



# GRIEVES COTTAGE

PEASTON | NEAR HUMBIE | EAST LOTHIAN



**RETTIE**





# GRIEVES COTTAGE

PEASTON, EAST LOTHIAN, EH35 5NL

Humbie 3 miles, Ormiston 4 miles, Edinburgh 15.5 miles,  
Edinburgh Airport 22 miles (All distances are approximate).

An attractive 4-bedroom stone cottage with a larch clad extension recently renovated to a high standard, with far-reaching countryside views and solar panels, in the heart of the East Lothian

## Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Hall, Open Plan Kitchen Living Dining Room, Side Porch/Sunroom, Three Bedrooms, Family Bathroom, and Utility Room.

**First Floor:** Landing, Principal Bedroom, and Bathroom. Eaves Storage Space.

**Garden:** Large garden with walled and fenced boundary with a sunny south facing patio and gravel driveway.

**About:** 0.20 acres





#### SITUATION:

Peaston is a small hamlet consisting of a handful of residential properties in the countryside to the North of Humber, East of Pathhead, and South of Ormiston.

Ormiston is a popular village that benefits from a range of local shops including a Co-op, Post Office, and Chemist along with a modern Medical Centre and well thought of local Primary School. A wider range of shops, leisure facilities and amenities can be found in nearby towns of Dalkeith, Haddington, and Newcraighall. The Cottage lies in the Parish of Ormiston village and is therefore in the Ormiston Primary School and Ross High School catchment areas.

Peaston is well situated for easy access into Edinburgh via the A68, or by train from the nearest stations at Wallyford or Gorebridge. The cottage is surrounded by beautiful countryside and is close to many walking routes that include the Pentcailand Railway Trail and the Hillfoot Walk, as well as routes around Ormiston Hall and up into the Lammermuir Hills which are within view of the cottages. The many picturesque beaches and Golf Courses of East Lothian are a short drive away, as well as further outdoor activities at Vogrie Country Park which is nearby.

#### DESCRIPTION:

Grievies Cottage is an attractive traditional detached stone-built cottage that has been thoughtfully extended to form a spacious 4-bedroom house with ample modern open plan living space and generous accommodation that is finished to a high standard. The house is welcoming and bright, and is ideal home for those looking to live rurally in the tranquil and beautiful East Lothian countryside.

Entering the house through the front door, a vestibule houses the fuse box, and electrical and solar meters, and leads through to the main downstairs hall. The Open Plan Kitchen Living and Dining Room is at the end of the hall and is characterised by double height ceiling with open wooden beams and large picture windows to the west and south which offer views to both the Pentland and the Lammermuir Hills. There is a Jetmaster stove set into the wall with a slate hearth below, which adds ambiance and charm in the winter months. At the end of the room is the Kitchen, which is centred around an island which offers worktop space and storage below. The kitchen is fitted with a range of base and wall mounted cabinetry with integrated appliances that include Bosch oven, dishwasher, induction hob, and extractor hood, and a Lamona microwave. There is a large pantry cupboard and space for an American style fridge-freezer. Adjacent to the kitchen from the hall is a spacious utility room which is fitted with an extra worktop with space for whitegoods below, and also houses the Nibe heating system with Drayton controls. Across the hall is a bright fully glazed porch/sun room from the side of the house, which offers sunny south facing space to enter the house direct from the driveway.

The Hall offers access to three bedrooms on the ground floor that offer flexible options for those that might need a study or two to work from home. A large family Bathroom is also on this level and is fully fitted with a bath with shower fittings over, basin, WC, and heated towel radiator. There is a cupboard in the bathroom that houses the hot water storage tank.

Ascending the stairs from the hall is the first-floor landing which provides access to the principal bedroom and the adjacent bathroom. The bedroom is a spacious room with a large Velux skylight and additional sash and case window to maximise the natural light. Across the landing the bathroom is furnished with a p-shaped bath with shower over, basin, WC, and heated towel radiator. Also from the landing is a spacious eaves storage room, ideal for household storage.

#### GARDEN:

The garden at Grieves Cottage is a generous space that wraps around the house and is bounded by a stone wall and post-and-rail fencing. There is a gate opening into the front of the house, and an open driveway with gravel. The solar panels are located in the grounds, while the garden itself is a blank canvas ready to be completed as the new owner sees fit. There is a south facing paved patio area with direct access from the open plan living area.

#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### Services

Mains electricity and water, drainage to a septic tank, with solar panels and underfloor central heating. OpenReach have fitted fibre cabling up to the telephone pole beside Grieves Cottage, and there is a duct laid from there to 4 Sheepwash Cottages to enable fibre connectivity.

##### Deed of Conditions

The sellers' solicitor is drawing up a Deed of Conditions in relation to the maintenance of the road, sewage treatment plant, etc and further details will be available from the selling agents.

##### Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [townandcountry@rettie.co.uk](mailto:townandcountry@rettie.co.uk)

##### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH35 5NL or the What3Words code [///moats.punchy.upwardly](#) to locate the properties.

##### EPC

Band A

##### Local Authority

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

##### Council Tax

The property has yet to be assessed for council tax.

##### 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.

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#### 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.

