

The Blue House



The Blue House

Lower Burnmouth, TD14 5SW

Offers Over £440,000



The Blue House is an exceptional home by the sea; spectacularly positioned with breath taking ocean views. Offering a fantastic level of accommodation, spanning three floors and with delightful well established terrace gardens.



Spectacularly positioned and boasting some of East Berwickshire's finest ocean views, The Blue House is a remarkable period home, nestled within Burnmouth Bay with the working harbour ensuring an active and ever changing seascape. For those seeking a home by the sea, whether that be a main or a second home, opportunities such as this are rarely available; an exceptional lifestyle opportunity that combines the best of coastal living, with easy access to local amenities and excellent transport links in the area by road and rail.

Spanning three floors, this meticulously maintained terraced home offers a fantastic level of accommodation, perfectly suited to families or couples alike, with a good degree of versatility. The choice of living spaces include a ground floor sitting/dining room as well as a sizeable first floor lounge which links directly to the gardens, whilst the bedroom accommodation includes an impressive master suite within the extensive converted attic.

The cleverly landscaped terrace gardens are wonderfully established to offer a wealth of colour and interest. The well placed seating areas have been thoughtfully planned to make the very best of the setting, capturing a superb outlook up the dramatic coast-line towards Eyemouth.

LOCATION

Burnmouth is the first settlement north of the Border on the rugged east coast with its steep cliffs, craggy cove and quaint little fishing harbour. The seaside resort of Eyemouth, three miles north, with its natural harbour and sandy beach provides a variety of shopping and educational facilities with the historic town of Berwick-upon-Tweed six miles south, providing a wider range of facilities. Edinburgh is within easy commuting distance with the A1 nearby and East Coast rail connections only a few miles distant at both Berwick upon Tweed and Reston enabling easy access to Edinburgh or Newcastle in less than one hour.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [/////forge.showcases.paddlers](#)

HIGHLIGHTS

- An exceptional coastal setting • Uninterrupted sea views • Working fishing village location • Meticulously maintained home • Accommodation over three floors • Impressive master bedroom suite in converted attic • Choice of living spaces • Well established gardens

ACCOMMODATION SUMMARY

Entrance Hall, Dining Room/Sitting Room, Dining Kitchen, Utility Room, Lounge, Bathroom, Master Bedroom with Dressing Area and En-Suite Shower Room, Two Further Bedrooms

ACCOMMODATION

To either side of the entrance hall lies the dining kitchen and dining/sitting room; both with picture windows affording a tranquil sea view. The sitting room is a restful space featuring a multi fuel stove and would be equally well placed as a formal dining space if preferred whilst the dining kitchen has been finished in farmhouse style. Cleverly designed to make the most of the view, with a great range of units including a central island and an Aga which is set into a traditional tiled recess. Towards the rear of the ground floor lies a sizeable utility/ laundry room; a very practical space offering excellent storage options and with provision for additional appliances.

Connecting directly to the gardens, the first floor lounge is a great space to relax and enjoy the views over the gardens that extend beyond and the patio doors afford a seamless indoor/outdoor connection. Bedrooms two and three to the front, boast a magnificent sea view, each with large picture windows whilst the family bathroom next door is well appointed with tiled walls and a shower over the bath.

Stairs extend to the impressive attic floor master bedroom suite; this has been a most successful conversion and offers lot of character with exposed ceiling beams and floods of natural light thanks to the array of windows to the front and rear. This extensive space provides room for a dressing area with further built in storage and extremely smart and contemporary en-suite shower room complete with under floor heating.

EXTERNAL

The terrace gardens lie to the rear and really show case the coastal setting at its best; well considered seating areas have been strategically placed to

capture the dramatic coastline with views towards Eyemouth. The gardens are very well stocked and established to ensure colour and interest throughout the year

SERVICES

Mains water, electricity and drainage. Double glazing and oil central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

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

PRICE & MARKETING POLICY

Offers over £440,000 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.



