



Smiddy Cottage is a striking and refurbished former farm cottage with spectacular coast and sea views. Finished to a high standard, the property is currently a family home and would also be ideal as a holiday let or weekend retreat.

Redheugh Cottages, Redheugh Farm, Scottish Borders, TD13 5YS

 2  2  3

 142 sqm

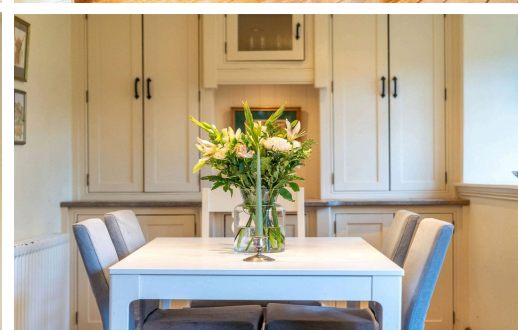
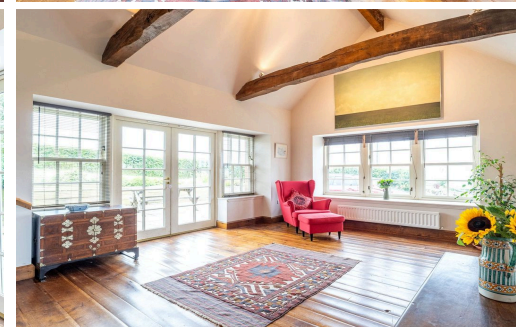
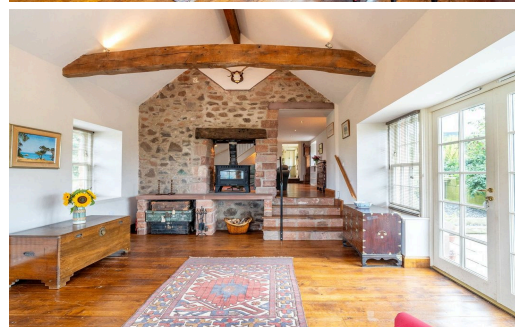
Offers Over £345,000

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About this property

Entering the cottage, the reclaimed oak flooring sets the tone in the welcoming entrance hall, which includes a convenient cloakroom/WC and a built-in cupboard with plumbing for a washing machine.

The heart of the home lies in the impressive kitchen/dining room, where the oak flooring continues, and French doors open to the secluded rear garden. The kitchen features high-quality units with granite work surfaces, a central island, and a Raeburn stove that provides central heating and hot water. An electric hob and combination oven/microwave complete the space, with steps leading to the spacious living room.

The living room, bathed in natural light, features integral down-lights and a multi-fuel burning stove set within a shared stone chimney breast extending into the sunroom.

The sunroom, with its vaulted ceiling and exposed beams, offers panoramic sea and garden views through French doors leading to a paved patio. This space continues the reclaimed oak flooring, adding warmth and character to the cottage's interior.

Upstairs, the landing provides access to both bedrooms and includes a large built-in storage cupboard and skylight.

The master bedroom impresses with generous proportions, exposed beams, ample storage and French doors that lead to a Juliet balcony overlooking stunning vistas'. The en-suite bathroom features a freestanding roll-top bath, a double walk-in shower, wash hand basin, and WC. Bedroom 2, also a double room, offers a

dressing room, a window overlooking the rear garden, and patio doors to another Juliet balcony. Its en-suite shower room includes a walk-in shower cubicle, wash hand basin, and WC.

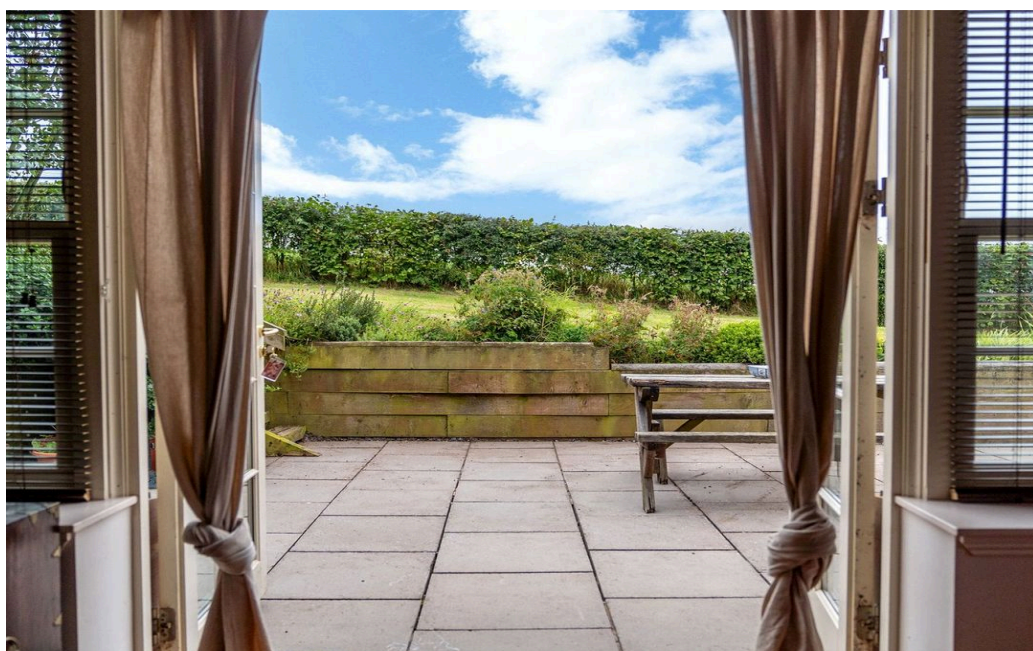
Outside, the cottage boasts a well-maintained lawned garden and a large, paved patio area ideal for enjoying the sea views. Gravelled car parking and double gated access further enhance the practicality and appeal of Smiddy Cottage's outdoor space, completing this idyllic coastal retreat.

