



WINDYRIDGE, 5 GARVALD MAINS COTTAGES

Garvald, East Lothian, EH41 4LP



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A charming, characterful detached 4-bedroom stone cottage with a generous and mature leafy garden, and stunning views over the East Lothian Countryside

Gifford 5 miles, Haddington 7 miles, Edinburgh 26 miles, Edinburgh Airport 35 miles
(All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall/Boot Room, Hallway, Open Plan Kitchen Dining Room which leads to Sitting Room, Double Bedroom, and Shower Room.

First Floor: Landing, Principal Bedroom, Two Double Bedrooms, and Family Bathroom.

Garden: Large garden with breathtaking views across the East Lothian countryside, bounded by beech hedges and stone walls, with a gravel multi-car driveway.

About: 0.25 acres



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Situation:

Windyridge is located in an elevated position on the outskirts of Garvald, with sweeping views of the rolling East Lothian Countryside through to Fife. Garvald is a delightful and highly desirable Conservation village situated on the Papan Water approximately 7 miles from the County town of Haddington and 24 miles from Edinburgh. The village itself has a mix of charming red sandstone houses dating back from the first half of the 19th century, along with a very pretty Parish Church, remodelled in 1829 and incorporating fabric from the 12th and 17th century kirks which stood on the same spot.

The village has a very active community, with a Village Hall, a popular local inn and a large recreation park. On the doorstep is a wealth of leisure and sporting facilities, including two local golf courses at nearby Gifford, the outstanding beaches and links courses along the East Lothian coast, hill walking, horse-riding, fishing and bird watching. There is local shopping and a highly regarded Primary School (Yester Primary) at Gifford (5 miles). Haddington has a private primary (The Compass School) and a highly regarded secondary school (The Knox Academy). Slightly further afield are Loretto and Belhaven Preparatory schools which both have daily buses from Haddington. Haddington hosts a busy High Street with a range of independent shops, Tesco and Aldi supermarkets, and a modern swimming/leisure complex. The A1 dual carriageway from Haddington provides easy access to Edinburgh, the City Bypass, Edinburgh International Airport and the motorway network.



Description:

Windyridge is a wonderful family home, with 4 spacious bedrooms and a large open plan living space which is ideal for entertaining. Positioned above Garvald Village with arresting views over the countryside, Windyridge is an ideal home for a family, or those seeking a rural home with ample accommodation.

Entering the house through the front door there is a generous entrance hall/boot room. This is furnished with a bespoke utility cupboard and fitted bench with shelving, coat hanging space, shoe and boot storage. The main hallway houses the staircase and offers access to all the rooms on the ground floor as well as a door out to the back south facing garden. The Kitchen is a handsome and homely country style kitchen with bespoke handmade timber cabinetry, topped with a beautiful worktop handmade from reclaimed railway sleepers. The Belfast sink is ideally placed in front of the window with a view North towards Traprain Law. There is a fitted black electric total control AGA range cooker with 3 ovens and 2 hot plates, as well as ample space for freestanding kitchen appliances. Windows from the kitchen face both north and south, allowing plenty of light into the space, and double panelled doors lead through to the bright and spacious Sitting Room. The Sitting Room is a generous octagonal room with a high vaulted ceiling that is formed from a larch-clad extension that has been added to the original building and was designed by the well-regarded Edinburgh architect, Benjamin Tindall. It makes the most of the stunning views over the East Lothian countryside. A large brick fireplace with handsome timber mantelpiece houses an AGA woodburning stove for maximum cosiness in the colder months and is flanked by display shelves and discreet storage cabinets above. There is a half-glazed door that leads out to the rear garden, providing an outside-in feeling in Spring and Summer.

Returning to the main hallway there is a double Bedroom and a Shower Room offering excellent spacious accommodation for those with a requirement to be on the ground floor, or for visiting guests. The Bedroom enjoys a dual aspect, with views out to the north and south. The Shower Room is fitted with a shower cubicle with rainfall and hand-held shower fittings and attractive Delft style tiles, as well as a fitted basin, WC, and extractor fan. There is a large under-stairs cupboard with storage.

