



COVE FARMHOUSE

Cockburnspath, Berwickshire, Scottish Borders TD13 5YP



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A charming 3-bedroom traditional detached farmhouse, in a fantastic position overlooking the coast, with planning permission to convert an adjacent barn into a 2-bedroom dwelling

Cockburnspath 1 mile, Dunbar 8 miles, North Berwick 18 miles, Berwick-upon-Tweed 21 miles, Edinburgh City Centre 36 miles (all distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Kitchen and a Cloakroom

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, two further Double Bedrooms and a Family Bathroom

Garden: Delightful gardens consisting of lawned areas to the west, with a walled garden and patio terrace, together with a south facing gravelled courtyard to the rear

Outbuilding: Barn with planning permission to convert to a 2-bedroom cottage

About: 0.24 acres



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Situation

The picturesque hamlet of Cove lies close to the village of Cockburnspath in Berwickshire and is beautifully situated overlooking Cove Harbour and the magnificent North Sea coastline. Since the 17th century, this naturally sheltered shore has been used by fishermen and is still used today by a few small fishing boats to catch crabs and lobsters. An 18th century tunnel constructed through the headland continues to provide access down to the shore.

Situated between the larger towns of Dunbar & Eyemouth, the village of Cockburnspath is popular with walkers due to its location sitting at the eastern terminus of the Southern Upland Way and the northern terminus of the Berwickshire Coastal Path. Surfers and water sports enthusiasts can enjoy a number of glorious sandy beaches in the region, with Pease Bay situated only one mile away. The village also benefits from a nursery, primary school, post office, village shop as well as a parish church that dates from the 16th century.

The larger town of Dunbar has excellent independent retail outlets, restaurants and a wide range of community and recreational facilities including a leisure centre, swimming pool, harbour, sailing club and various beaches all within close proximity. For golfing enthusiasts there is both Dunbar and Winterfield Golf Clubs, alongside further famous championship golf courses such as Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness all within the East Lothian area.

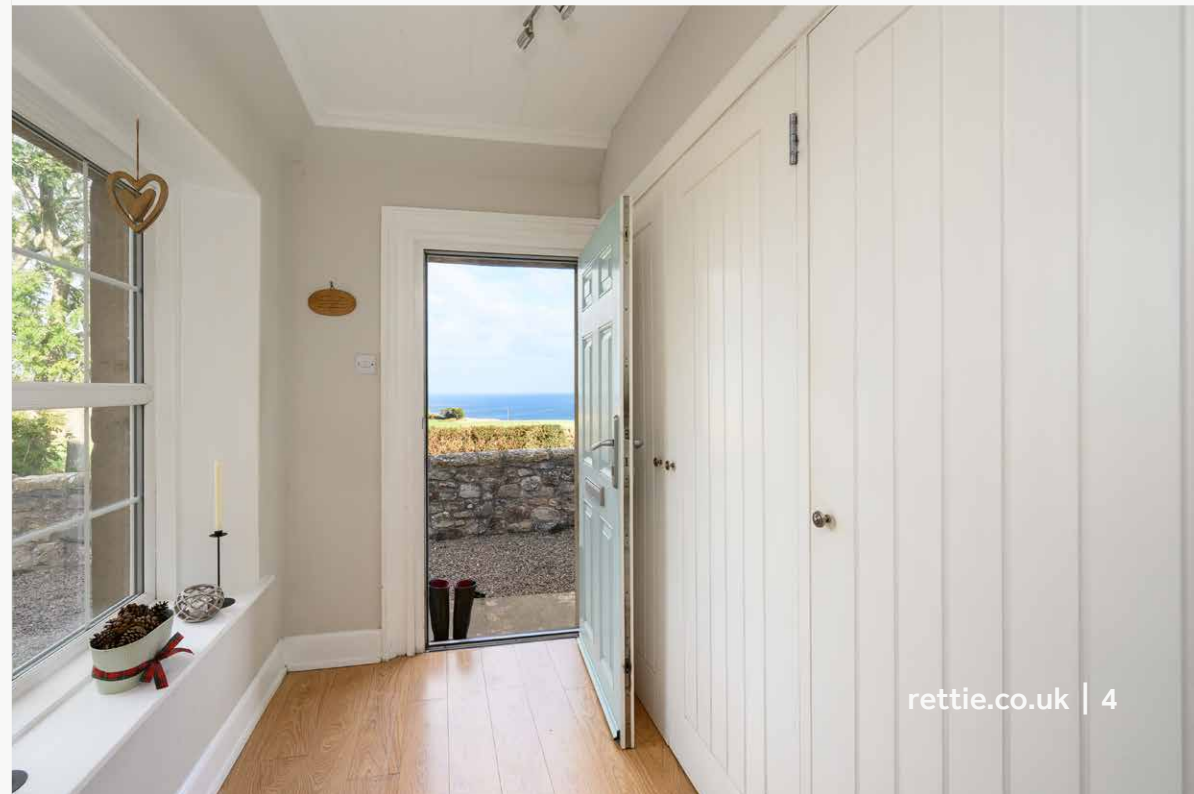
There are two private nurseries, a primary school and a grammar school all within the town, together with private schooling available at Belhaven Hill, The Compass School in Haddington, Loretto in Musselburgh as well as Longridge Towers near Berwick Upon Tweed. A number of additional private schools are available in Edinburgh.

