



MEADOW LODGE, LODGE 3, PRESS CASTLE ESTATE, NEAR COLDINGHAM, TD14 5TS.

- Scandinavian Style Lodge
- Kitchen/Dining/ Lounge with Stove
- Double Bedroom & Twin Bedroom
- Ideal Holiday Home or Holiday Let
- Estate with Walks
- Bathroom / Laundry Room
- Price to Include Furniture
- Extensive Garden Grounds

OFFERS OVER £175,000

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47 Market Square, Duns,
Berwickshire, TD11 3BX.
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LOCATION

The property is set within a small exclusive estate known as Press Castle with a selection of conversions and lodges with communal walks alongside a small stream, open countryside, and gardens. Press castle set just off the coastal route from Coldingham to Cockburnspath on the Coldingham Moor some 4 miles of the village of Coldingham, which is known for its award-winning beach and stunning scenery. Within this thriving community are excellent local amenities including a primary school, medical centre, country pubs, post office/ café and shops. Nearby is the protected rugged coastline that is St Abbs Head National Nature Reserve. Eyemouth is approx. 6 miles away and offers further amenities as well as a modern high school. Reston is approx. 2 miles away with the newly opened station on the East Coast Railway Line giving easy access north and south. The area is extremely popular with holiday makers which includes walkers, cyclists, fishing enthusiasts and divers, and would make an ideal location for a second home or holiday let.

DESCRIPTION

This delightful lodge has open views over the adjacent meadow on this small development. Currently used as a commercial holiday let the property is extremely popular especially with the recent 'staycation' trend, although many of the lodges have had a 'Change of Use' to allow residential use (subject to relevant permissions). The lodge has been renovated throughout to provide comfortable holiday accommodation, to include the incorporation of the covered veranda to create extra living place of dining, there is a compact functional kitchen area, living area with wood-burning stove and a bathroom with a shower over the bath and a washing machine. The pine clad internal walls have been tastefully painted throughout with the external lodge walls in a dark green shade. The property also has a double bedroom with a small wardrobe and a twin bedroom with two small wardrobes, ideal for holidays.

ACCOMMODATION

HALL	(3.68M X 0.95M)
LIVING / DINING / KITCHEN	
LIVING / DINING AREA	(4.08M X 4.86M) at widest
KITCHEN AREA	(2.70M X 2.29M) at widest
DOUBLE BEDROOM	(2.96M X 2.35M)
TWIN BEDROOM	(2.59M X 2.34M)
BATHROOM	(2.76M X 1.29M)

EXTERNALLY

The property is easily accessible from the private drive through this small estate with gravelled parking for several cars. There is a front door to the gable end and surrounding gardens, to the side there is large patio door directly out from the living / dining area onto a decked area which wraps around the lodge to the front, perfect for summer nights to admire the wildlife. The main garden stretches out to the front and is mainly laid to lawn.

SERVICES

Mains Electricity and Water
 Shared Sewage Treatment Plant
 Council Tax: N/A commercial
 EPC: Band E

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home Report Exemption. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS)

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.