



THE OLD STACKYARD

Cove Farm, Cockburnspath, Berwickshire, Scottish Borders TD13 5YP





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A stunning 5-bedroom detached family home, in a fantastic position overlooking the coast near Pease Bay, with spacious, open plan interiors and a fabulous cathedral style window with views over the beautiful Berwickshire countryside

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 Hall, Open Plan Kitchen / Living Room / Dining Room, Gym/Study, Utility Room, Three Double Bedrooms, Jack & Jill Ensuite Shower Room and a Family Bathroom

First Floor: Mezzanine Landing, Principal Bedroom with Ensuite Bathroom and Two Walk-In Dressing Rooms, Double Bedroom with Ensuite Shower Room

Garden: Enclosed rear garden mainly laid to lawn with a large patio terrace, together with a private gravel driveway

Planning Permission: 24/01437/FUL Approval in place for the erection of a detached double garage

Outbuilding: Container utilised for external storage

About: 0.4 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 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 Dunbar, 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 also 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:

The Old Stackyard is a stunning detached 5-bedroom family home that occupies a glorious position overlooking the North Sea coastline. Completed in 2019, the property is situated at the end of a private shared drive adjacent to the redeveloped Cove Farm Steading, with uninterrupted south-easterly views over the beautiful surrounding countryside and coastline towards Pease Bay.

The house has been designed and built by the current owners who have completed the build to a high standard, using superior materials and creating beautiful interiors which fluidly combine traditional design elements with a modern twist. The house benefits from underfloor heating on the ground floor and double glazing throughout, with an air source heat pump and solar panels to the roof.

The open plan living room, dining room and kitchen offer a fantastic space for the modern family, with large windows providing lovely views towards the sea alongside three sets of bi-fold doors out to the patio terrace - making this a wonderful room for entertaining. The magnificent cathedral style window to the front, with tinted glass to evade the greenhouse effect, not only bathes the room with natural light, but offers further fantastic views overlooking the surrounding hills. The living area benefits from a wood burning stove to one corner, with a mezzanine landing above that creates a fabulous double height space that utilises the stunning views from both floors.

The modern kitchen features a large central island alongside a range of wall and floor mounted units boasting sleek granite worktops. There are various integrated appliance to include a Rangemaster oven with 5-ring induction hob, dishwasher, fridge freezer and a dual Belfast sink. A separate utility room offers further floor mounted units with a Belfast sink, integrated cupboards and plumbing for a washing machine, alongside direct access to the drive via a split stable door.

There are three double bedrooms on the ground floor, with two benefitting from a Jack & Jill ensuite shower room, alongside a large family bathroom that boasts a chic roll top bath, separate walk-in shower, wash basin and WC. A gym completes the accommodation on the ground floor which could also be utilised as a study, additional reception room or a 6th bedroom if required.

Ascending the stairs to the first-floor mezzanine landing, this area is currently utilised as a study but could also provide a lovely seating area with views of the surrounding countryside through the large cathedral style window. The principal bedroom benefits from four Velux style windows that allow through plenty of natural light, with two walk-in dressing room closets and a beautiful ensuite bathroom that features a modern bathtub, twin sinks and a novel walk-through shower area behind a dividing central wall that offers twin 'his & hers' communal showers. Returning to the central landing, a further double bedroom also benefits from a sleek ensuite shower room with a walk-in corner shower, wash basin and WC.





Garden

The south facing garden to the front of the house is mainly laid to lawn with a large patio terrace that has ample space to enjoy alfresco dining whilst offering beautiful uninterrupted views of the surrounding countryside and coastline. The lawn is fully enclosed by a post and rail fence with two gateways to allow pedestrian and lawnmower access, however the properties plot extends down to the eastern hedge line meaning that the formal garden area could be extended if desired.

A private gravel driveway allows parking for several cars, and a static container provides useful outdoor storage. Planning permission has also been approved to erect a double garage in the parking bay adjacent to the house.