The nearby A1 gives ease of access to both Edinburgh and the South, whilst the main line railway stations in Dunbar and Berwick Upon Tweed provide regular train services to Edinburgh city centre as well as London Kings Cross.

Description

Cove Farmhouse is a charming detached 3-bedroom property dating from the 17th century that has been sympathetically modernised, boasting glorious views over the incredible North Sea coastline. Situated along a private shared drive, the farmhouse sits behind a stone wall with a gravel driveway adjacent that offers parking for several cars.

Entering through the front door into the entrance vestibule there is a wall of integrated cupboards for storing outdoor equipment, whilst a further door leads into the central hallway that provides access to the principal rooms on the ground floor as well as a cloakroom.



To the right there is a large sitting room with dual aspect windows overlooking the garden as well as sea views to the front. A central fireplace benefits from a wood burning stove and there are twin integrated storage cupboards to the far wall. To the left of the hall is a spacious dining kitchen with granite work surfaces and a range of wall and floor mounted units together with various integrated appliances to include a Bosch induction hob, dual AEG ovens, a dishwasher, washing machine and a fridge freezer. There is ample space for a central dining table and chairs and the dual aspect windows not only showcase fabulous sea views to the front but also incorporate French doors out to a south facing courtyard at the rear – making this a wonderful space for alfresco dining and entertaining.

Ascending the stairs to the first floor, the principal bedroom benefits from a south facing window overlooking the courtyard as well as a large ensuite shower room. There are two further double bedrooms, one with beautiful views over the ocean to the front, together with a family bathroom.

Garden

Beautiful mature gardens reside to the west of the property, mainly laid to lawn with colourful herbaceous borders alongside a walled garden that benefits from a lawn with a patio area. To the south of the farmhouse is a large, gravelled courtyard with direct access from the kitchen, as well as a side gate from the drive, allowing a wonderful sunny space for alfresco dining. Being fully enclosed, it also presents a safe space for small children and pets. There are further seating areas to the front of the property and a large gravel driveway allows parking for several cars.

Outbuildings

A stone barn resides to the southwest of the farmhouse that has planning permission in place for the demolition of the existing barn and the erection of a 2-bedroom dwellinghouse. The current plans display the formation of a separate dwelling with its own garden (the walled garden to the rear), however further plans could be investigated to incorporate the barn as an extension of the main farmhouse, or as a versatile annex for either a dependent relative or as a lucrative holiday let (subject to acquiring the correct licences).

