



GARDEN STIRLING BURNET

THE OLD SMIDDY

Cockburnspath | Scottish Borders | TD13 5YE





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Welcome to The Old Smiddy

A HISTORIC DETACHED HOUSE IN COCKBURNSPATH



This historic detached three-bedroom house is set within half an acre of grounds, featuring idyllic gardens, a summer house, an outdoor kitchen, ample private parking, and a detached listed forge with potential for development (subject to planning permission). Approved plans also permit a significant extension to the main property. The peaceful Borders village of Cockburnspath offers easy access to scenic countryside and coastline, as well as excellent road and nearby rail links, enabling swift travel to Edinburgh and surrounding towns.

GENERAL FEATURES

- Picturesque village, close to the coast and rail links
- Historic detached house
- Approved plans for a significant extension
- Minimalist contemporary interiors retaining rustic charm
- Half an acre of idyllic grounds with a burn and woodland borders
- Detached B-listed forge with development potential (STPP)
- EPC rating - TBC

ACCOMODATION FEATURES

- Entrance hall
- Cosy dual-aspect living room with multi-fuel burner and storage
- Southeast-facing integrated kitchen with access to the living room and driveway
- Three versatile double bedrooms over two floors
- Bright, luxury shower room
- Electric storage heating and full double glazing

EXTERNAL FEATURES

- Picturesque gardens, southeast-facing to the front
- Large vegetable plot with a greenhouse
- Numerous secluded seating areas
- Powered summer house
- Covered outdoor kitchen with pizza oven – potential business venture (STC)
- Generous private front driveway
- Large attached garage/workshop and garden store





