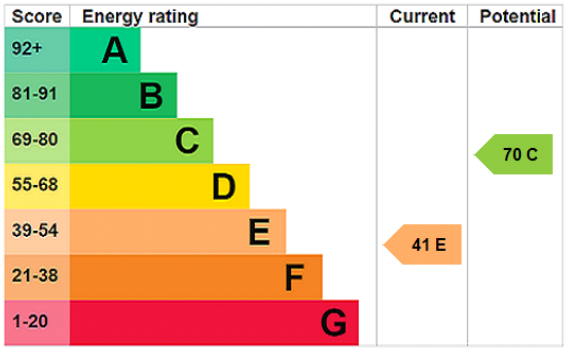
SIMPSON
&MARWICK





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Primrose Hill, Crofts Road, Cockburnspath, TD13 5YB





About the Property

Occupying an elevated position within the coastal village of Cockburnspath, Primrose Hill is a most impressive detached period residence, offering stunning sea views, beautifully landscaped gardens, and an abundance of space and character. Dating back to the 17th century — with Georgian extensions added in the late 1700s— this substantial home blends the grace of a bygone era with the comfort and practicality of contemporary family living.

From the moment you arrive, the home's charm and heritage are undeniable. The elegant stone façade, mature grounds, and original outbuildings evoke country living at its finest, while the interiors retain many original features, including working window shutters, ornate cornicing, Edinburgh presses, and a collection of beautiful fireplaces. The ground floor begins with a welcoming entrance vestibule and a spacious reception hall. The dual-aspect formal sitting room boasts a marble mantelpiece, multi-fuel stove, and traditional detailing, while the dining room, also dual-aspect, features an open fireplace and lovely views. A ground-floor double bedroom, complete with en-suite shower room, offers flexible accommodation and would be perfect for guests.

To the rear, a bright, well-appointed kitchen with shaker style units, integrated appliances, and under-stair larder cupboard, connects to a cosy breakfast room with another multi-fuel burner and views to the garden — an ideal space for informal dining or family gatherings. A boot room, utility area and a wet room/WC accessed from the courtyard add functionality to this characterful home.

Upstairs, the split-level landing leads to a charming studio (or additional bedroom/office), and continues to the main landing, where you'll find the drawing room (or bedroom) — arguably one of the most beautiful rooms in the house — with exceptional views across the rooftops to the North Sea. There are two further double bedrooms, a single bedroom, and a spacious family bathroom.

Externally, the property sits within beautifully landscaped gardens to the side and rear, featuring mature planting, fruit trees, vegetable beds, lawned areas, a pond, chicken run, and a large greenhouse — all offering a wonderful sense of privacy. To the front, a spacious private courtyard provides generous off-street parking, and access to a collection of traditional outbuildings. These include a beautiful larch clad workshop, a fully soundproofed studio, and a former cart shed. Primrose Hill is a rare opportunity to own a distinguished piece of Scottish heritage with commanding views, spacious accommodation, and superb outdoor space. With its period charm, stylish interiors, and versatile outbuildings, it is perfectly suited for family life, creative pursuits, or simply enjoying a peaceful, coastal village lifestyle, with an easy 35 minute commute to the Edinburgh bypass.

Location

Cockburnspath is an attractive Borders village situated on the East Lothian/Berwickshire coast at the end of the Southern Upland Way. The village is within easy commuting distance of Edinburgh approximately 20 minutes by train from nearby Dunbar mainline railway station or 45 minutes by car. Berwick is 20 minutes drive by car. There is an excellent primary school in the village with secondary education at Duns, Dunbar and Eyemouth. Transport is also provided from the village to Longridge Towers (pre-prep, prep and secondary) outside Berwick. The village has a newsagent/general store/post office, a garage, a bowling club and an excellent village hall. A wider range of facilities are available in Dunbar approximately 8 miles away where these is an Asda, a leisure centre, a good selection of shops and restaurants, 2 links golf courses and a variety of sports and social clubs. The spectacular Berwickshire coastline stretches south to the St Abbs nature reserve with wonderful beaches and excellent opportunities for walking, surfing and diving enthusiasts.

Fixtures and Fittings

All fitted floor coverings, selected light fittings, hob, oven, fridge, freezer, dishwasher, washing machine and tumble drier, are included in the sale of the property.

Viewing Details

By appointment contact Simpson & Marwick

EPC: E

Council Tax - F

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