



# BYRE HOUSE

4 MILL WYND | EAST LINTON | EAST LOTHIAN



**RETTIE**





## BYRE HOUSE, 4 MILL WYND, EAST LINTON, EAST LOTHIAN, EH40 3AE.

A charming house with B-Listed Barn conversion, offering versatile accommodation and a beautiful walled garden overlooking the River Tyne, within walking distance of East Linton's amenities and commuting distance of Edinburgh.

North Berwick 7 miles  
Edinburgh 24 miles  
Edinburgh Airport 33 miles  
(All distances are approximate).

### Summary of Accommodation

Ground Floor: Entrance Hall, Dining Room, Sitting Room, Kitchen, Living Room/Dining Room and Shower Room.

First Floor: Landing, Gallery/Library, Principal Bedroom with En Suite Bathroom, Double Bedroom, Bathroom and a Utility Cupboard.

Garden: Beautiful mature walled garden, with summer house and pétanque pitch, with beautiful pastoral views over The River Tyne.

About: 0.14 Acres





#### SITUATION:

Byre House is a historically important building in one of East Lothian's most stunning villages situated off Mill Wynd in the picturesque conservation village of East Linton, which has excellent local shopping including a Co-operative Store, award winning butcher, bakery, post office, newsagent, hairdresser, two pubs/hotels, a library, church and primary school. There is a great community spirit within the village with activities including art classes, cinema club, theatre group, bowling club, tennis club and keep fit Classes. The Mart, a popular farm shop sells a wide array of locally sourced meat, vegetables, shellfish, and game. East Linton is also home to the popular artisan Bostock Bakery and coffee house. More substantial facilities can be found in the harbour town of North Berwick where there are supermarkets, leisure centre, schools and a vibrant High Street. North Berwick has an attractive harbour with a number of excellent hotels and restaurants and hosts the North Berwick Fringe by the Sea in August, a very popular cultural and music festival with well-known acts performing.

The house is within the catchment area of the well renowned East Linton Primary with secondary schooling at Dunbar Grammar. Private schools nearby include, Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh. Daily school buses run to Belhaven Hill, Loretto and a number of other Edinburgh schools from nearby.

East Lothian's famous championship golf courses are close by, with Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness Golf Clubs only 7 miles away, and East Lothian's best sandy beaches at Tynninghame, Seacliff and Yellowcraigs are all within a few minutes' drive.

The nearby A1 gives ease of access to Edinburgh and the route to the south, whilst the local train station at North Berwick has trains running to Edinburgh every 30 minutes at peak times (journey time 30 minutes), while Dunbar is on the East Coast Main Line with services to London King's Cross. A new East Coast Main Line station is being built at East Linton and services to Edinburgh and London are due to start in the Spring of 2024. East Coast buses have buses every half hour to Edinburgh on weekdays, and hourly at weekends

#### DESCRIPTION:

Byre House is a beautiful stone-built house under a pantile roof, which dates back to the early 19th century and has been previously refurbished by the current owners, utilising the original Barn "Byre" which dates from 1750 and is B-Listed to create a generous formal living room/dining room.

The house is approached from Mill Wynd and arrives to parking spaces at the front of the house. The front door opens to an entrance vestibule and dining room giving access to the principal rooms on the ground floor. Adjacent to the dining room is a formal sitting room with a gas fire under a wooden mantle, and a cupboard with shelving and an additional press cupboard.

Returning to the entrance hall, gives access to the kitchen which has a range of wall and base mounted units, with integrated sink, pantry cupboard and two additional storage cupboards, with space for a dining table. Appliances include a Bosch oven with microwave above, 4 ring gas hob, Bosch fridge/freezer, and a drawer dishwasher. From the kitchen a glazed door opens to steps that lead down to the garden.

From the kitchen steps drop down to a generous living room/dining room, with a vaulted double height ceiling with mezzanine level, that benefits from under floor heating and a triple aspect and is bathed in natural light from the Velux windows above. The room features a grand open fireplace under a wooden mantle, with a built in bookshelf and a door opening to the front of the house and another opening to the garden.