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Plans

Approx. gross internal floor area
142 square meters

Accommodation Comprises

Ground Floor

Reception Hall, Kitchen / Dining Room, Family Sitting
Room, Sun Room, WC

First Floor

Master Bedroom (En Suite Bathroom), Bedroom 2 (En
Suite Shower Room)

Garden Grounds

Private Driveway, Front and Rear Garden



3 REDHEUGH COTTAGES, TD13 5YS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,528 SQ FT / 142 SQ M
All measurements and fixtures including doors and windows are approximate and
should be independently verified.
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Local Area

Smiddy Cottage sits on an elevated position on the Berwickshire coastline, with breathtaking sea and rugged landscape views. The property offers a great deal of seclusion and privacy and sits comfortably within its garden grounds.

The attractive local village of Cockburnspath has a newsagent, general store, post office, garage, bowling club, active village hall and an excellent Primary School.

Around 6.5 miles from Smiddy Cottage lies the historic village of Coldingham. Coldingham is a vibrant village, framed around the 15th century Priory and lying within a short walk of Coldingham Sands. Although nearby Berwick upon Tweed offers an excellent range of nations supermarkets and services, the Village of Coldingham has a fantastic local Spar, a well-regarded butcher, two lively pubs and a fish and chip shop which would all love your support. The village also offers a post office, an antiques shop, and a very well-regarded primary school. Further schooling is on the doorstep with Eyemouth High School being only a short drive away. Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well thought of public schools in the area.

Smiddy Cottage is within a short drive of the popular Coldingham Sands beach and the dramatic St Abbs Head National Nature Reserve. The village of Reston is also

nearby, where Reston Train Station offers a regular service into Edinburgh and is a sub-station of the main East Coastline connecting London to Aberdeen.

There are a number of larger towns near Smiddy Cottage, the closest being Eyemouth which is approximately 9.5 miles to the South. Eyemouth is a fishing port with a picturesque harbour and a sandy beach. It has an excellent range of amenities including a Co-op supermarket and a range of local shops including a first-class butcher, home bakery and fishmonger. Leisure facilities include a swimming pool and fitness centre, several public houses, and restaurants and a marine activities such as diving.



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Location

Distances

Cockburnspath 3.5 miles, Coldingham Village 6.5 miles, St Abbs 7.5 miles, Dunbar Train Station 12.5 miles, Eyemouth 9.5 miles, Reston Train Station 8 miles, Berwick upon Tweed Train Station 17 miles, Edinburgh Airport 49 miles, Newcastle upon Tyne 80 miles.
(distances are approximate).

What3Words



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Key Information

Local Authority

Scottish Borders Council

Council Tax

Band = D

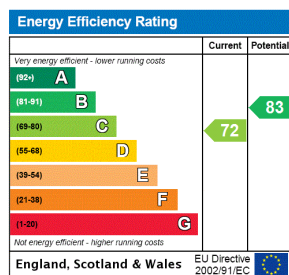
Tenure

Freehold

EPC

PROPERTY

EPC Rating = C



General Remarks

Agents Note

Please be aware that the access road down to the cottage is a farm track.

Services

- Mains electric and water.
- Drainage to a private septic tank
- Oil fired central heating.
- Electric Underfloor Heating in EnSuites.
- Broadband services are available.

Fixtures and Fittings

All integrated appliances, fitted carpets, curtain poles, blinds, and light fittings except the light fittings from kitchen, sunroom and stairwell, form part of the sale.

Listing and Conservation

Smiddy Cottage is not listed or in a conservation area.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com / www.rightmove.co.uk / www.zoopla.co.uk / www.onthemarket.com / www.primelocation.com

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Enquire



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Paton & Co
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chloe@patonandco.com



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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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