



WINTONFIELD HOUSE

NEW WINTON | TRANENT | EAST LOTHIAN



RETTIE



WINTONFIELD HOUSE

**NEW WINTON, TRANENT,
EAST LoTHIAN, EH33 2NN**

A unique 5-6 bedroom family home, centrally positioned within mature gardens and paddock extending to 2 acres, within easy commuting distance of Edinburgh.

Tranent 1.7 miles, Pencaitland 2.5 miles,
Edinburgh 12.5 miles, Edinburgh Airport 21 miles
(All distances are approximate).



SUMMARY OF ACCOMMODATION:

- Ground Floor:** Entrance Hall, Sitting-Dining Room, Kitchen-Breakfast Room, Study, Utility Room, Cloakroom and an integral Studio/Annexe with En Suite Shower Room and Walk In Wardrobe.
- First Floor:** Landing, Principal Bedroom, Two further Double Bedrooms and a Family Bathroom.
- West Wing:** Entrance Hall, Sitting Room, Kitchen, Double Bedroom and a Bathroom.
- Double Garage:** A double garage with electric up and over doors with workshop and cloakroom.
- Garden:** Gardens surround the house and are predominantly laid to lawn, with colourful herbaceous borders, and an assortment of specimen trees. To the North of the house is a wooded copse.
- Paddock:** Beyond the garden is a paddock area extending to 0.65 acres, which has been partially planted with pear and apple trees.
- Woodland/Paddock:** To the west of the house is a partially wooded former paddock extending to 0.5 acres.
- About: 1.99 Acres**



SITUATION:

Wintonfield House is situated on the outskirts of the pretty conservation village of New Winton, just over six miles from the city bypass and approximately 1.7 miles to Tranent and 2.5 miles to Pencaitland. New Winton is a thriving community with a village hall run by volunteers that hosts weekly activities for the community to enjoy. The nearby town of Tranent offers a range of amenities including an Asda supermarket and petrol station, Aldi, and numerous restaurants and cafes along the bustling high street, with access to primary and secondary schooling.

The nearby village of Pencaitland has a recently re-opened pub/restaurant The Winton Arms, Post Office, petrol station Spar convenience store, and a local newsagent.

The larger market town of Haddington (7 miles) with its characterful High Street of colourful shops, has an excellent range of independent shops and cafes, with two large supermarkets, as well as a recently opened retail park at Gateside. A farmers market takes place monthly in the town centre.

East Lothian is renowned for its pretty villages, beautiful beaches, and a selection of superb golf courses, including the open championship course at Muirfield in nearby Gullane. New Winton is well placed to make the most of excellent walks and other recreational facilities include shooting, fishing, horse riding and hill walking in the local Lammermuir Hills.

DESCRIPTION:

Wintonfield House is approached via an access road that sweeps into a private driveway that arrives to ample parking at the front and side of the house. The house sits proudly amongst its garden with a rendered façade with partial timber cladding on the south elevation of the house with a tiled roof. The house was built by the current owner in 1977 and offers flexible and versatile accommodation over two floors, with a separate self-contained 1-bedroom wing that has been successfully let for a number of years.

From the front driveway a path leads through the front garden to an intricately carved front door, that opens to the entrance hall, giving access to the principal rooms on the ground floor. A very attractive split level sitting room and dining room sits to the rear of the house, featuring a handsome stone wall and a gas fire that sits under a substantial stone mantle. The room is bathed in natural light from the two floor to ceiling picture windows that have sliding doors out to a sunny courtyard and garden beyond, with a further glazed door that gives access to the kitchen.



Returning to the entrance hall double glazed doors open to a kitchen-breakfast room which has a dual aspect over the front and rear gardens. The kitchen has a range of wall and base mounted units with a basin and modern appliances which include, a gas fired 2 door AGA, integrated fridge/freezer, dishwasher and microwave. The breakfasting area has space for a table and chairs with a glazed door that opens to the courtyard and garden beyond and a further door opening to the sitting-dining room. From the kitchen a door opens to the utility room which has a range of wall and base mounted units and is plumbed for a washing machine and tumble dryer. A door opens from the utility to a self-contained studio/annexe which has a sitting room/bedroom with a large picture window with a patio door that opens to the front driveway, with a separate shower room with electric shower, wc and basin and a separate large walk-in wardrobe/storeroom.