Returning to the dining room and completing the accommodation on the ground floor is a shower room, with shower, wc and basin. Stairs alight from the dining room to the first floor, to a bright and spacious landing with steps down to the mezzanine/library that overlooks the living/dining room below. From the landing an inner hall gives access to the principal bedroom with en suite bathroom, double bedroom, shower room, and utility cupboard. The principal bedroom is a good size and has built in wardrobes, with an en suite bathroom with bath with shower attachment, wc and basin. The adjacent double bedroom is a generous size and offers extensive built in wardrobes. Returning to the landing there are built in cupboards which house the gas boiler, hot water cylinder and a utility area with integrated sink and a washing/drying machine, plumbed in. Completing the accommodation on the first floor is a bathroom with a bath with shower attachment, wc and basin.

#### Garden:

The Byre House has a magnificent and established walled garden, laid out in a traditional quadrant style, featuring colourful flower beds, with an array of mature plants, shrubs and topiary bushes. Steps drop down to a boules/pétanque pitch in front of a beautiful summer house which has electricity and a timber garden shed. At the bottom of the garden there are wonderful panoramic views to be enjoyed across farmland over the meandering River Tyne.

## GENERAL REMARKS AND INFORMATION:

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All Ground floor curtains to be included in the sale, and also washing machine and separate dryer.

### Services:

Mains electricity, water, drainage and gas with gas fired central heating.

### Viewing

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH40 3AE.

### EPC – Band E.

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827.

### Council Tax:

Band – G.

### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order

that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

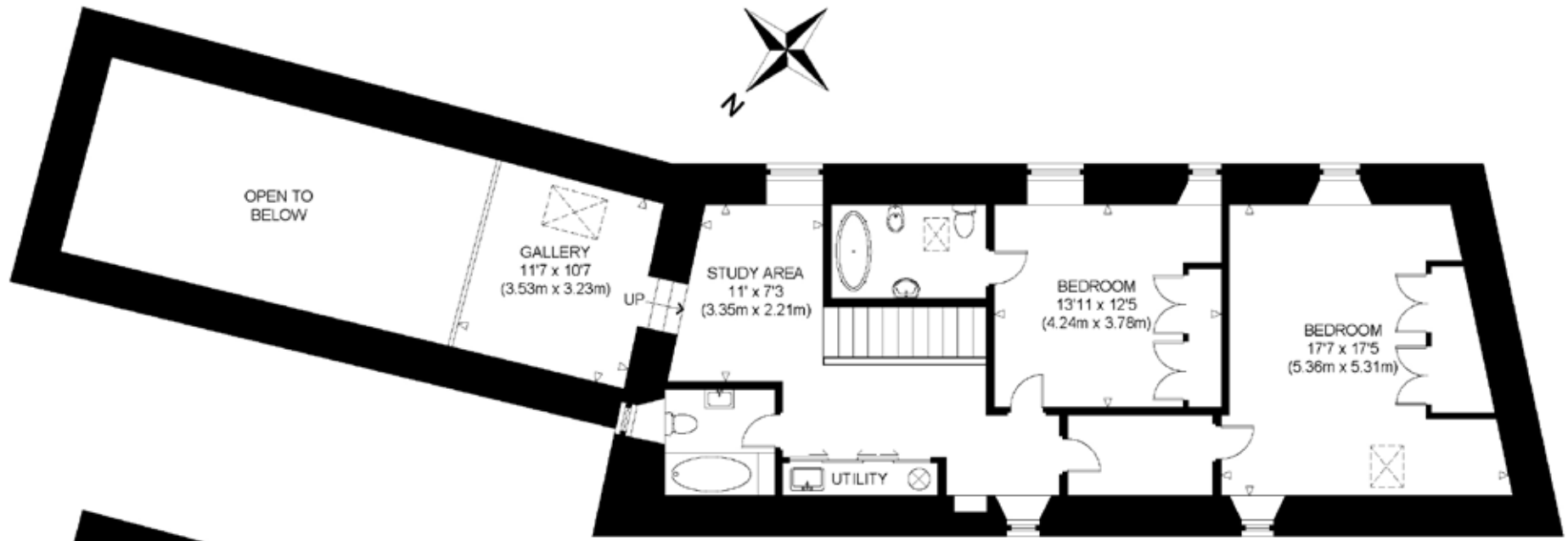
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.









FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1034 SQ FT / 96.1 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1367 SQ FT / 127.0 SQ M

THE BYRE HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2401 SQ FT / 223.1 SQ M  
(EXCLUDING OPEN TO BELOW)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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Edinburgh

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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.