



THE BOTHY

NEWMAINS | NEAR STENTON | EAST LOTHIAN



RETTIE





THE BOTHY

**NEWMAINS, NEAR STENTON,
EAST LoTHIAN, EH42 1TQ**

Haddington 7 miles, Dunbar 8 miles, Edinburgh City Centre 26 miles, Edinburgh Airport 35 miles
(All distances are approximate).

A spacious 5-bedroom extended stone built cottage nestled in the picturesque East Lothian countryside with a generous garden, solar panels, and large modern shed.

SUMMARY OF ACCOMMODATION:

Ground Floor: Entrance Hall, Dining Kitchen, Family Room and Garden Room, Two Double Bedrooms, Large Single Bedroom, Single Bedroom/Study, Family Bathroom, Utility Room and Boot Room.

First Floor: Landing, Sitting Room, Principal Bedroom, Bathroom, and Attic Room

Outbuilding: 20x30 feet shed/outbuilding with box profile sheet roofing and sliding door.

Garden: Large Garden predominantly laid to lawn, with a variety of fruit trees and a spacious patio area and driveway.

About: 0.31 acres





SITUATION:

The Bothy enjoys a peaceful rural location in the heart of East Lothian, between the charming villages of Stenton and Garvald. The property sits in a former steading comprising of several residential homes at the foot of the Lammermuir Hills and is surrounded by arable farmland and grazing. Walking routes around nearby Pressmennan woods are popular, and the opportunities for cycling in the Lammermuir Hills are limitless. East Lothian boasts a large number of well subscribed golf courses, and The Bothy is near to Castle Park and Gifford Golf Clubs, as well as Dunbar and Haddington Golf Clubs. Equestrian facilities are found at Rockrose Equestrian Centre, which is just 3.5 miles away.

Amenities can be found in the market town of Haddington where there is a Tesco Supermarket, Retail Park, Leisure Centre, Schools and High Street shopping. Dunbar is also nearby and provides alternative shopping facilities including an Asda Store and a large Garden Centre just off the Spott Roundabout. Popular coffee shops at Smeaton Nursery and Tynninghame are close by. The nearby A1 gives ease of access to Edinburgh (approx. 40 minutes) and the route to the south, whilst the train station at Dunbar provides a fast link to both Edinburgh and London King's Cross. It is planned that the railway station in nearby East Linton is reopened by 2024 and work began in February 2022 on the platform construction.

DESCRIPTION:

The Bothy at Newmains, was originally an 18th Century Shepherd's Bothy which has been tastefully extended to form a spacious and bright 5-bedroom family home. With a peaceful rural setting and a large garden, the house is perfect for a growing family or those looking to escape the city and have a bit more room.

The Bothy is approached through a picket fence that leads from the steading through the front garden to the front door. Upon entering the house an entrance hall provides access to all the rooms on the ground floor. The Dining Kitchen is the heart of the home, with a kitchen and open plan dining area, ideal for modern living with dual aspect that allows natural light into the space from the wrap around garden room. The Kitchen is fitted with a granite breakfast bar/island and a range of base and wall mounted units and plumbing for a dish washer. A solid fuel Wamsler range cooker with oven and two hot plates, can work in tandem with the Grant oil boiler supplying heat to 17 radiators & hot water.



Glazed doors on both sides of the Kitchen lead out to the Family Room and Garden Room. This space is a stunning wrap around extension recently added to the house to provide additional reception space and does so in superb style. The Family Room is elevated and offers a wonderful space to entertain friends and family, with glazed double doors that lead out to the garden and a half height partition distinguishing it from the recessed Garden Room. The Garden Room is down a few steps from both the Kitchen and Family Room, and provides additional dining space, or just a sunny spot to relax, with large picture windows that look out over the patio and garden and the stunning countryside beyond.

Returning to the hall at the front of the house is a spacious single bedroom with built in mirrored storage and two windows facing out to the courtyard, a further single bedroom or study is adjacent and offers an ideal space to work from home should this be required. A family bathroom which has recently been remodelled with a new corner bath with electric shower over, hand wash basin with vanity unit, and a WC. The hall leads round the house down a few steps to two further double bedrooms, the Utility Room and Boot Room. The Utility Room is fitted with additional worktop space and cabinetry and plumbing for a washing machine. There is space for additional under counter appliances and a useful additional sink with a window that overlooks the Garden Room. The Boot Room is adjacent, providing additional storage for muddy boots and jackets, and access outside to the patio and rear garden.

