

2 Bogangreen Farm Cottages



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Offers Over £235,000

Coldingham, TD14 5UB



Set In An Elevated Position On The Outskirts Of Coldingham, This Attractive Stone Cottage Provides A Superb Lifestyle Home; Perfect As A Permanent Home Or An Idyllic Escape,

Entrance Porch, Hall, Lounge, Dining Kitchen, Utility Room, Bathroom, Master Bedroom With En-Suite Shower Room, Bedroom Two, Home Office/Box Room.



Set in an elevated position on the edge of the sought-after village of Coldingham, this pretty stone cottage enjoys stunning open views across the village and out towards the distant coastline. One of just three in a peaceful row, it offers a rare blend of countryside tranquillity, natural light, and modern comfort.

Inside, the home has been thoughtfully updated to balance character with contemporary living. The inviting lounge is central to the ground floor—bright and dual-aspect, with exposed beams and a charming open coal fire, creating the perfect space to unwind. The adjoining dining kitchen has been impressively upgraded, offering a stylish yet practical layout with ample storage, generous dining space, and plenty of natural light—ideal for both everyday living and entertaining. Further practicality is provided by the useful utility room and upgraded ground floor family bathroom.

Upstairs, the property continues to impress, with the views even more spectacular from this level. The spacious principal bedroom benefits from built-in storage and a sleek en-suite shower room. A second double bedroom and a dedicated home office provide flexibility for modern lifestyles, whether working from home or hosting guests.

A large gravelled driveway to the front provides ample parking, while the garden beyond enjoys an open aspect bordering fields—perfect for relaxing, gardening, or simply soaking in the peaceful surroundings.

Whether you're looking for a full-time home, a coastal escape, or a lifestyle change away from the city, this property offers the best of both worlds—idyllic rural living with excellent access to local amenities, transport links, and some of the region's most celebrated coastline.

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 ///clinking.sculpting.complains

HIGHLIGHTS

- Elevated outlooks towards the coast
- Pretty stone cottage
- Traditional charm
- Tasteful modern upgrades
- Edge of village setting

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Dining Kitchen, Utility Room, Bathroom, Master Bedroom with En-Suite Shower Room, Bedroom Two, Home Office/Box Room.

SERVICES

Mains electricity and water. Double glazing. Private drainage. Oil central heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £235,000 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. 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.