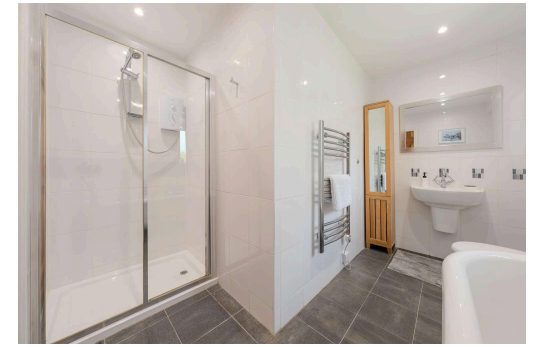


South Grange Cottage

# South Grange Cottage

Coldingham, TD14 5TS

Offers Over £280,000



An idyllic country cottage nestled on the edge of tranquil woodland, with some of the area's most renowned coastline just a few miles away. Beautifully upgraded throughout, the property combines stylish interiors with a generous private garden to create an enviable countryside home.



South Grange Cottage is a beautifully renovated country home offering bright, light-filled interiors that have been thoughtfully modernised to an exceptional standard, creating a charming period property presented in true turn-key condition.

Occupying a generous plot, the cottage enjoys a wonderfully peaceful woodland edge setting with a high degree of privacy and a picturesque backdrop. Coldingham's renowned coastline lies less than two miles away, offering the perfect balance of coastal and countryside living, while excellent transport links make the property equally well suited for commuting.

Meticulously upgraded throughout, the cottage successfully blends period character with stylish contemporary finishes. It represents an excellent opportunity as a main residence, while also lending itself perfectly as a weekend retreat or holiday home. Furnishings may also be available by separate negotiation if desired.

The principal living spaces connect seamlessly with the surrounding gardens, ensuring a relaxed and welcoming atmosphere. The lounge enjoys dual-aspect windows and a French door onto the rear garden, creating a bright and comfortable living space centred around a cosy log-burning stove and adjoining dining area. The kitchen is equally impressive, also benefitting from dual-aspect windows and French door, featuring a range of on-trend navy cabinetry alongside ample space for dining and entertaining.

One of the three bedrooms is conveniently located on the ground floor, enjoying pleasant views over the rear garden. The bathroom has been finished to a luxurious standard, complete with a roll-top bath and separate walk-in shower.

Upstairs, there are two spacious double bedrooms, each featuring large dormer windows that frame attractive woodland views and allow excellent natural light.

The professionally maintained gardens enjoy a lovely woodland-

edge setting, offering excellent privacy and sunshine throughout much of the day. A professional gardener has only recently been employed and the grounds are already developing into an attractive and thoughtfully designed outdoor space. Fully enclosed and secure, they provide an ideal outdoor environment for families and pets alike. The grounds are predominantly laid to lawn with well-stocked planted beds and borders, while a detached single garage and private parking complete the property.

### LOCATION

Coldingham; An established conservation village nestled onto Berwickhires East coast with local attractions including Coldingham Priory and the award winning Coldingham Bay

- Amenities: A local shop, community hall, village pub and holiday park.
- Schooling: There is a primary school within the village and is within the catchment area for Eyemouth High School (3 miles)
- Population: Approximately 500
- Transport Connections: Around forty five miles south east of Edinburgh and within 3 miles of the A1 trunk road. Local East Coast Rail connections at Reston (3 miles) and Berwick Upon Tweed (12 miles) What3words ///museum.grinders.polices

### HIGHLIGHTS

- Idyllic woodland edge location
- Large professionally maintained gardens
- Easy access to all local coastal attractions
- Excellent commuter links
- Fully refurbished interiors
- Impressive dining kitchen
- Light filled lounge with stove

### ACCOMMODATION SUMMARY

Entrance Hall, Lounge within Dining Area and French door to garden, Dining Kitchen with French door to garden, Three Bedrooms and Bathroom

### SERVICES

Mains water and electricity. Drainage to septic tank (shred with

neighbouring cottage). Double glazing. Modern electric heating (installed 2026)

### COUNCIL TAX

Band C

### ENERGY EFFICIENCY

Rating F

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

### MARKETING POLICY

Offers over £280,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). 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.