Further details can be found on the Scottish Borders Planning Portal: 23/00896/FUL . Planning permission was granted on 24th October 2024 and will expire within 3 years.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

The sale will include all fixtures and fittings; all light fittings (except the chandelier in hall), integrated furniture and white goods.

Services

Mains electricity and water, with private drainage and oil fired central heating. The oil tank resides in the rear courtyard and the septic tank is situated across the main drive.

Solar PV Panels

Solar PV panels on the roof generate electricity that is sold back to the grid for c. £1500 pa

Viewing

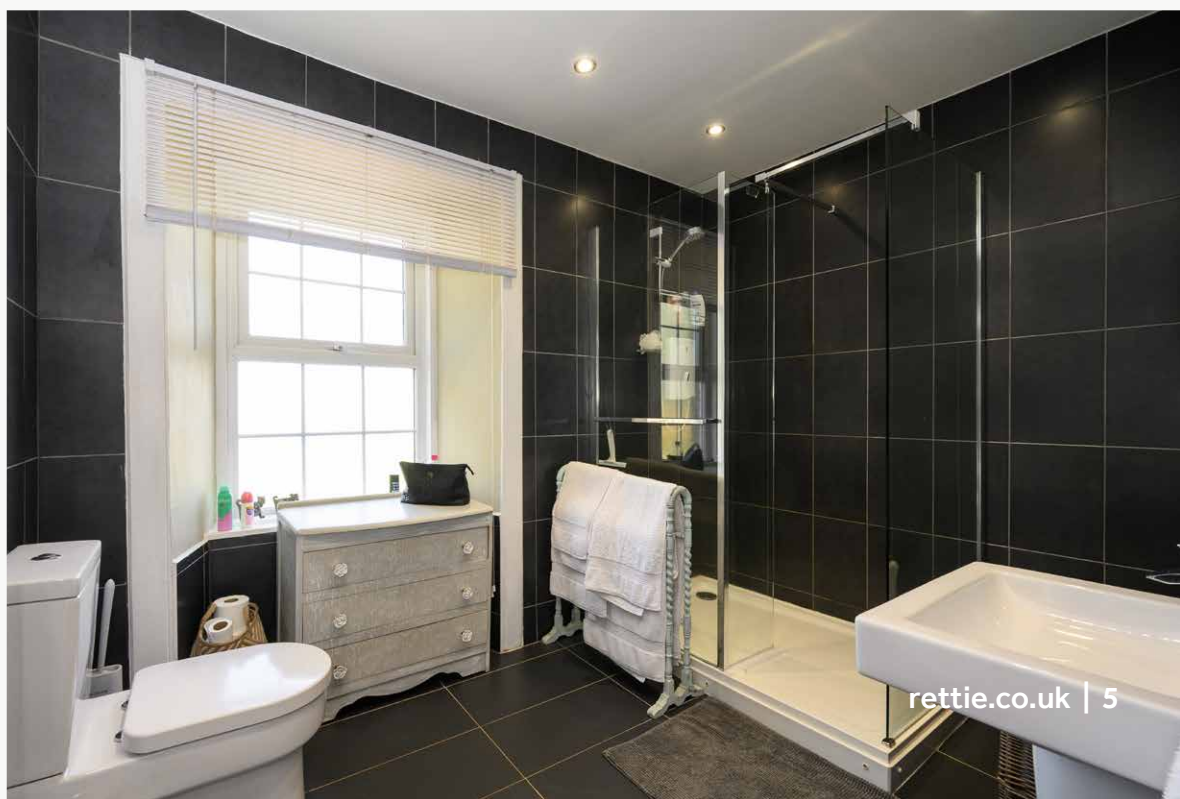
Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is TD13 5YP

EPC Rating

Band D







Local Authority

Scottish Borders Council, Newtown St Boswells, Melrose TD6 0SA. Tel: 01835 824000. Email: CustomerAdvice@scotborders.gov.uk

