

## Pease Bay Caravan Park, B3 Pease Bay Caravan Park

Cockburnspath

Offers Over **£85,000**



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Set within an exceptional, prime plot overlooking the breathtaking coastline of Pease Bay, this remarkable lodge offers truly uninterrupted, picture perfect views across the beach and open sea. From sunrise to sunset, the ever changing seascape provides a spectacular backdrop that is simply second to none this is coastal living at its absolute finest. Upon entering, you are welcomed into a generously proportioned utility space, thoughtfully designed with clearly defined areas for storage and free standing furniture. Finished in a neutral décor, this area offers both practicality and versatility, allowing for effortless personalisation to suit individual needs.

The true centrepiece of the home is the outstanding open plan lounge, kitchen and dining area. This expansive living space has been carefully designed to maximise both comfort and those extraordinary views. The lounge area is exceptionally spacious, currently accommodating large sofas with ease, while still offering the flexibility for alternative layouts, including a substantial L-shaped suite and additional free standing furnishings.

Positioned by the French doors is a tranquil seating area an idyllic retreat where you can unwind while taking in the awe inspiring coastal outlook. Whether enjoying a morning coffee, a quiet evening or simply escaping with a book, this space perfectly captures the magic of its remarkable surroundings.

The dining area is equally impressive, comfortably hosting a table for eight with ample room for larger gatherings, making it ideal for entertaining. Floor to ceiling windows flood the entire space with natural light, further enhancing the sense of openness and drawing the stunning scenery indoors.



The contemporary kitchen complements the open plan layout beautifully, offering extensive worktop space, abundant storage and a sleek, modern finish. Featuring integrated appliances including oven, hob and fridge freezer, the design blends darker tones with bright work surfaces to create a stylish yet timeless aesthetic contrast. A three person breakfast bar adds both functionality and a sociable element, while subtle LED floor lighting provides an additional touch of sophistication, highlighting the additional luxury details. Both bedrooms are generously sized, comfortably accommodating large double beds while maintaining a sense of space. Decorated in neutral tones, they offer a calm and inviting atmosphere, complemented by excellent built in storage and additional room for free standing furniture.

The second bedroom benefits from an adjoining Jack & Jill shower room, this area also boasts a large wardrobe space, offering a highly flexible space currently utilised for storage but adaptable to suit a variety of uses. The principal bedroom further benefits from a well appointed en suite, featuring a spacious walk in shower within a stylish, partially tiled setting.

Completing the interior is a contemporary family bathroom, finished to a high standard with a clean, low maintenance design ready for immediate use by its new owners.

Externally, the lodge truly excels. Surrounded by the dramatic natural beauty of the Scottish coastline, the elevated position provides sweeping, uninterrupted views of the sea, beach, and rolling landscape beyond. The extensive wraparound decking creates the perfect setting for outdoor living and entertaining, comfortably accommodating seating for eight or more. With scope for additional landscaping or low maintenance planting, the outdoor space offers endless possibilities all framed by an extraordinary backdrop.

Further enhancing this rare opportunity, the property is the only lodge within the area to benefit from three private parking spaces, ensuring convenience for homeowners and guests alike.

Located within the sought after Pease Bay Leisure Park, residents enjoy direct access to the beach, as well as on site amenities including a restaurant and bar ideal for relaxed dining and socialising.







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