

SIMPSON & MARWICK

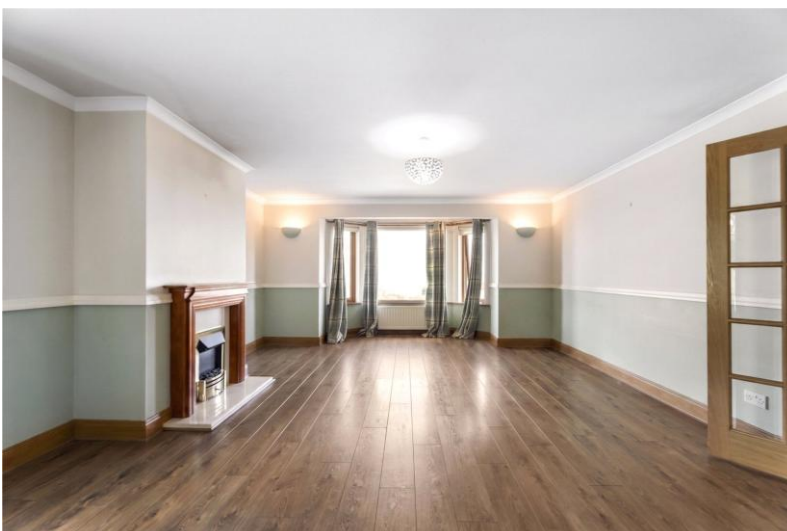


Sylvendie, Old Cambus, Cockburnspath, Scottish Borders, TD13 5YR



EPC: D (65)
Council Tax - G

Elevated country living with spectacular coastal views and exceptional potential.



- • Impressive four-bedroom detached home
- • Substantial plot extending to approximately three acres
- • Elevated position with rural and sea views
- • Spacious & flexible accommodation arranged over two levels
- • Bright sitting room with bay window & sea views
- • Separate dining room
- • Large kitchen
- • Four generous double bedrooms

Set high within approximately three acres, Sylvendie is an impressive four-bedroom detached home enjoying rural tranquillity, far-reaching countryside and wonderful sea views. Built around 20 years ago, it offers generous, flexible accommodation, extensive gardens and an additional plot with lapsed planning permission for a further house.

Approached by a long driveway, the elevated position makes the most of the surrounding landscape and coastal views. A welcoming vestibule leads into a spacious hall with WC. The front-facing sitting room features a bay window with sea views, while double doors lead to the separate dining room. To the rear, the spacious kitchen offers ample dining space, fitted cabinetry and a Rangemaster cooker, with sliding doors to the garden. A separate utility room provides further storage and garden access. There are four well-proportioned double bedrooms on the ground floor, all with built-in storage. The principal bedroom has an en-suite shower room, while a spacious family bathroom with separate bath and shower completes this level.

Upstairs, the officially converted attic provides further flexible living space, with wonderful views and a striking gable-end picture window. It could be used as a sitting room or bedroom, with a large shower room allowing it to work well as a private suite.

Outside, the approximately three-acre grounds include generous front and rear gardens, predominantly laid to lawn, with a patio for outdoor dining and entertaining. A wooden gazebo with hot tub provides a wonderful place to relax, while the substantial multi-car driveway offers excellent parking. A single garage provides useful additional storage.

An additional plot within the grounds previously benefited from planning permission for a further dwelling, although this has now lapsed. Subject to the necessary consents, this offers further potential.

With its elevated position, spectacular outlooks, generous grounds and flexible accommodation, Sylvendie offers a rare opportunity to enjoy space, privacy and countryside living within easy reach of the coast and local amenities.

Location

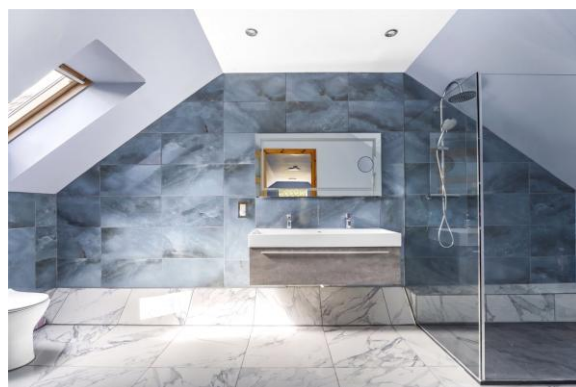
Old Cambus enjoys a peaceful rural setting on the Berwickshire coast, close to Cockburnspath and within easy reach of East Lothian. Cockburnspath offers a local shop, primary school, nursery, village hall and church, while Dunbar and Eyemouth provide wider shopping, dining and leisure facilities. The Berwickshire Coastal Path begins at Cockburnspath, linking the dramatic coastline with St Abb's Head and Berwick-upon-Tweed, while Pease Bay and surrounding beaches are nearby. The A1 provides excellent road connections towards Edinburgh and Newcastle, with rail services available from Dunbar and Berwick-upon-Tweed on the East Coast Main Line. This is an exceptional setting for those seeking a rural lifestyle without isolation.

Fixtures and Fittings

All fitted floor coverings, blinds, curtains, light fittings, Range cooker, extractor hood, freestanding dishwasher, washing machine, tumble dryer, fridge/freezer, hot tub, and ride on lawn mower, are included in the sale.

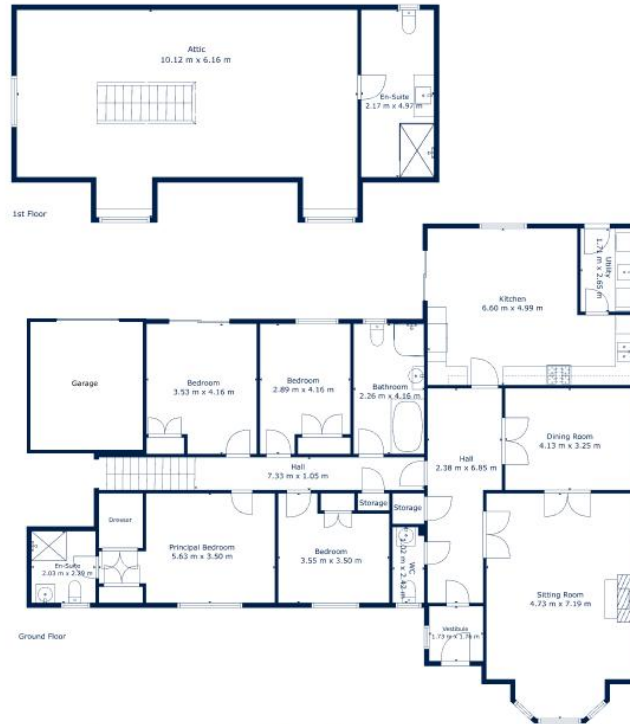
Viewing Details

By appointment contact Simpson & Marwick.



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For identification purposes only.
Not to scale.

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Approx. Gross Internal Area:
2626.39 Sq Ft (244 Sq M)

Simpson and Marwick

88 High Street
North Berwick, East Lothian, EH39 4HE

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		