



Meadow Lodge, Coldingham, TD14 5TS



- Scandinavian Style Lodge
- Double Bedroom & Twin Bedroom
- Estate with Walks
- Price to Include Furniture
- Kitchen/Dining/ Lounge with Stove
- Ideal Holiday Home or Holiday Let
- Bathroom / Laundry Room
- Extensive Garden Grounds

 2

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EPC E

 N/A

Interested In  
viewing this property?

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### LOCATION:

The property is set within a small exclusive estate known as Press Castle with a selection of conversions and lodges with communal walks in open countryside, and gardens. Press castle is set by the coastal route from Coldingham to Cockburnspath on the Coldingham Moor, 4 miles from the village of Coldingham, which is known for its award winning beach. Reston is approx. 2 miles away with a newly opened Railway station on the East Coast, giving easy access north and south. The area is extremely popular with holiday makers such as walkers, cyclists, fishing enthusiasts and would make an ideal location for a second home or holiday let.

### DESCRIPTION:

This delightful lodge has open views over the meadow on this small development. Currently used as a commercial holiday let the property is extremely popular, although many of the lodges have had a change of use to allow residential use, subject to relevant permissions. The lodge has been renovated throughout to provide comfortable holiday accommodation, to include the covered veranda to create extra living space for dining, there is a compact functional kitchen and, living area with wood-burning stove and a bathroom with a shower over the bath and washing machine. The pine clad internal walls have been tastefully painted throughout with the external lodge walls in a dark green shade. The property also has a double bedroom with a small wardrobe and a twin bedroom with two small wardrobes.

### EXTERNALLY:

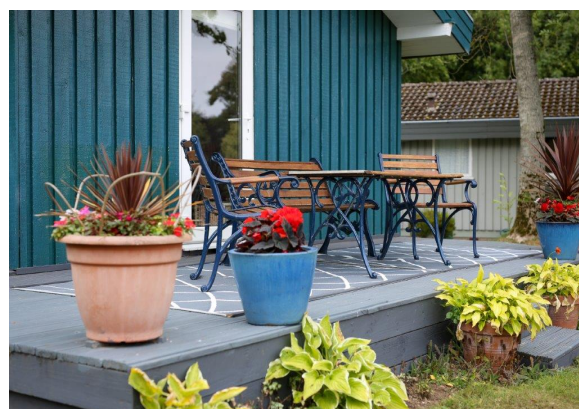
The property is easily accessible from the private drive through with gravelled parking for several cars. There is a front door to the gable end and surrounding gardens, to the side there is large patio door directly out from the living / dining area onto a decked area which wraps around the lodge to the front, perfect for summer nights. The main garden stretches out to the front and is mainly laid to lawn.

### SERVICES:

Mains Electricity and Water, Shared Sewage Treatment Plant Council Tax: N/A commercial and EPC: Band E