Council Tax

Band E

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves

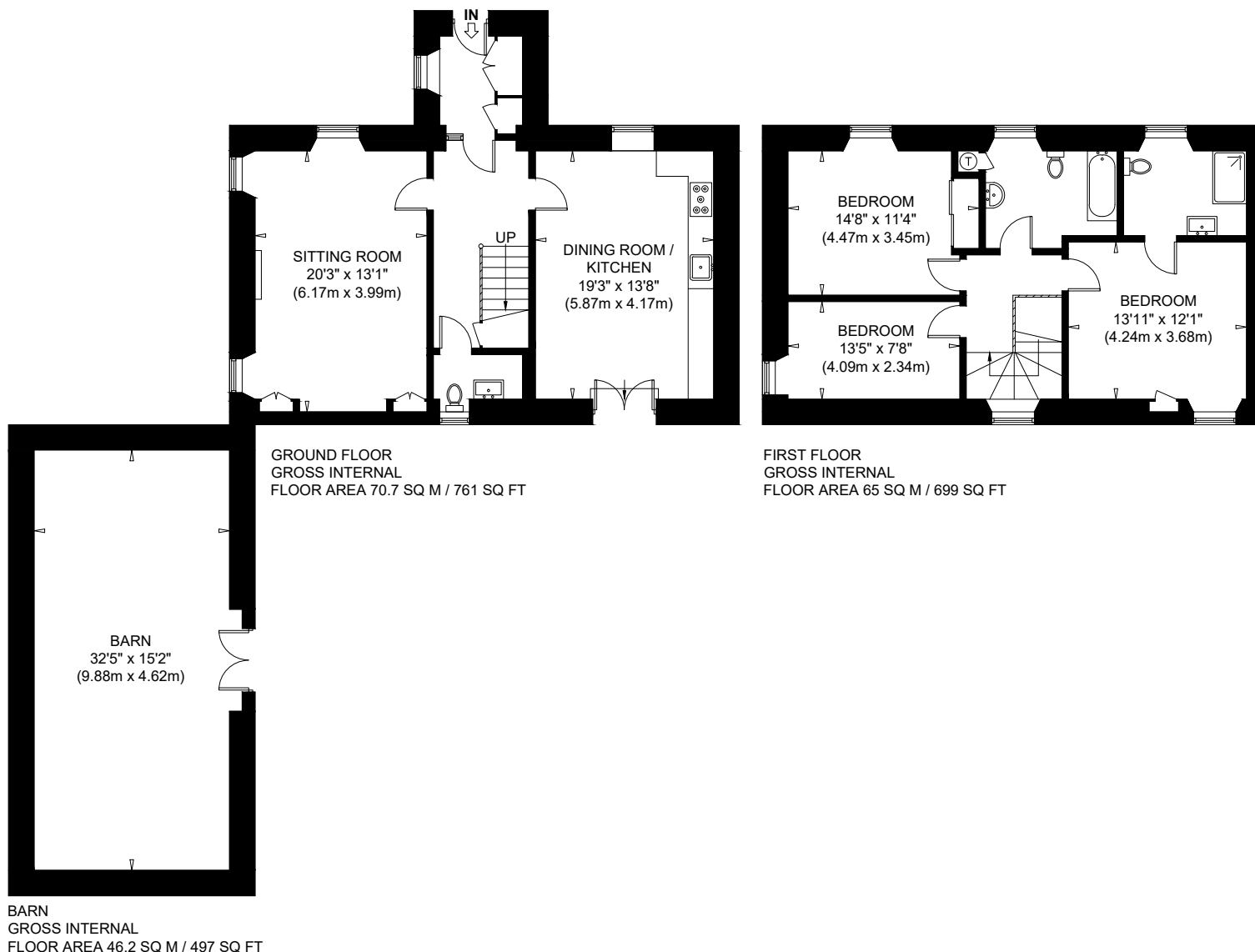
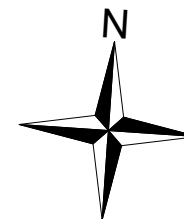
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice

