



West Flemington House, Eyemouth, TD14 5SQ



- Detached Georgian Country House
- 5 Double Bedrooms
- 2 Bathrooms, Shower Room & WC
- Walk-in Pantry & Large Utility Room
- Garden Grounds Approx. 1.3 Acres
- Stunning Rural Location
- 3 Spacious Reception Rooms
- Farmhouse-Style Kitchen
- Oil-Fired Heating, Stove & Aga Cooker
- Magnificent Uninterrupted Views

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## LOCATION:

Set in the fantastic Berwickshire countryside in a quiet location nestled between the small coastal village of Burnmouth and the village of Ayton in the Scottish Borders. Eyemouth sits approx. 3.5 miles north with a range of amenities and high school. The property also sits around 7 miles to the north of the historic walled town of Berwick upon Tweed which offers an excellent range of amenities and transport links on the East Coast Railway Line. Reston Station, also on the East Coast Railway Line is approx. 4.5 miles to the north.

## DESCRIPTION:

West Flemington House is a striking and historic property with rich architectural detail. Its Grade B listed status speaks to its historical and architectural significance, while the 18th-century Georgian features, such as its symmetry and Venetian windows, evoke classic elegance. This five-bedroom country house with three spacious reception rooms, provides ample space for entertaining and relaxing, whilst offering a perfect blend of historical charm and modern convenience. The farmhouse-style kitchen, complete with an AGA, provides a real hub, while the oil-fired central heating ensures comfort throughout the home. The multiple staircases, including the servant's stairs, offer a glimpse into the property's past, as it was thought to have once been a coaching inn. This family home has stunning countryside views to the west of Ayton Castle, a stunning Scottish baronial mansion. The careful renovation of West Flemington House highlights its appeal as a property that not only respects its heritage but also provides modern comfort, making it a unique and distinguished home. The various functional rooms, such as the utility rooms, boot room, pantry, 2 bathrooms, shower room and ground floor wc, further add to the practical and luxurious living experience.

## EXTERNALLY:

West Flemington House, located in a rural setting near the eastern coastline of Berwickshire, sits on approximately 1.3 acres of land. The property features an open paddock to the front and a well-maintained, traditional country house style garden that offers privacy. A sweeping driveway provides access from a quiet B-class road, and there is also an additional access track on the opposite side of the property. This idyllic location combines countryside charm with coastal proximity.

## SERVICES:

Mains Electricity & Water. Private Septic Tank Drainage. Oil-Fired Heating.



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## FLOOR PLAN:

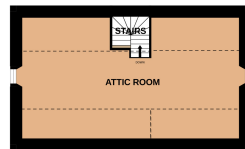
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION:

- VESTIBULE & HALLWAY (5.58M X 1.93M) including stairs
- LOUNGE (5.36M X 4.66M)
- DINING ROOM (4.68M X 4.24M) including back staircase
- KITCHEN / DINER (5.96M X 3.77M)
- REAR KITCHEN / UTILTY (5.51M X 4.12M) at widest
- BATHROOM 1 (4.71M X 1.84M)
- BATHROOM 2 (1.93M X 1.84M)
- BEDROOM 3 (4.65M X 3.11M)
- LARGE ATTIC ROOM (10.47M X 4.52M)
- BEDROOM 5 (4.91M X 3.71M)
- LIVING ROOM INCLUDING STORE (6.62M X 4.66M)
- CORRIDOR / REAR ENTRANCE (L-SHAPED)
- WC (1.41M X 1.31M) & CLOAKS (1.56M X 1.20M)
- UTILITY ROOM (3.45M X 1.59M) including cupboards
- LANDING (2.38M X 1.92M)
- BEDROOM 1 (4.71M X 4.69M) at widest
- BEDROOM 2 (4.68M X 3.40M)
- BEDROOM 4 (4.82M X 4.52M) including stairwell
- SECOND LANDING (3.22M X 2.41M) at widest
- SHOWER ROOM (3.18M X 2.41M) at widest

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents  
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,  
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest  
may be advised of any closing date fixed for offers. These particulars are for guidance only. All  
measurements were taken by a laser tape measure and may be subject to small discrepancies.  
Although a high level of care has been taken to ensure these details are correct, no guarantees  
are given to the accuracy of the above information. While the information is believed to be  
correct and accurate any potential purchaser must review the details themselves to ensure  
they are satisfied with our findings.



## Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review  
your property and provide you with an accurate price.  
You can find more information on our website.