Returning to the entrance hall and completing the accommodation on the ground floor is a study/bedroom 5 and a cloakroom. From the entrance hall a spiral wrought iron stair case ascends to the first floor and landing, giving access to the principal bedroom, two further double bedrooms and a family bathroom. The principal bedroom is a generous size and offers plentiful built in wardrobes, with two further double bedrooms situated off the landing one of which has floor to ceiling built in wardrobes. All bedrooms are serviced by the family bathroom, which has a bath with overhead shower, wc and basin. Completing the accommodation on the first floor is a substantial linen cupboard which is accessed from the landing.

Garage:

A substantial double garage sits to the west of the house, with a render façade under a slate roof. The garage which has an electric door, is larger than normal and has a workshop to the rear and separate cloakroom beyond the car parking space.

GARDEN:

The gardens at Wintonfield surround the house offering a pleasant outlook from all of the windows on the ground floor. A substantial south facing patio is a delightful suntrap and offers the perfect space to entertain outdoors, with a sprawling lawn in front that is bordered by an assortment of specimen trees. To the front of the house there are several mature plants and shrubs and a colourful herbaceous border, with a clematis climbing the front of the house. To the west of the garden is a partially wooded former paddock, which is home to three timber sheds used for storage.

Paddock:

To the south of the garden is a grass paddock which extends to about 0.65 acres and is partially planted with apple and pear trees.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All white goods are to remain.

Services

Mains electricity, water and gas with mains gas central heating and drainage to septic tank.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH33 2NN.

EPC

Band D

Local Authority

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

Council Tax

House - 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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
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.



Studio Entrance



Studio Sitting Room/Bedroom



Studio Bathroom



West Wing Exterior



WEST WING:

To the north side of the house sits an adjoining self-contained 1-bedroom ground floor apartment, which is accessed via a paved path to a front door which opens to an entrance hall. The apartment which was originally part of the house and could easily be so again consists of a generous sized living room with a log burning stove, a kitchen with space for an oven and fridge/freezer and a double bedroom with built in wardrobes. Completing the accommodation is a bathroom with bath and overhead shower, wc and basin and substantial storage space from the multiple hall cupboards and access to substantial loft above. From the sitting room access can be made from the sliding door out to a fenced garden, which is laid to lawn and has a lean-to Perspex conservatory.

