



## BLYTHBANK, ST ABBS ROAD, COLDINGHAM, TD14 5NR

- Detached Edwardian House
- 4 Bedrooms, Bathroom & WCs
- Outbuildings, Parking & Garage
- Large Gardens & Summer House
- Stunning Art & Crafts Features
- Living Room & Dining Room
- Breakfast Room & Kitchen
- Popular Coastal Village Location

**OFFERS OVER £475,000**

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**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
[www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)

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## LOCATION

The property is set on the edge of the stunning coastal village of Coldingham on the glorious rural south-east coast of Scotland, which is known for its award-winning beach; Coldingham Bay which has stunning walks with the area being designated AONB (Area of Outstanding Beauty). A short walk along the coast lies the famous harbour village of St Abbs recently brought to the attention of the public again especially for Marvel fans, for its fictional twinning with New Asgard from the filming of The Avengers:Endgame. Beyond the harbour lies approx. 200 acres of St Abb's Head National Nature Reserve with its spectacular dramatic coastline. Within Coldingham's thriving community are excellent local amenities including a primary school, country pubs, post office/café and shops. Eyemouth is approx. 6 miles away and offers further amenities as well as a modern high school. The A1 is approx. 3 miles away and this gives easy access north and south with Edinburgh only about 43 miles away. The train station at Reston opened on the East Coast Mainline in early 2022 and approx.3 miles away from Coldingham. Also, around 15 miles south takes you to Berwick-upon-Tweed which also has a Railway Station. Berwick offers a wide selection of restaurants, pubs, sporting activities, as well as a growing selection of shops with the new Meadow Loaning Retail Park which opened in September 2022. Coldingham village is popular with holiday makers which includes walkers, fishing enthusiasts and divers and would make an ideal location for a second home or family home.

## DESCRIPTION

A rare opportunity to purchase a magnificent Edwardian Arts and Crafts house, which has stunning period features. The Arts and Crafts Movement promoted the appreciation for the handmade in retaliation to the mass production in the Victorian era, which is evident throughout this wonderful family home. Characteristics of the movement stand out from the onset which include features like the covered porch with timber frame, mock-Tudor timbers to gables, stained glass, bay windows and casement crafted timber windows with inset arches. Internally the period features include a fabulous inglenook fireplace with banquet seating to each side of the hearth, crafted design balusters, with the real Nouveau style organic designs coming through on the brass doorplates and the cast iron fireplaces. This stunning home has been sympathetically upgraded without losing any of its charm to include electric heating, multi-fuel stove in the cosy breakfast room overlooking the rear garden, fitted utility room, office space and has some double-glazed units to the rear. Viewing is highly recommended to appreciate this distinctive property.

## ACCOMMODATION

ENTRANCE	(2.31M X 1.34M)
WC	(2.33M X 1.16M)
HALLWAY (L-SHAPED)	
DINING ROOM	(3.97M X 3.86M) not including into bay window
LIVING ROOM	(4.22M X 3.83M) not including into bay window
INGLENOOK FIRE AREA	(2.33M X 1.08M)
INNER HALL	(1.67M X 1.35M)
OFFICE	(1.96M X 1.34M)
BREAKFAST ROOM / SNUG	(4.25M X 3.72M)
BREAKFASTING KITCHEN	(3.71M X 3.69M)
UTILITY ROOM	(3.72M X 1.93M) including airing cupboard
MEZZANINE LEVEL/HALF LANDING	(2.02M X 0.93M)
WC	(1.97M X 0.93M)
BATHROOM	(2.50M X 2.31M)
FIRST FLOOR LANDING (L-SHAPED)	
MASTER BEDROOM	(4.78M X 3.87M)
BEDROOM 2	(4.25M X 3.86M)
SHOWER ROOM	(2.38M X 1.42M)
BEDROOM 3	(4.28M X 2.58M) at widest
BEDROOM 4	(5.80M X 3.11M) at widest

## EXTERNALLY

The house is set back in the plot with a stone wall along the front boundary. There is gravelled parking / driveway to the side of the house giving access to the spacious detached garage which set well back in the garden. The rear garden is mainly laid to lawn with some mature bushes and trees and slopes down to Fishers Brae and a small watercourse (Milldown Burn) at the very bottom of the garden. Tucked away behind the garage is a patio area and a summer house perfectly situated for the afternoon sunshine. There is attached outbuildings to the house which includes an outdoor pantry, coal shed and gardeners WC.

EXTERNAL PANTRY	(1.04M X 0.73M)
COAL SHED	(2.08M X 1.30M)
GARDENER'S WC	(2.06M X 0.93M)
DOUBLE GARAGE	(5.96M X 4.74M)

## SERVICES

Mains Electricity, Drainage and Water  
 Electric central heating, Stove & Open Fires  
 Council Tax: Band F  
 EPC: Band F

## VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

## SURVEY/ENTRY

By mutual arrangement. Home report available. 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.