

LEGAL
HASTIN & S



1 Templehall Cottages

Coldingham, TD14 5QA

Offers Over £270,000





A particularly well appointed semi detached coastal cottage located on the outskirts of the highly desirable seaside village of Coldingham.



TEMPLEHALL FARM COTTAGE

Enjoying an elevated position just moments from the sought-after coastal village of Coldingham, this beautifully presented semi-detached cottage boasts stunning views over the village and towards Coldingham Bay.

Tastefully modernised by the current owners, the property combines traditional charm with a contemporary, well-proportioned interior. High ceilings and generous natural light create an inviting atmosphere throughout, while the layout is both practical and stylish.

Currently operating as a highly successful holiday let, this turnkey property presents a fantastic investment opportunity on the coast. Equally, it would make an ideal permanent residence, offering a spacious wraparound garden, ample private parking, and a peaceful setting.

The gardens to the side and rear offer potential for further extension, subject to planning, while also backing onto open farmland—providing uninterrupted views across the countryside and out to sea.

With the beach and village amenities within walking distance, this is a rare blend of coast, country, and convenience.

LOCATION

Coldingham is a historic Borders village on Scotland's southeast coastline. The village has great local amenities and facilities with a primary school, play-park, community hall, post office and Coldingham Priory which is steeped in history. The fantastic 'Blue Flag' Coldingham Beach is also a lovely all year round local attraction for surfers and holiday makers. A short distance north is the village of St. Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also has some of the best diving in the UK and attracts divers from all over the world. A short distance away is the fishing town of Eyemouth which has a modern high school and 18-hole golf course.

HIGHLIGHTS

- Envious coastal setting
- Far reaching views towards the sea
- Smart and well-appointed interiors
- Running as a successful holiday let
- A perfect main residence by the sea
- Large wrap around gardens
- Ample private parking
- Scope for further extension

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Breakfasting Kitchen, Master Bedroom with En-Suite Shower Room, Bedroom Two and Family Bathroom

SERVICES

Mains water and electricity. Mains drainage. Double glazing. LPG central heating

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Due to running as a commercial holiday let, the cottage is not currently banded for residential council tax

ENERGY EFFICIENCY

Rating F

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 £270,000 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.



