



4 Pine Lodge, Press Castle, Coldingham, TD14 5TS



- Scandinavian Style Lodge
- Double Bedroom & Twin Bedroom
- Conservatory & Shower Room
- PV Solar Panels & Multi-fuel Stove
- Private Estate with Communal Walks
- Kitchen / Dining / Living Room
- Porch / Boot / Utility Room
- Electric Heating
- Extensive Garden & Pond
- Block Paved Parking & Decked Patio

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viewing this property?

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LOCATION:

The property is set within a small exclusive estate known as Press Castle comprised of a selection of conversions and lodges with communal walks alongside a small stream, open countryside and gardens. Press Castle is set just off the coastal route from Coldingham to Cockburnspath on Coldingham Moor some 4 miles from the village of Coldingham, which is known for its award-winning beach and stunning scenery. Within this thriving community are excellent local amenities including a primary school, country pubs, post office/ cafe and shops. Nearby is the protected, rugged coastline that is St Abbs Head National Nature Reserve. Eyemouth is approx. 6 miles away and offers further amenities as well as a modern high school. Reston Railway Station reopened in 2022 and is located approx. 2 miles west, serving the East Coast Main Line, offering improved rail connectivity to the area in general. The area is extremely popular with holiday makers which includes walkers, cyclists, fishing enthusiasts and divers, and would make an ideal location for a holiday retreat or main residence.

DESCRIPTION:

This charming lodge enjoys open views over the garden and neighbouring meadow, set within a small and peaceful development. The current owners have lived here for approx. 23 years and have extended the property at both gable ends—adding a practical porch/boot/utility room on one side and a conservatory overlooking the garden on the other. The lodge has been thoughtfully renovated throughout to provide comfortable accommodation. The covered veranda has been incorporated into the interior, creating additional living space ideal for dining within the lofty living room, which features a wood-burning stove. The property offers a double bedroom with a small wardrobe, a twin bedroom with two small wardrobes, and a shower room. It also benefits from electric heating and PV solar panels with a Feed-in Tariff (FIT).

EXTERNALLY:

The property is easily accessed via a private drive through this small estate, then benefits from block-paved parking for several vehicles. The conservatory and decked area overlook the well-maintained garden—ideal spots in all seasons to enjoy the surrounding wildlife. The main garden extends to the front of the lodge and is predominantly laid to lawn, complemented by planted borders and a pond. There are also two large garden sheds providing ample storage.

SERVICES:

Mains Electricity and Water. PV Solar Panels. Shared Sewage Treatment Plant

IMPORTANT INFORMATION:

By mutual arrangement. 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



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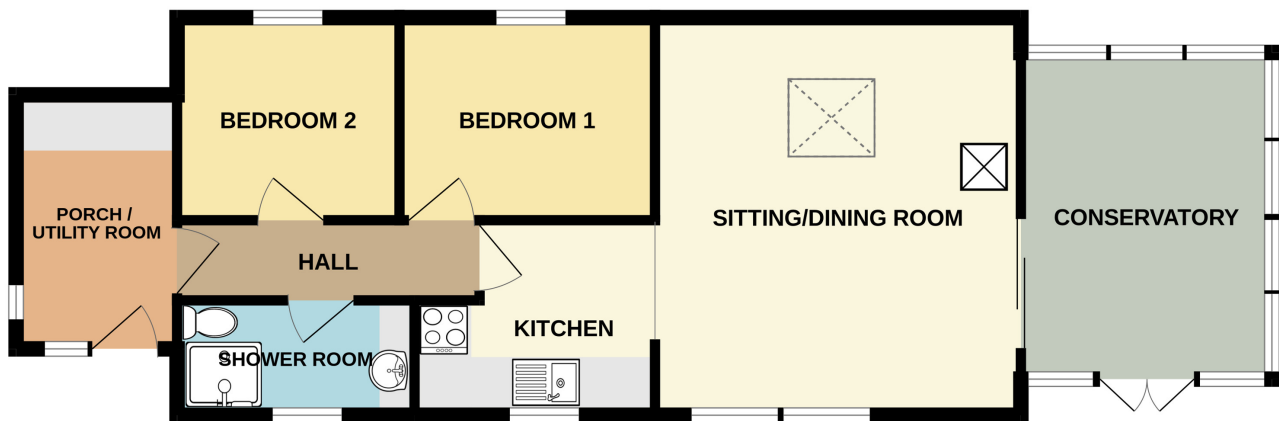
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FLOOR PLAN:

GROUND 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:

- PORCH / UTILITY ROOM (2.88M X 1.65M)
- SHOWER ROOM (2.80M X 1.32M)
- DOUBLE BEDROOM (2.98M X 2.34M)
- KITCHEN AREA (2.70M X 2.31M) at widest
- HALLWAY (3.59M X 0.95M)
- TWIN BEDROOM (2.58M X 2.34M)
- LIVING / DINING AREA (4.02M X 4.80M) at widest
- CONSERVATORY (3.83M X 2.93M)

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