Rettie, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
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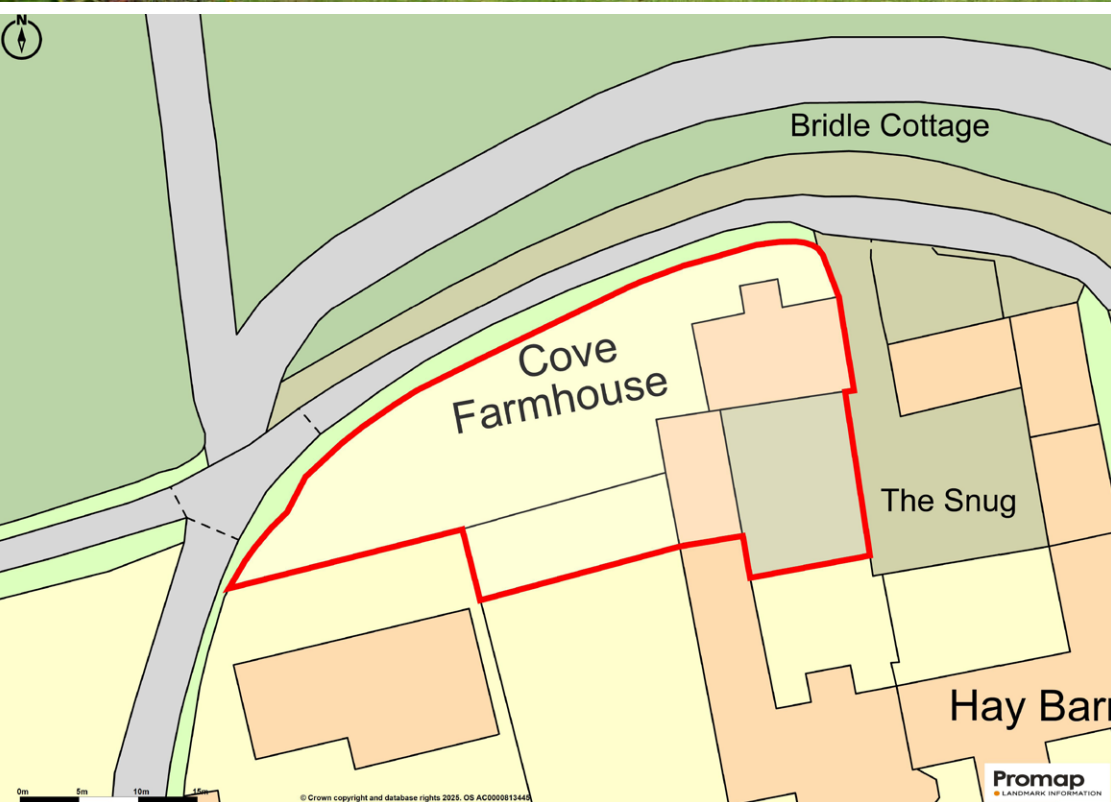




COVE FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 135.7 SQ M / 1460 SQ FT
BARN AREA = 46.2 SQ M / 497 SQ FT
TOTAL AREA = 181.9 SQ M / 1957 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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PROPOSED 3D VIEW 1
N.T.S.



PROPOSED 3D VIEW 2
N.T.S.



PROPOSED 3D VIEW 3
N.T.S.