### 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.



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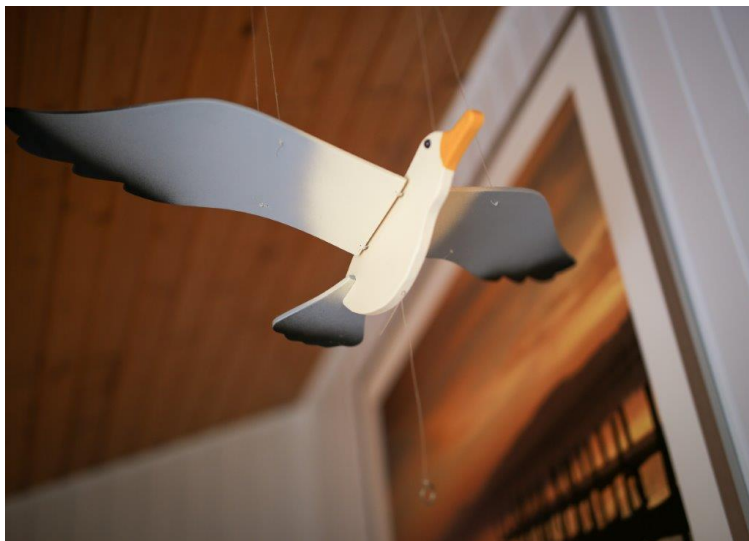
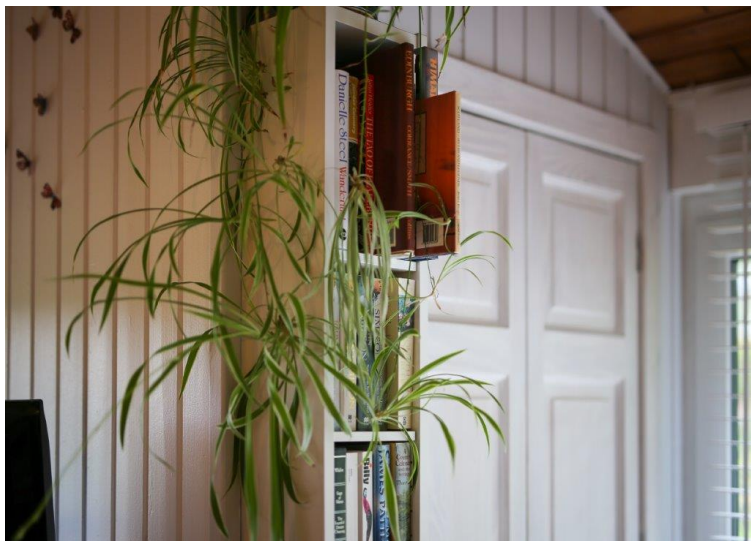
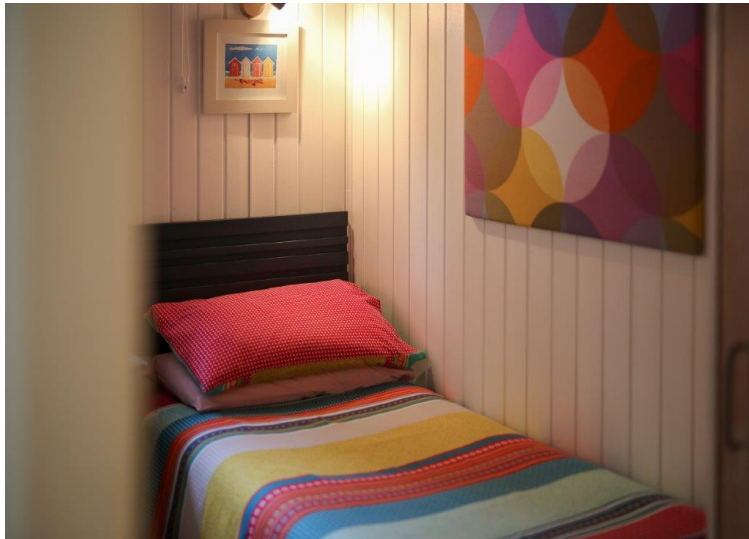
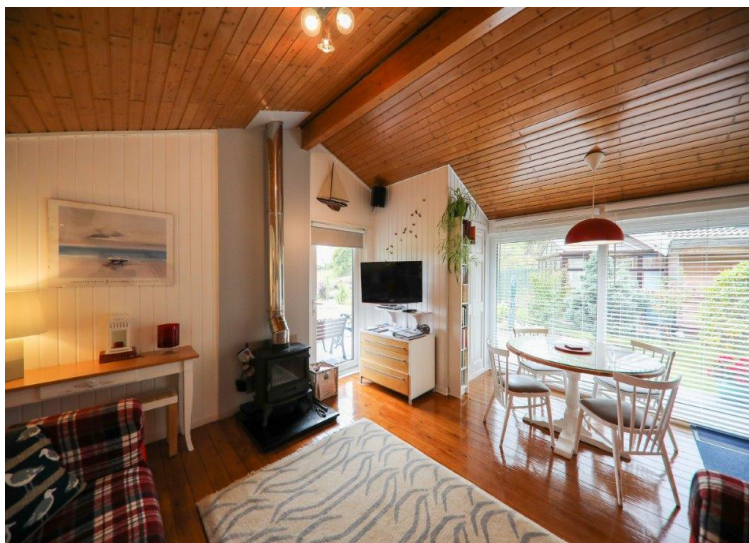
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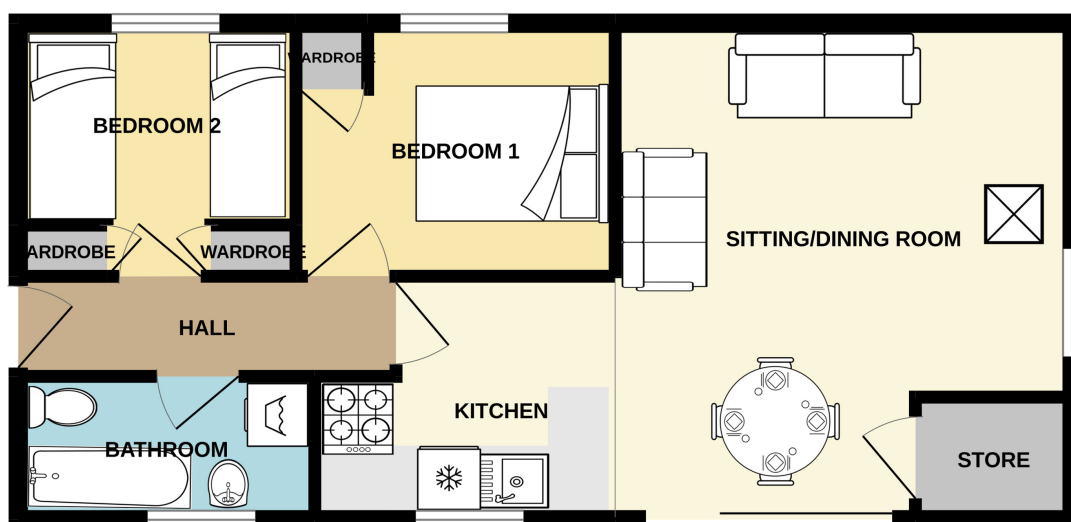
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FLOOR PLAN:

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:

- HALL (3.68M X 0.95M)
- KITCHEN AREA (2.70M X 2.29M) at widest
- BATHROOM (2.76M X 1.29M)
- LIVING / DINING AREA (4.08M X 4.86M) at widest
- DOUBLE BEDROOM (2.96M X 2.35M)

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