



RETTIE



APARTMENT 1 | PRESS CASTLE | COLDINGHAM | EYEMOUTH | BERWICKSHIRE

# APARTMENT 1, PRESS CASTLE, COLDINGHAM, EYEMOUTH, BERWICKSHIRE, TD14 5TS



Forming part of this impressive Grade B Listed 17th century detached property, is this first floor apartment originally set out with three bedrooms but converted by the present owners into two one bedroomed suites enjoying communal grounds and being positioned close to the Berwickshire coastline and with links throughout the region.

#### Accommodation comprises:

Ground Floor:  
Communal Entrance Hall

First Floor:  
Landing, Entrance Hallway, Breakfasting Kitchen, Sitting Room, Inner Hall, Bedroom 1, Shower Room/WC, Hallway, Open Plan Living Space with Kitchen and Sitting Room, Bedroom 2, and Bathroom/WC.

Second Floor:  
Large Attic Storage, Studio.

Outside:  
Communal Grounds, Ample Parking.

Distances:  
Berwick Railway Station 12 miles, Coldingham 3.5 miles, Edinburgh 44 miles (all distances are approximate).

**Situation:**  
Press Castle is a substantial detached property that is has been converted and sits within its own grounds that extend to circa 13 acres of formal gardens and woodland. Located close to the village of Coldingham where there are local shops, first school as well Coldingham Bay which is renowned for its surfing and its beautiful beach. The Berwickshire coastline has some rugged landscapes, whilst inland is beautiful countryside with miles of unspoilt walks, whilst there is good commuting possibilities throughout the region linking up to both Edinburgh to the north and England to the south. Berwick-upon-Tweed is 12 miles away and has its own mainline railway station which connects to both Edinburgh and Newcastle in circa 45 minutes and London in circa 3.5 hours. The area is renowned as a popular holiday destination and weekend retreat for those looking for a wonderful lifestyle opportunity and value for money, especially from the Edinburgh market.

#### Description:

Apartment 1 is an impressive and versatile property that forms part of the conversion of Press Castle which is a Grade B Listed 17th Century property. Originally converted as a three bedroomed apartment, the present owners have subdivided it into two one bedroomed suites which are currently let out on a holiday let basis. The whole building is heated by way of oil central heating, whilst there is a septic tank, mains water and electricity. The property is subject to a monthly service charge and each owner is part of the management company. Enjoying its wonderful setting in its own peaceful grounds, this property will have to be viewed to be appreciated. It currently has two living rooms and two kitchens, two double bedrooms, a shower room and a bathroom. Alternatively, the property could be returned to a much larger three bedroomed apartment depending on the requirements of the purchaser. This property also has the advantage of a second floor large attic storeroom and an additional space that has been converted into a studio by the present owners.

#### Outside:

The property has ample communal grounds which are made up of lawns and woodland which are fully accessible to all the residents. In all the property extends to circa 13 acres and is a great asset to the property.

#### GENERAL REMARKS:

##### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD14 5TS. .

##### Services:

Oil central heating, mains electricity, mains water and septic tank drainage.

##### Local Authority:

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA.  
Tel: 01835 824000.

##### Council Tax Band:

Apartment is council tax C. Attic studio is A.

##### Energy Efficiency Rating:

D

##### Internet Web Site:

This property and other properties offered by Rettie South LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.com](http://www.zoopla.com), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)



#### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie South LLP, 50 Hide Hill, Berwick upon Tweed, TD15 1AB. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie South LLP, 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 has not entered into contact in reliance on the said statements, that he 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 mis-statement 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

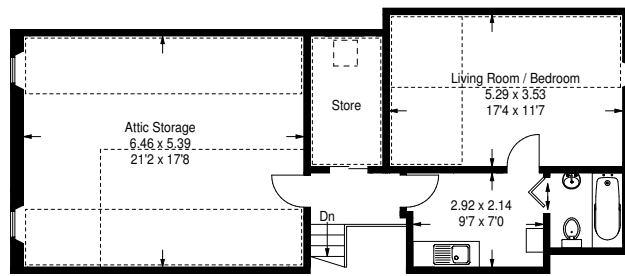
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1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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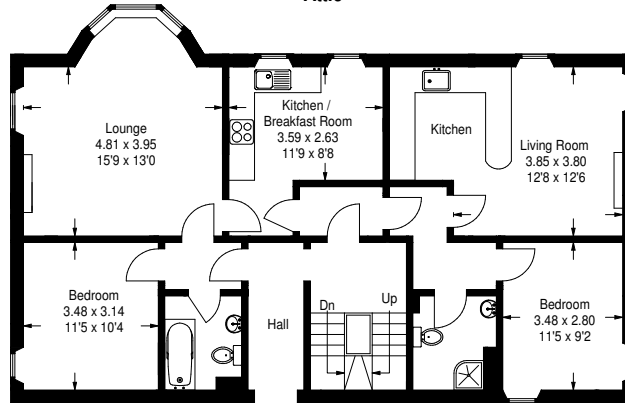


## Apartment 1, Press Castle, Coldingham, Eyemouth, TD14 5TS

Approximate Gross Internal Area = 95.85 sq m / 1032 sq ft  
(First Floor Only)



Attic



First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.  
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# RETTIE

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