



Waterside

**Dunlaverock House** Coldingham Sands, Eyemouth, Berwickshire

**STRUTT & PARKER**



## Dunlaverock House

Coldingham Sands, Eyemouth,  
Berwickshire TD14 5PA

A magnificent, coastal property  
with stunning views across  
Coldingham Bay

Coldingham 1 mile, Eyemouth 4 miles, Berwick-upon-Tweed 12.7 miles, Edinburgh 47 miles

Ground floor: Vestibule | Hall | Drawing room  
Dining room | Kitchen/Breakfast room  
Boiler room | Larder | 2 WCs | Utility room  
Double bedroom with en suite shower room

First floor: 4 Double bedrooms with en suite  
bathroom

Second floor: Shower room | 2 Double bedrooms

Owner's accommodation: 1 Double bedrooms  
with en suite shower room | Snug/office

Garden with direct access to the beach | Garage

**About 0.97 acres**

### The property

Dunlaverock House is a spectacular, coastal property, which sits high above Coldingham Sands with magnificent views over the bay and down the coastline. The house was completed in 1907 and has extensive accommodation arranged over ground, first and second floors extending to approximately 4,883 sq ft, the principal rooms benefiting from beautiful proportions, period features and exceptional views. Dunlaverock House is currently run as a guest house, is licenced to serve alcohol and is an excellent lifestyle business opportunity. It would however make an exceptional private home, subject to the necessary change of use. The ground floor is approached by the main entrance to the south-east of the house. This leads into a vestibule with a stained-glass door and then into the hall. The hall gives access to all the principal reception rooms. These include a formal drawing room and a dining room, with access through the service

corridor to the kitchen. The formal dining room has ample space and can comfortably sit 20. Both the drawing room and dining room are enhanced by many original features, including decorative plasterwork cornicing and open fireplaces. The kitchen has a range of appliances including a double sink, hand wash sink, a gas cooker and hob, integrated electric ovens, space for a large fridge freezer. It opens into a breakfast room, currently used as an office, that could be used for dining or as an informal sitting room and has a multi-fuel stove. The service corridor gives access to the back door, boiler room, larder, utility room and to the owner's accommodation. The owner's accommodation consists of a snug/office with French windows, and a WC. There is also a secondary set of stairs, affording the owners privacy, leading to a double bedroom with an en suite shower room to the rear of the property.

The first floor is approached by a beautiful, sweeping staircase lit by a part stained, glass window. From here the landing gives access to four double bedrooms with en suite bathrooms, two of which benefit from stunning sea views. There is ample storage in linen cupboards and passageways. The second floor is approached up a further staircase with a decoratively carved bannister. This leads to a shower room, a storage cupboard and two double bedrooms, both of which benefit from sea views.

Dunlaverock House is approached by a tarmac drive, which leads to parking areas for multiple cars, and continues to the rear of the house, where there is the driveway exit and a single garage which has lapsed planning consent to be extended. The house sits in a spectacular cliff-top position. There is a formal lawn to the side, a large, paved patio to the front from where the views can be enjoyed. Below the decking is a small summerhouse with a balcony. Below the house, there is a further terraced lawn that has direct access to the beach. This is approached down attractive banked paths planted with various shrubberies. On the lower level there is a gazebo, pond and attractive flower beds. The lower lawn has the potential to provide further guest accommodation with camping pods or garden rooms, subject to gaining the relevant consents.