PROPERTY NAME

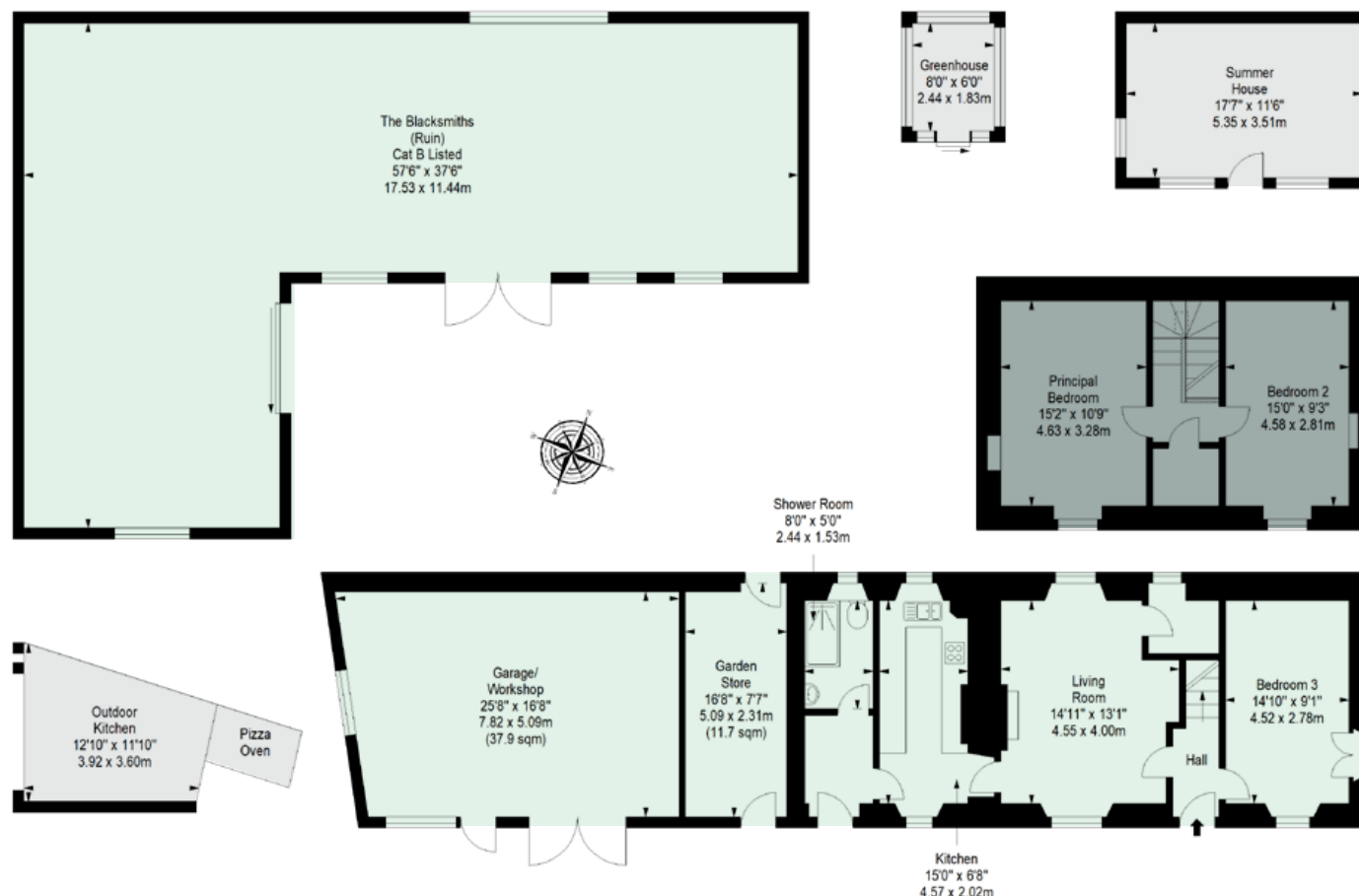
The Old Smiddy

LOCATION

Cockburnspath, TD13 5YE

APPROXIMATE TOTAL AREA:

103.0 sq. metres (1108.7 sq. feet)



KEY

GROUND-FLOOR

FIRST-FLOOR

EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.

CHARMING period home

The Old Smiddy is an enchanting double-fronted sandstone residence. A tranquil burn meanders along the edge of the grounds, with surrounding woodland adding to the peaceful setting.

The generous outdoor space includes landscaped gardens, a vegetable plot, and a summer house, suitable for home working. The outdoor kitchen has previously hosted a successful pizza business, offering potential for an income stream, subject to consents. The 18th-century B-listed Blacksmiths previously secured (now lapsed) consent for a three-bedroom house. Live planning permission for the main residence allows extension of the kitchen and bathroom to double height, and replacement of the garage and store with a single-storey extension, creating a five-bedroom, four-bathroom (two en-suite) home.





Minimalist Scandi-style interiors bring the two-storey home stylishly up to date, creating a light and airy ambience, while traditional features, including twelve-pane sash windows and rustic wood doors, retain its heritage charm.





LIGHT-FILLED LIVING ROOM



The comfortably carpeted living room is a homely space enjoying all-day sun through dual-aspect windows. Charming touches include exposed beams and an elegant period fire surround housing a multi-fuel burner with back boiler. Built-in display shelving and a naturally lit store cupboard provide practical storage.

SOUTHEAST-FACING INTEGRATED KITCHEN

connected to the living room

The dual-aspect kitchen is bright and styled with sleek white cabinetry, an expansive timber worktop, and chic subway tiling, in keeping with the home's understated finish. Integrated appliances include an oven, induction hob with extractor, dishwasher, and fridge. Side access leads to a utility area featuring a freestanding washing machine and a handy driveway entrance. A standalone freezer is in the attached store.







THREE DOUBLE BEDROOMS

flexible and spacious



Two first-floor double bedrooms, accessed via a landing with built-in storage, are softly carpeted and feature attractive decorative fireplaces.



A third ground-floor double bedroom, currently used as a snug, showcases the home's flexibility and houses useful storage.