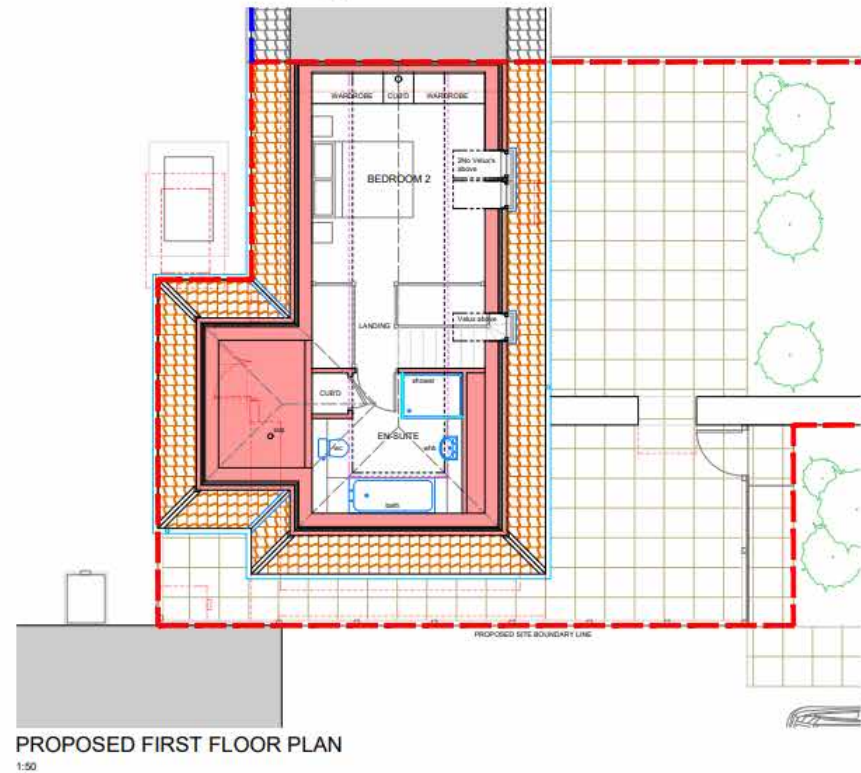
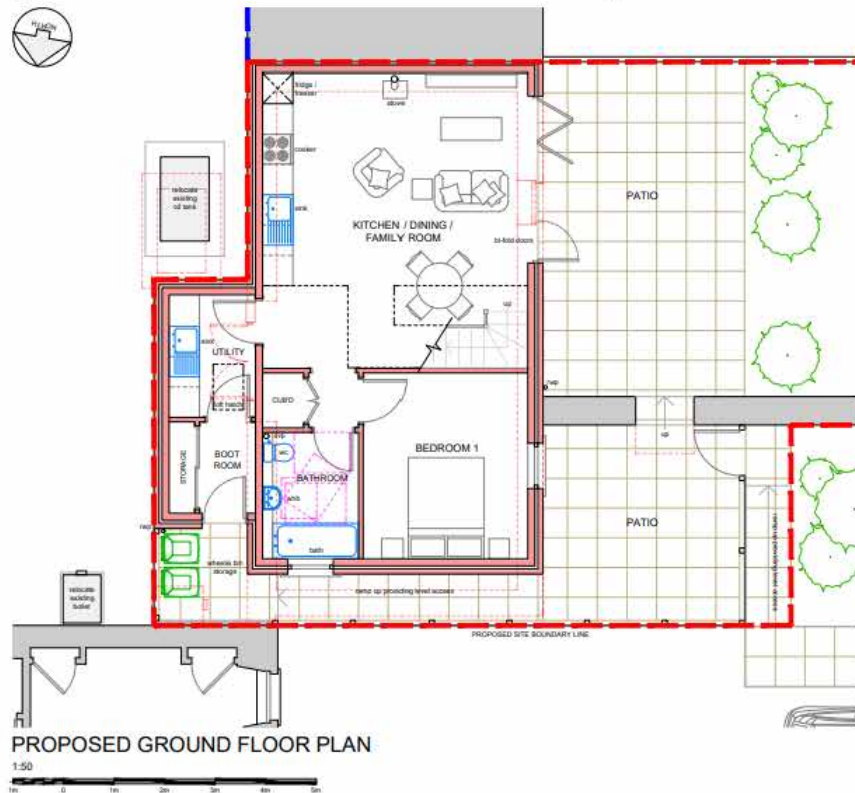
PROPOSED 3D VIEW 4
N.T.S.



PROPOSED 3D VIEW 5
N.T.S.



PROPOSED 3D VIEW 6
N.T.S.





RETTIE

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