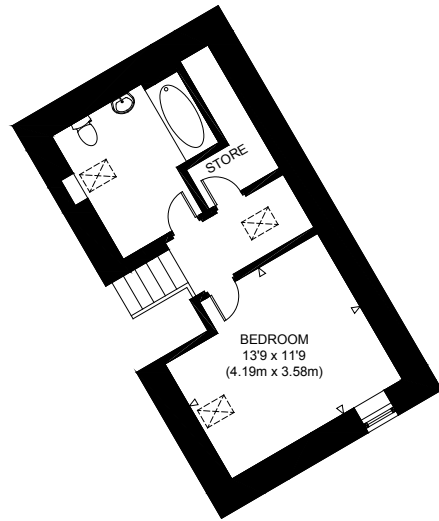
#### Servitude Rights, Burdens & Wayleaves:

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.

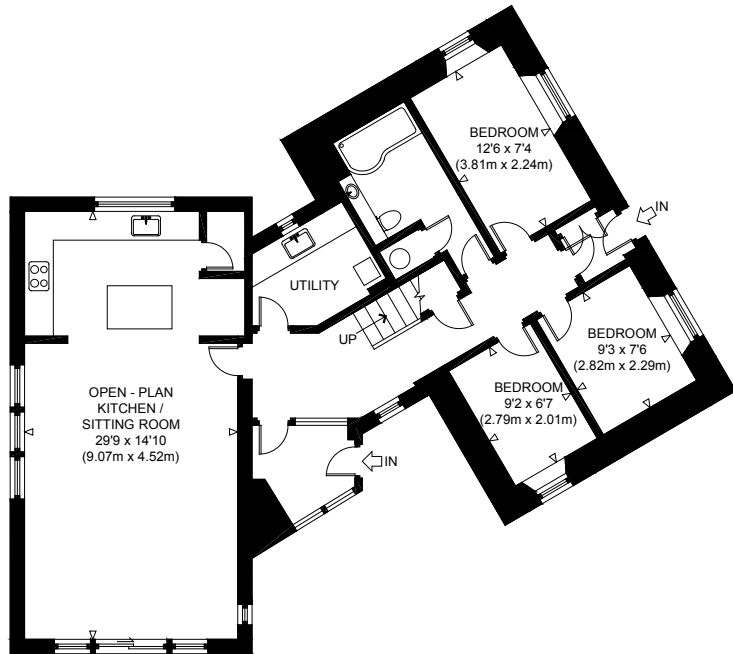
#### Important Notice:

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.

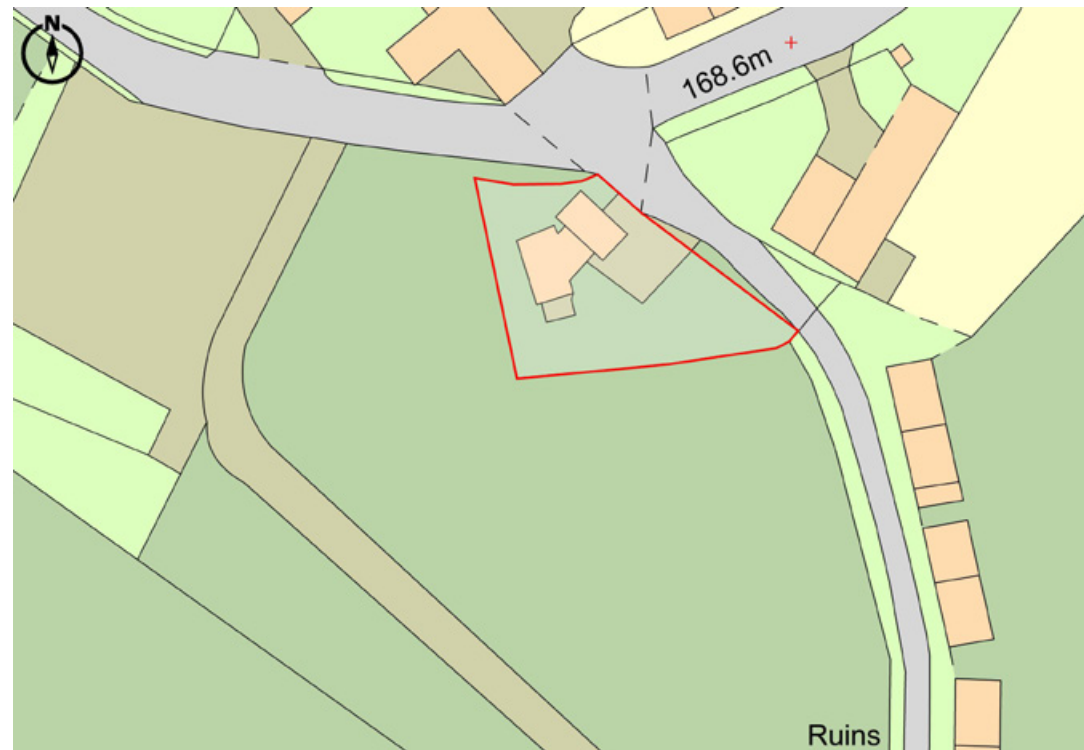


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 326 SQ FT / 30.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1039 SQ FT / 96.5 SQ M

GRIEVES COTTAGE, SHEEPWASH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1365 SQ FT / 126.8 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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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.