STYLISH SHOWER ROOM

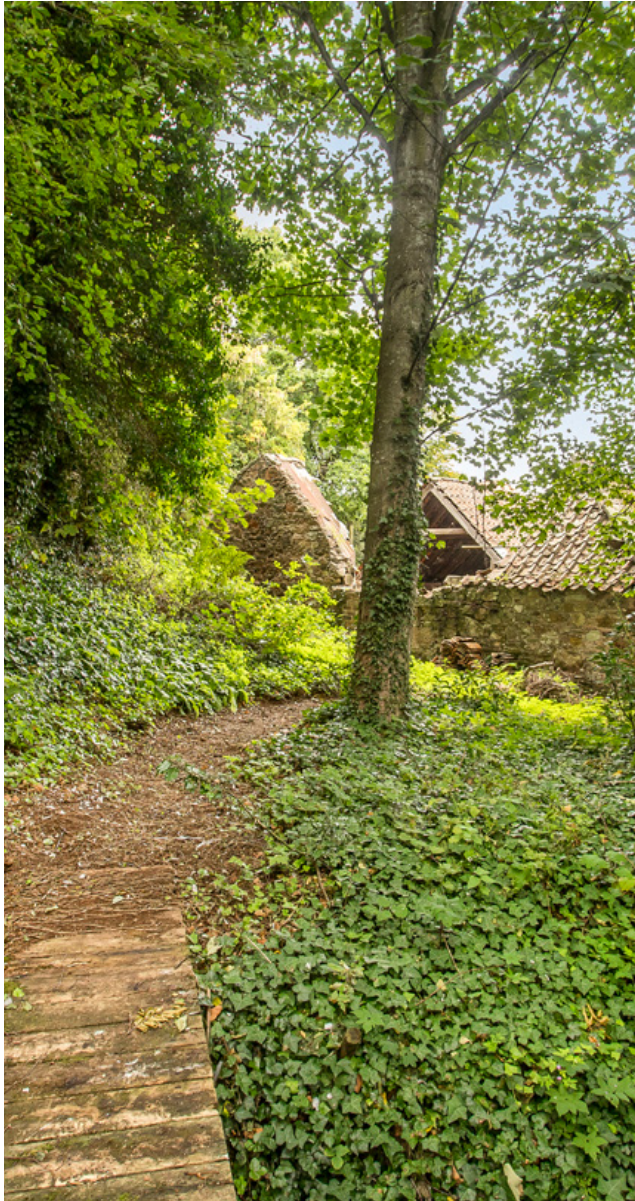
with luxury underfloor heating



The bright, chicly tiled shower room features a toilet, basin/vanity unit, and walk-in rainfall shower.

EXTENSIVE GARDENS

featuring a powered summer house and outdoor kitchen



THE REAR GROUNDS

The rear grounds include a circular bordered lawn and decked seating areas (one with running water and power), enjoying lovely evening sun, a vegetable plot with a powered greenhouse (with sprinkler system), and a summer house – ideal as an office or creative retreat, with power and broadband accessibility.





THE SUMMER HOUSE

Ideal as an office or creative retreat, with power and broadband accessibility.



THE SOUTHEAST-FACING FRONT GARDEN

on the banks of the burn

Featuring a covered pizza oven and kitchen with power, hot/cold running water, and a suntrap seating deck with double sink and dishwasher – perfect for summer gatherings, enjoying the afternoon sun or a business venture (STC).



DRIVEWAY & GARAGE

A long gravel driveway leads to the attached (large single) garage/workshop, which has power and light, as does the neighbouring garden store.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.





COCKBURNSPATH

Scottish Borders

Cockburnspath is a small village situated about 2 miles inland from the breath-taking Berwickshire coastline. Nestled on the borders of East Lothian, Berwickshire and the Scottish Borders, the area offers some of the best land and seascapes with white sandy beaches. Enjoying the outdoors couldn't be easier, with fantastic walks, including the Southern Upland Walk, on offer on your doorstep. The village offers a Primary school with a Playgroup, a Village Hall with a Café and a Church. A 15-minute drive will take you to Dunbar, catering for all your shopping needs, an outstanding Secondary Grammar school and a train station linking you to Edinburgh and Berwick in only 20 minutes. The A1 is located close-by, making commuting to Edinburgh or Berwick quick and easy.



"Offering some of the best land and seascapes with white sandy beaches."



GARDEN STIRLING BURNET

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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.