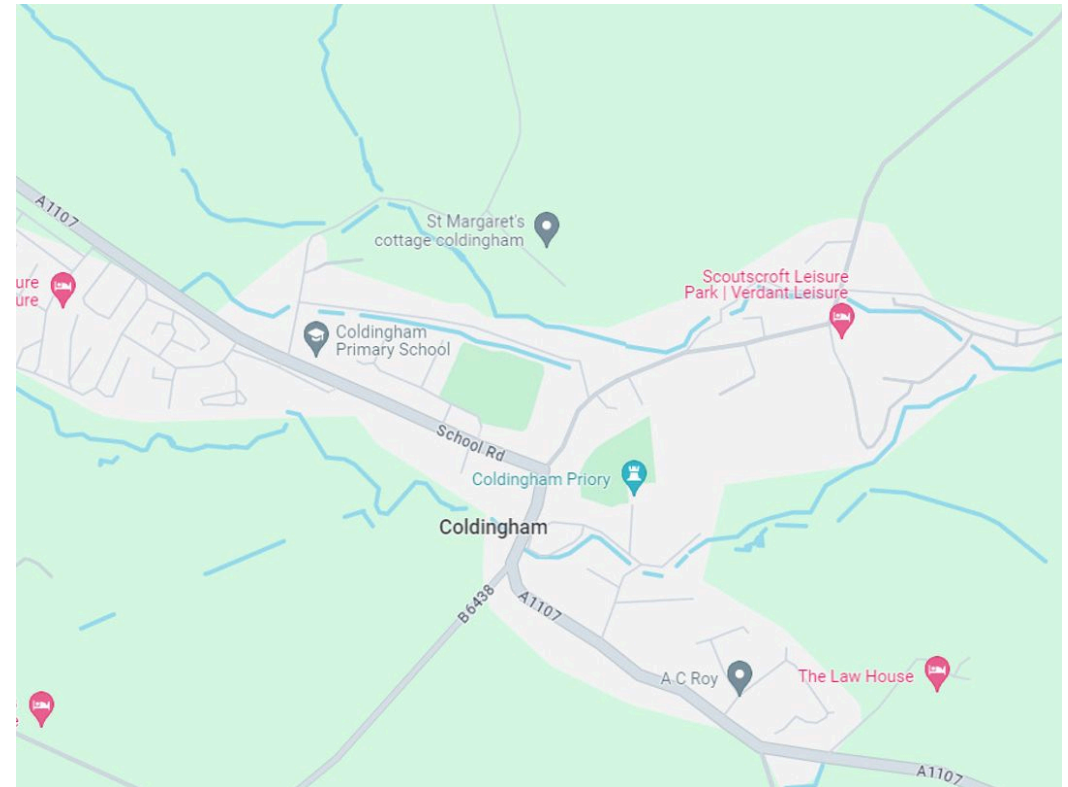
# Location

## Distances

Coldingham Sands 1 mile, Eyemouth 4 miles, Reston Train Station 3 miles, Berwick upon Tweed Train Station 12 miles, Edinburgh 46 miles, Newcastle upon Tyne 77 miles.

(distances are approximate).

What3Words



# Key Information

## Local Authority

Scottish Borders Council

## Council Tax

Band = D

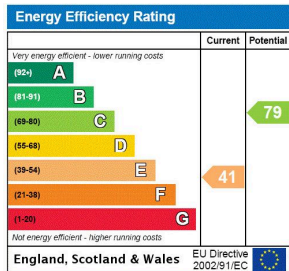
## Tenure

Freehold

## EPC

THE BARN EPC

EPC Rating = E



## General Remarks

Fixtures and Fittings

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

Listing and Conservation

The Barn is grade C-Listed and fall within the conservation area of Coldingham.

<https://portal.historicenvironment.scot/designation/LB4097>

Services

- Mains drainage, electric and water.
- Oil fired central heating.
- Standard broadband services are available.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:

[www.patonandco.com](http://www.patonandco.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.primelocation.com](http://www.primelocation.com)



# Enquire



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Book a valuation

## 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 per individual.

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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.

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Viewing strictly by appointment

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