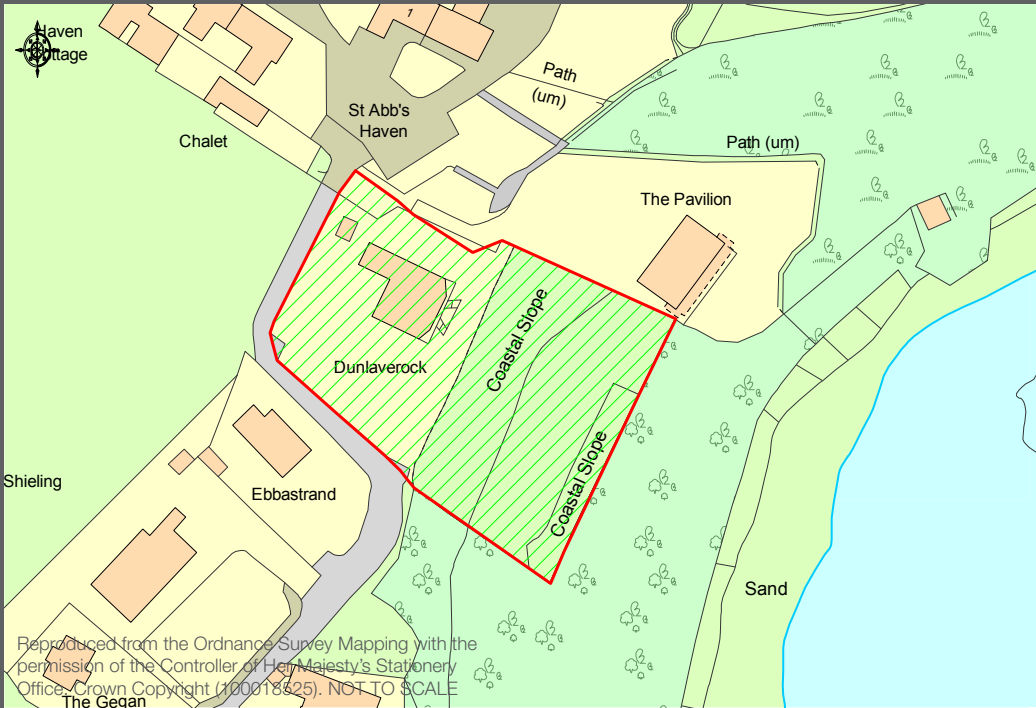
















## Location

Coldingham is a small, historic village which provides basic local amenities. The fishing port of Eyemouth is the largest town in the area and the High Street has a wide range of shops, delicatessen, several fishmongers, an art gallery, cafes, bistros, pubs and restaurants. To the south, the thriving historic market town of Berwick-upon-Tweed also has an excellent range of shops and recreational facilities, including a number of supermarkets, shops, restaurants and tourist attractions.

State primary and secondary schools are available in Coldingham and Eyemouth respectively. The private school of Longridge Towers is located close to Berwick-upon-Tweed and there are many private schools in and around Edinburgh.

Dunlaverock has excellent transport links with the A1 providing direct links north and south, whilst the mainline station in Berwick-upon-Tweed and Dunbar offers direct links to Edinburgh, Newcastle and London (which is a scheduled 3½ hour journey). The property is ideally placed for those who enjoy the countryside. The River Tweed is renowned for its salmon fishing and there is sea angling at Eyemouth, and fly fishing for brown, rainbow and blue trout at Coldingham Loch. Pheasant and grouse shooting are available to let from several local estates. Some of Scotland's finest golf courses are within a very short drive. There are golf courses at Eyemouth, Duns and Goswick and first class links courses are up the coast at Muirfield, Gullane and Luffness. There are endless opportunities for walking, mountain biking and horse riding. The spectacular coastline of Berwickshire and north Northumberland are a draw to the area. The beaches of Coldingham, Pease Bay and Belhaven are popular with surfers and kite surfers and there sailing and kayak clubs in Eyemouth and Berwick. There are also opportunities to dive around the St Abbs Head Wildlife Reserve, Holy Island, The Farne Islands and the Bass Rock which are all local and famous sea bird colonies.

## General

**Local Authority:** Scottish Borders Council:  
Tel 0300 100 1800.

**Services:** Mains water, electricity and drainage.  
LPG central heating.

**Note:** The services have not been checked by  
the selling agents.

**Rateable value:** £4,850 (exempt due to small  
business relief).

**Council Tax for owners apartment:** Band A  
**EPC Band:** G

**Fixtures and fittings:** The fitted carpet and  
light fittings are included in the subjects of  
sale. Other furniture is available by separate  
negotiation.

**Offers:** Offers are to be submitted in Scottish  
legal terms to the selling agents. Prospective  
purchasers are advised to register their interest  
in writing after viewing to the selling agents in  
order to be kept fully informed of any closing  
date that may be set.

## Directions

From Edinburgh, follow the A1, signed for  
Berwick-upon-Tweed. At Reston, take the  
left turn to the A1107, signed to Coldingham.  
In Coldingham turn left before the New Inn  
onto High Street. Continue on until the right  
hand turn, signed to Dunlaverock House  
and Coldingham Sands. Continue on this  
road, turning left beyond the St Vedas Surf  
Shop. Continue up the road for approximately  
150 yards and Dunlaverock House is  
directly ahead.

## Edinburgh

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55 offices across England and Scotland,  
including 10 offices in Central London

## Floorplans

**Main House internal area 4,883 sq ft (454 sq m)**

**Garage internal area 219 sq ft (20 sq m)**

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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