There are wonderful walks directly from the house over neighbouring farm tracks and the Southern Upland Way traverses the shared drive on the approach to the property.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

The sale will include all fixtures and fittings; all light fittings, integrated furniture, appliances and white goods.

Services

An air source heat pump provides central heating to the home with mains electricity, water, and private drainage.

Solar PV Panels

Solar PV panels on the roof generate additional electricity for the home.

Planning Permission:

Planning permission approved for the erection of a double garage in the parking bay adjacent to the house. Expires 5th February 2028: 24/01437/FUL

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 B

Local Authority

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

Council Tax – Band G

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:

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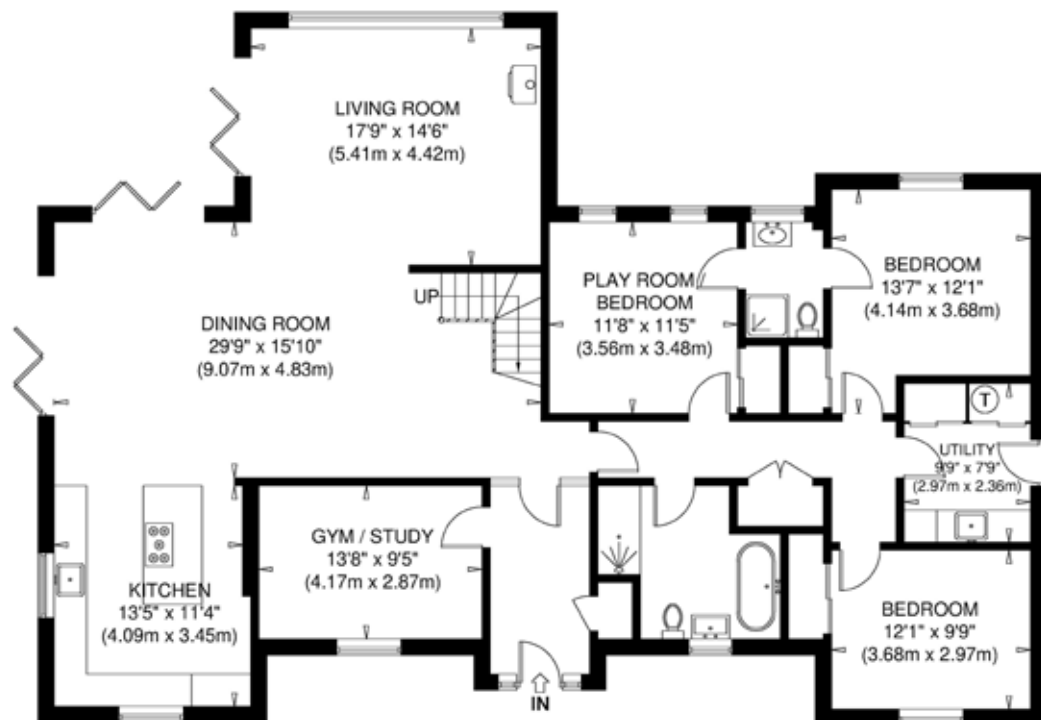
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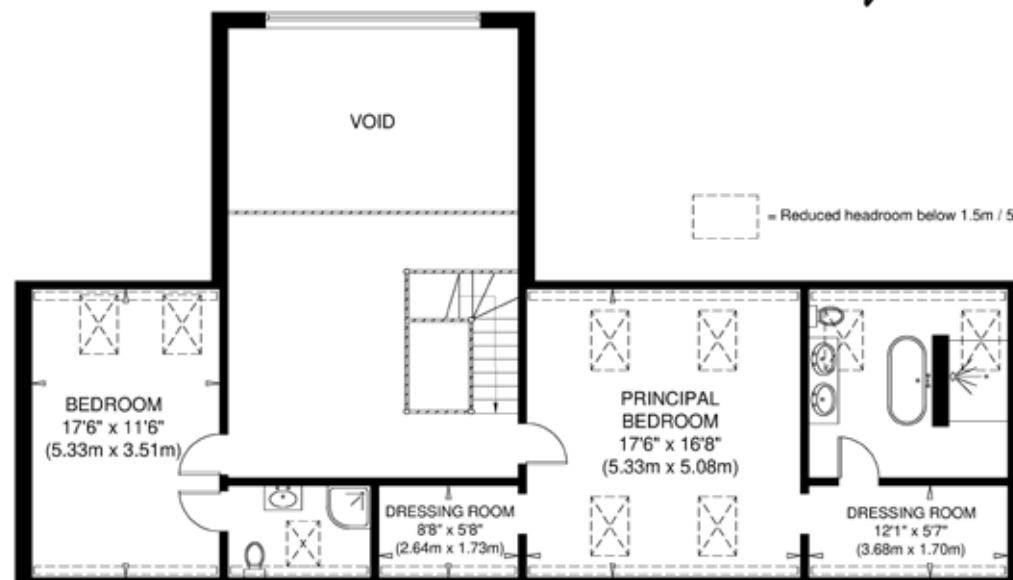