West Wing Sitting

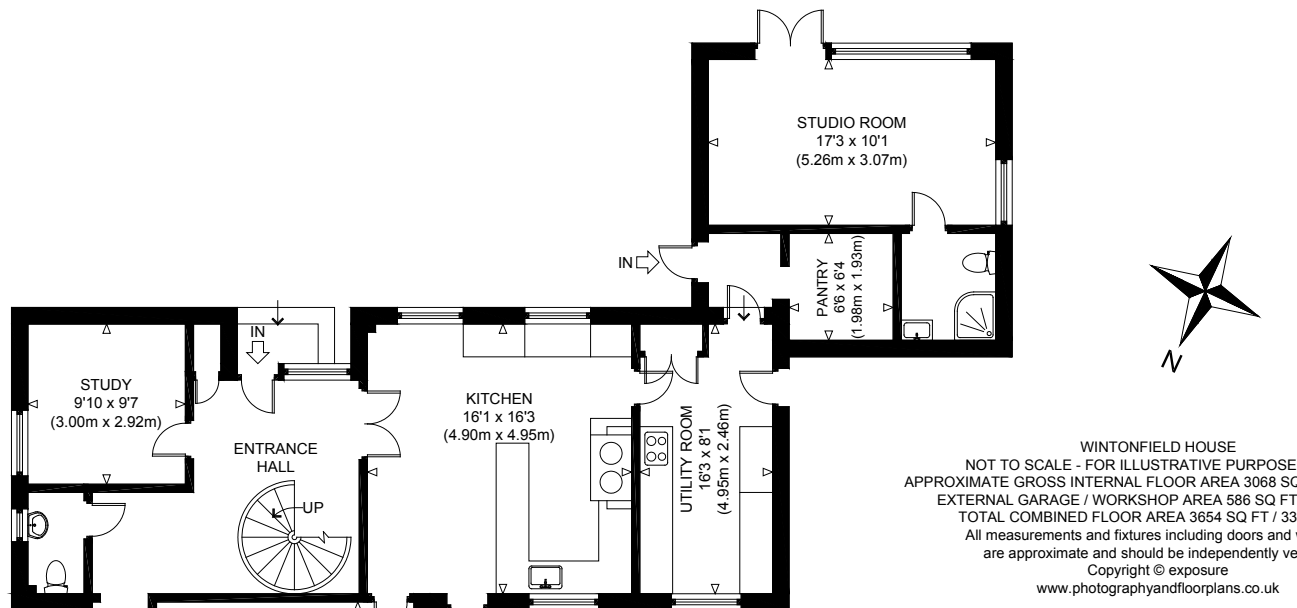


West Wing Bedroom

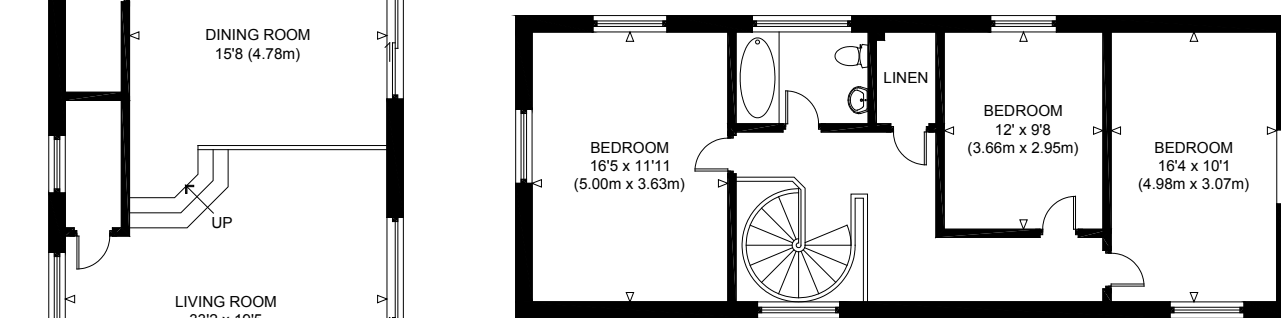


West Wing Kitchen

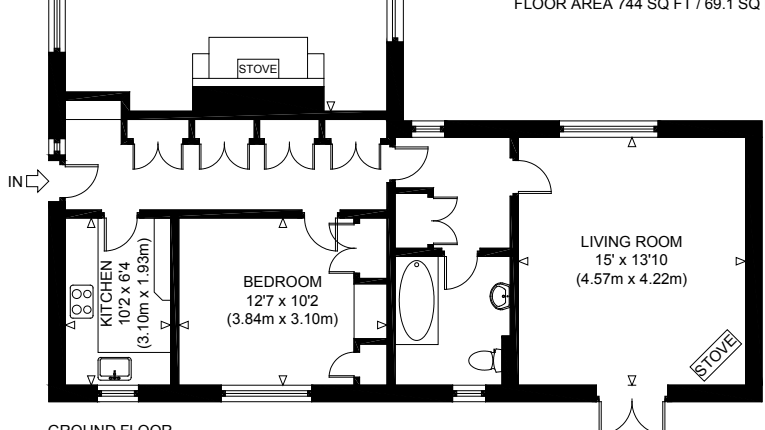




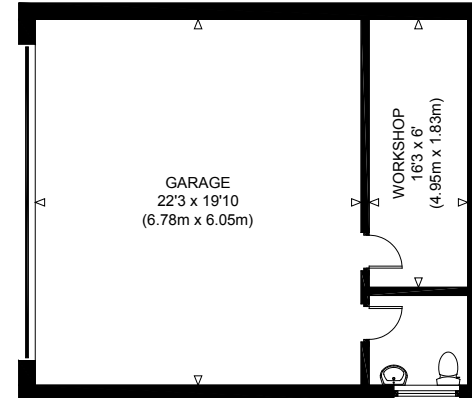
WINTONFIELD HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3068 SQ FT / 285.0 SQ M
 EXTERNAL GARAGE / WORKSHOP AREA 586 SQ FT / 54.5 SQ M
 TOTAL COMBINED FLOOR AREA 3654 SQ FT / 339.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 744 SQ FT / 69.1 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 2324 SQ FT / 215.9 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 586 SQ FT / 54.5 SQ M







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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.