Ascending the bright staircase to the first-floor landing, the space is well lit by a Velux skylight and offers access to the Sitting Room, Principal Bedroom, a second Family Bathroom, and the Attic Room. The Sitting Room is an attractive space with coombed ceilings and timber cladding, with a feature Morso gas stove offering a focal point to the room with a slate hearth. Across the landing, the Principal Bedroom also features attractive coombed ceiling details and offers ample space for storage furniture. It is a large and bright principal bedroom, and benefits from access to the Attic Room which is partially floored with heating and a Velux window allowing it to be useful for storage or recreational purposes.

OUTBUILDING:

The Bothy benefits from a large modern shed, that suits a variety of uses including storage, a garage, or a workshop. The building is of concrete breezeblock construction with a double skinned and insulated box profile sheet roof and skylights. The building has lighting and power, with a 20amp socket for any heavy machinery and a secure large metal sliding door.

GARDEN:

The garden at The Bothy is a treat, with multiple prolific fruit trees, a spacious lawn, and sunny patio. The garden is fully enclosed with a traditional stone dyke on two sides, and timber fencing on the remainder. The space is predominantly laid to lawn, with a gravel driveway that leads to the parking area and large modern shed. The fruit trees include desert pear, two varieties of eating apples, a Victoria plum, and a weeping cherry tree. The sunny patio leads out from the Garden Room and offers a stunning spot to enjoy dining alfresco in the summer months. There is a paved drying green and a large vegetable garden area for growing your own produce, a small timber shed for storage and playhouse that is included in the sale.

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. Oil fired central heating system and hot water, with secondary solid fuel dual fuel system. Electric hot water immersion. LPG gas fire in Sitting Room. There are 12 solar PV panels (Axitec Black 250W) on the large modern shed roof, with a brand-new solar inverter located inside the building. Estimated annual output to the National Grid is roughly estimated at 2300kWh per year (based on government standard tables). Drainage is to a septic tank.

BUILDING WARRANT

A building warrant has been granted to open the Kitchen/Dining Room with the Hall and front Bedroom. Details can be obtained on request, and the reference on the East Lothian Council Planning portal is 23/00539/BW.