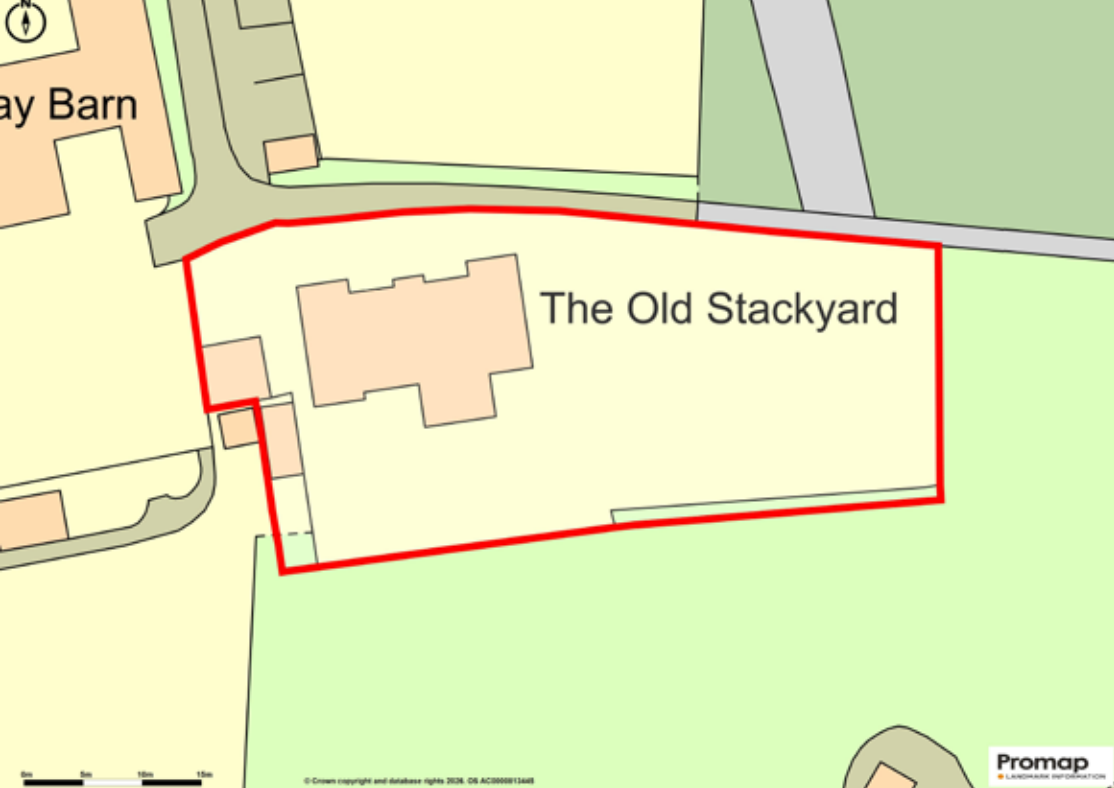


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 172.9 SQ M / 1861 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 104.7 SQ M / 1126 SQ FT

THE OLD STACKYARD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 277.6 SQ M / 2987 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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