



LUXURY CARAVANS FOR SALE
Coldstream Holiday Park
Kelso Road, Coldstream



Please note these are sample photographs for illustration purposes

Luxury Caravans, Coldstream Holiday Park, Kelso Road, Coldstream, Northumberland, TD12 4LQ

COLDSTREAM HOLIDAY PARK - BRAND NEW LUXURY CARAVANS FOR SALE FROM £54,566

WHERE THE TWEED WELCOMES YOU TO SCOTLAND, A PERFECT COUNTRY LOCATION IDEAL FOR GETTING AWAY FROM IT ALL, A PLACE WHERE FAMILY AND FRIENDS MAKE AND SHARE MEMORIES THAT BRIDGE GENERATIONS.

Newly established 'Coldstream Holiday Park' is located towards the western edge of Coldstream, a 'Borders gem' overlooking the famous salmon fishing River Tweed. The luxury caravans are ideal as a base from which to explore, being exactly situated on the English-Scottish Border, with easy access to the stunning Northumberland coastline, Cheviot Hills, historic Berwick upon Tweed and Edinburgh. The holiday home location gives access for leisure activities for everyone including salmon and trout fishing, Golfing, Mountain biking at the 7Stanes centres, hill and coastal walking, and a number of historic Castles, Abbeys, Museums and Stately Homes.

The luxury Holiday Park, set in a quiet low density site of 14.5 acres, has fabulous open aspect views south over the River Tweed towards the Cheviot Hills, and has an elevated position with panoramic views of the Cheviots. The park has a reception and warden, amenity block. Refuse/recycling point and visitor parking.

Park Features; Sunny South and West facing aspects | Pet friendly | Quality double glazed and centrally heated holiday homes | Mains electric and drainage | One allocated parking space & additional visitor parking | Bespoke decking available (separate negotiation) | 25-year licence 14.5 acre site | No Holiday let restrictions | Incentive Packages Available (Please ask for details)

Coldstream is a lovely small borders town, home of the 'Coldstream Guards' and offering a range of local amenities on the High Street, including pubs/restaurants, and shops. The stunning Hirsell Estate, Museum and crafts centre provides superb all year round parkland where families can spend the day - with wonderful walks around the lake and through the Dundock Wood, the 18th century landscaped estate is a peaceful haven wildlife and nature. At the Homestead there is a museum, Craft units, Farm shop, and cafe/tearoom. The Northumberland and Berwickshire coastline boasts some the finest beaches in the country, with Bamburgh Beach voted #1 and Spittal Beach #10 in the Best Beach Guide Northumberland 2022.

Berwick upon Tweed - 14 miles | Holy Island/Bamburgh - 25 miles | Cheviot Hill - 5 miles | Edinburgh - 50 miles | Duns - 10 miles | Hawick - 30 miles | Kelso - 9 miles | Wooler - 14 miles | Jedburgh - 20 miles | St Abbs - 27 miles | Peebles - 47 miles | Newcastle - 60 miles | Glasgow - 93 miles



From £54,566





Golf Courses

Main sponsors for the Hirsel Golf Club - only minutes from the park, one of Scotland's best kept secret courses and recently featured in Golfs Monthly Top 100 hidden gems.

Also close by: Duns Golf Club | Putton Mill Golf Driving Range – Duns | Schloss Roxburghe Hotel & Golf Course | Goswick Golf Club | Eyemouth Golf Club

Fishing

Fish for salmon, wild brown trout and grayling on one of the most famous Rivers in Europe.

Great Walks

Enjoy a cliff top walk at St Abbs, a climb to the Borders finest viewpoint, a riverside trail and famous castle | St Boswells, River Tweed & Dryburgh Abbey | Scottish Borders | Cheviot Hills | Holy Island | Coldstream Country Walk

Castles, Museums & Stately Homes

Floors Castle, Kelso | Coldstream Museum | Bamburgh Castle | Melrose Abbey | Jedburgh Abbey | Jedburgh Castle | Hawick Museum | Hirsel & Homestead Museum | Ford & Etal Estates & Etal Castle | Wark Castle | Twizel Castle | Borders Ancestry | Manderson House by Duns | Thirlestane Castle | Norham Castle | Paxton House | Flodden, Battlefield | Jim Clark Motorsport Museum, Duns | Gunsgreen House

Glorious Gardens & Parks

Henderson Park & Gardens | Dawyck Botanic Garden | Hirsell Estate

Sports/Activities

Kayak Watersports - Selkirk | Sailing & Boating - St Abbs | Surf Shop - Coldingham | Hawick Driving Experiences | Watersports Centre, Duns | Cycling & Mountain Biking Routes throughout the Borders at Selkirk, Jedburgh, Innerleithen, Peebles & Hawick | Roxburgh Shooting School | Horse-riding – Peebles | Kelso Races

Children's Activities

Chain Bridge Honey Farm | Go Ape Peebles | Alpacas at Beirhope, Kelso | Bowhill Adventure Playground, Selkirk | Heatherslaw Visitor Centre & Light Railway | Pot A Doodle Do, Scremerston | Swan Centre, Berwick | Hirsell Arts & Crafts Centre

Shopping

The Scottish Borders has a strong heritage for arts and crafts. The region's association with textiles, partially wool stretches back hundreds of years and can be found in many towns.

The region is great for biking or hiking, and endless possibilities for adrenaline packed action, or a taste of country sports, clay pigeon, rifle shooting, bike trails or fishing.

With Caravans on display now, this is a unique opportunity to buy a new caravan holiday home and choose from a breath-taking array of front line or end of row pitches on Scotland's landmark holiday home development, with outstanding views across the Tweed to the Cheviot Hills and the countryside of the Scottish Borders. Enquire now to become an owner on this exciting new development in Scotland's most famous gateway town.

Enjoy all of the activities listed above and have endless getaways and long summer staycations, allowing you the freedom to relax, enjoy an array of activities in a fabulous location.

Contact Gillian Greaves on 01665 600170 or gillian.greaves@sandersonyoung.co.uk for further information.



All enquiries to our Alnwick Office | 35 Bondgate Without, Alnwick, Northumberland NE66 1PR

T: 01665 600 170 | www.sandersonyoung.co.uk