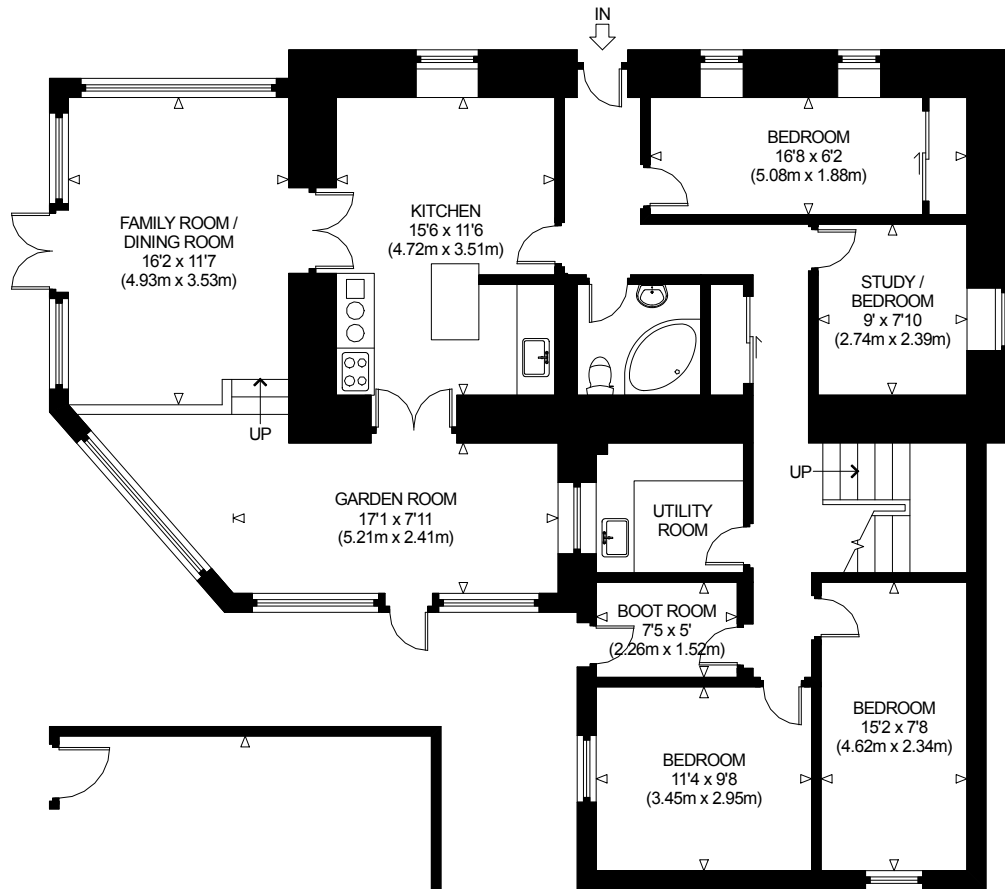
VIEWING

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

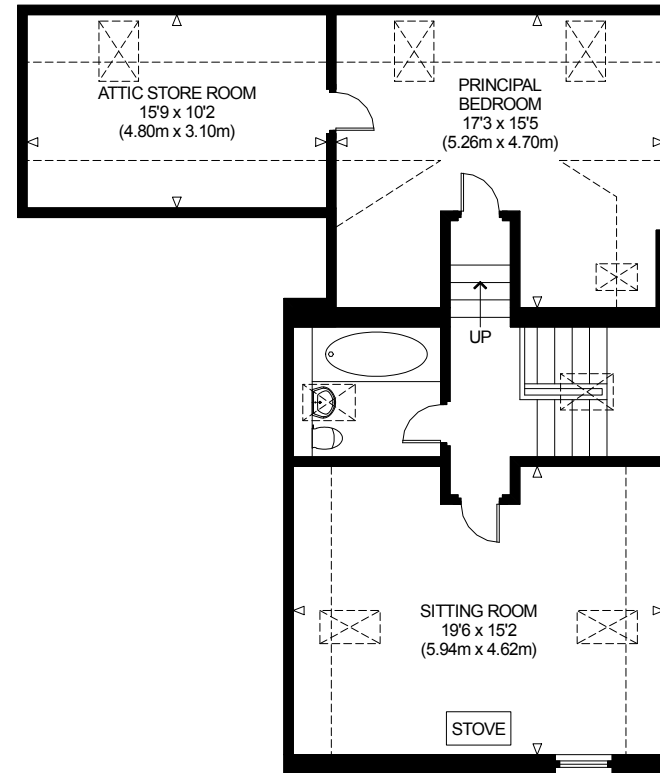




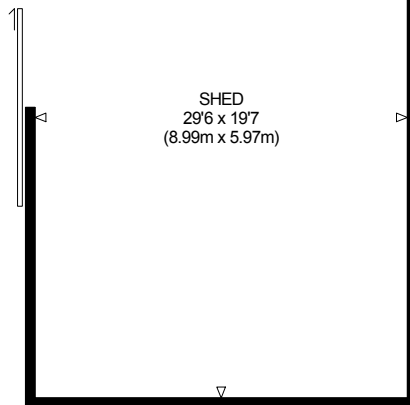




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1478 SQ FT / 137.3 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 887 SQ FT / 82.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 578 SQ FT / 53.7 SQ M



THE BOTHY NEWMAINS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2365 SQ FT / 219.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL SHED AREA 578 SQ FT / 53.7 SQ M
TOTAL COMBINED FLOOR AREA 2943 SQ FT / 273.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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SATELLITE NAVIGATION

For the benefit of those with satellite navigation the postcode for the properties is EH42 1TQ

EPC
Band D

LOCAL AUTHORITY

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

COUNCIL TAX

Band D

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.
4. Some of the photos in this brochure are from Summer 2018.





RETTIE

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www.rettie.co.uk

Edinburgh

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Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

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.