

LEGAL
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Westloch Cottage

Coldingham, TD14 5QE





Enjoying an idyllic setting on the edge of Coldingham Moor a few miles from the popular coastal village; 'Westloch Cottage' is a luxurious and architecturally designed detached property which offers a perfect coastal getaway. The property which was completed in 2008 offers well considered and thoughtfully planned accommodation ideally suited to modern day family living thanks to the open plan layout on the ground floor.

In recent years the property has been used as a successful holiday let and as such would present an ideal opportunity for those seeking a similar venture with the business already established and operating successfully. Alternatively for those seeking a sizeable family home in a rural yet coastal location which is also within commuting distance of Edinburgh, 'Westloch Cottage' would be perfectly suited.



Occupying grounds of approximately 1/3 of an acre the property benefits from a woodland backdrop with landscaped gardens enjoying good privacy with a gravelled drive and detached double garage to the front.

LOCATION

Coldingham lies on the famed Berwickshire coast and has narrow winding streets and charm reminiscent of St Ives in Cornwall. The village has its own primary school with further private and secondary education available nearby. Local amenities include a bistro, hotels, pub restaurants, garage and shops. There is a regular bus service to Eyemouth and Berwick-upon-Tweed and Edinburgh is within easy commuting distance with the recently upgraded A1 and the main rail station at Berwick.

DIRECTIONS

From School Road in the centre of Coldingham, turn into West Loch road next to the school and continue for approximately two miles over Coldingham Moor. Westloch Cottage is situated immediately beyond the turning into Coldingham Loch.

ACCOMMODATION SUMMARY

Entrance vestibule, hallway, cloakroom, family/ living room, dining room, kitchen, utility room, home office/bedroom five, master bedroom with dressing area and en-suite bathroom, three further double bedrooms and family bathroom. Detached double garage.

GROUND FLOOR ACCOMMODATION

The timber front entrance door with side window opens to a useful entrance vestibule with built-in cupboard and internal door opening into a warm and welcoming reception hall with carpeted staircase extending to the upper floor and with good additional built-in storage. The main living areas enjoy a semi open plan arrangement; the lounge is flooded with natural light thanks to an array of dual aspect full length windows as well as patio doors to the front and to the side which allow access directly to the gardens. A recessed fireplace with polished granite hearth and cast iron multi fuel stove creates a pleasant focal point. Continuing the open plan theme, double doors from the lounge open into the adjoining dining room which is a fantastic space for entertaining with ample space for a large table and chairs. This room also benefits from access directly onto a BBQ terrace with the gardens then extending beyond. The dining room

leads into the kitchen which is fitted with an excellent range of modern wall and base units with ample worktop space and enjoying an aspect over the gardens to the rear whilst the adjoining utility room provides a very useful facility and is fitted with a similar range of base units and again benefits from access to the gardens. The home office is ideal for those that work from home providing a quiet dedicated work environment with an open aspect to the front. Equally this room would be well suited as a downstairs bedroom if required and benefits from a cloakroom next door which is fitted with a WC and wash hand basin.

UPPER ACCOMMODATION

A carpeted turned staircase leads to a light and airy landing on the first floor which boasts excellent built in storage and provides access to all four bedrooms. The master suite provides a real touch of luxury with impressive proportions, dual aspect windows overlooking the grounds, an excellent dressing area with extensive built-in storage as well as a freshly presented en-suite shower room with white three piece suite. The three additional bedrooms are all very well proportioned double rooms, two located to the front of the property whilst the third enjoys an aspect to the rear and all benefit from useful built-in storage. The family bathroom is well finished with fully tiled walls and fitted with a four piece suite comprising WC, pedestal sink with vanity storage below, corner bath and large shower cubicle.

DOUBLE GARAGE

A detached double garage lies to the front of the property with up and over doors and further pedestrian door to the rear from the gardens.

EXTERNAL

The landscaped gardens extend around the property and enjoy good privacy thanks to the woodland edged backdrop. Mainly laid to lawn the gardens have been landscaped to incorporate a lovely barbeque terrace which is accessed off the dining room whilst the drive to the front provides parking for several vehicles.

MEASUREMENTS

LOUNGE	6.58m x 5.19m (25'1" x 17")
DINING ROOM	4.98m x 3.66m (16'1" x 12")
KITCHEN	4.81m x 3.42m (15'9" x 11'3")
UTILITY ROOM	3.17m x 2.75m (10'1" x 9")
HOME OFFICE/BEDROOM FIVE	3.87m x 3.04m (12'8" x 10")

MASTER BEDROOM	4.99m x 3.82m (16'4" x 12'6")
DRESSING AREA	3.74m x 1.79m (10'2" x 5'10")
EN-SUITE BATHROOM	3.07m x 1.94m (10'1" x 6'4")
BEDROOM TWO	4.17m x 4.04m (13'8" x 13'3")
BEDROOM THREE	4.10m x 3.91m (13'5" x 12'10")
BEDROOM FOUR	3.89m x 3.83m (12'9" x 12'7")
FAMILY BATHROOM	2.97m x 2.75m (9'9" x 9")

SERVICES

Mains water and electricity. Private drainage. LPG central heating.

ADDITIONAL INFORMATION

'Westloch Cottage' has operated as a successful holiday let for several years. For those looking for a similar venture, turnover figures etc can be made available to seriously interested parties.

COUNCIL TAX

Not currently banded for council tax due to previous use as a holiday let.

ENERGY EFFICIENCY

Rating D

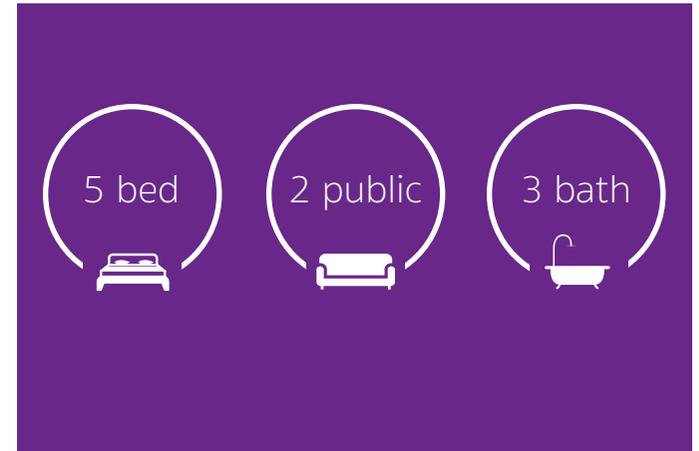
VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



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