Ascending the staircase to the first floor, a bright galleried landing offers access to three double Bedrooms and the Family Bathroom. The Principal Bedroom enjoys high ceilings and a dual aspect of the far-reaching views through windows on either side of the room. Two further double Bedrooms offer ample accommodation for a growing family or suit a variety of alternative uses. The Family Bathroom is a bright traditional bathroom, with a velux roof window bathing the space in natural light. The bathroom has shiplap panelling to half height, and is furnished with a fitted bath, basin, WC, and a wall mounted towel radiator.



Historically, Windyridge would have been divided into multiple smaller properties and a feature of this origin that remains is a door from the landing that leads down external steps to the garden. There is planning permission to add a double height extension to the house utilising this doorway and details of the approved plans can be found on the East Lothian Council Planning portal using the reference 21/01482/P.

Garden:

Windyridge enjoys a beautiful situation in a large quarter acre plot, with beautiful views and a large south facing enclosed garden and gravel driveway. The rear garden is predominantly laid to lawn, with a gravel area abounding the house and a series of mature trees and well stocked herbaceous borders, planned and designed to suit the aspect and location of the garden. There is a series of garden storage, including a large timber shed with perspex window and roof panels to let in the light, a further timber shed, log shed, cupboard below the external stairs, and a beautiful, glazed greenhouse perfect for propagating plants and growing vegetables. At the front of the house is a multi-car gravel driveway with an electric car charger fitted to the house. There is an additional storage cupboard fitted within the larch clad extension.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

Planning Permission

There is planning permission to add a double height extension to the house and details of the approved plans can be found on the East Lothian Council Planning portal using the reference 21/01482/P.

Services

Mains electricity; mains water via private pipes, drainage to a shared septic tank, and biomass heating system.

Viewing

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

Directions

Using What 3 Words - ///bolsters.applauded.revives Or alternatively follow the road approaching Garvald and instead of turning left into the village of Garvald turn right and follow the Papanna Water and take your first left sign posted Garvald Mains Farm, you will arrive to a farm yard, follow the road through the yard that takes a left hand turn, past several cottages on your right hand side and Windyridge is the last house on the right.

EPC – 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 E

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 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, their clients, and any joint agents give notice that:

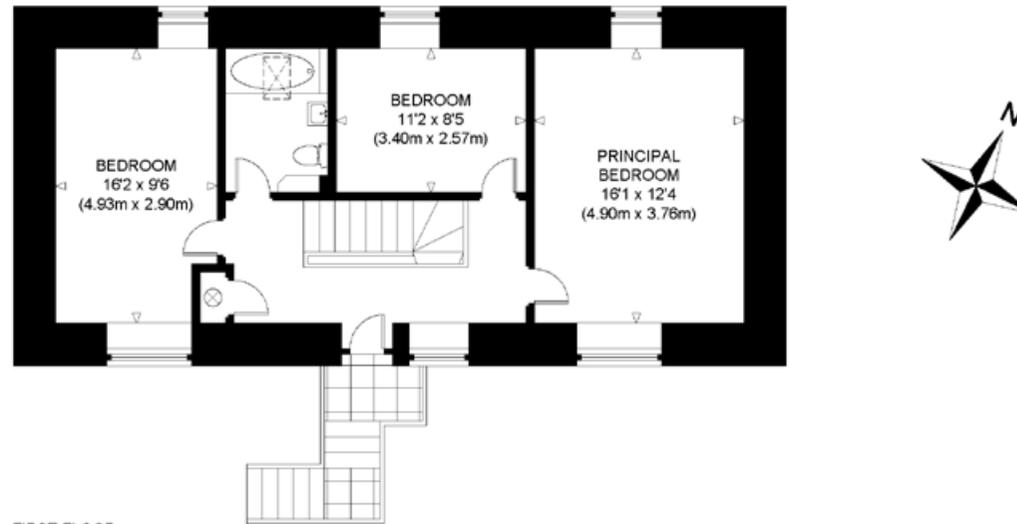
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

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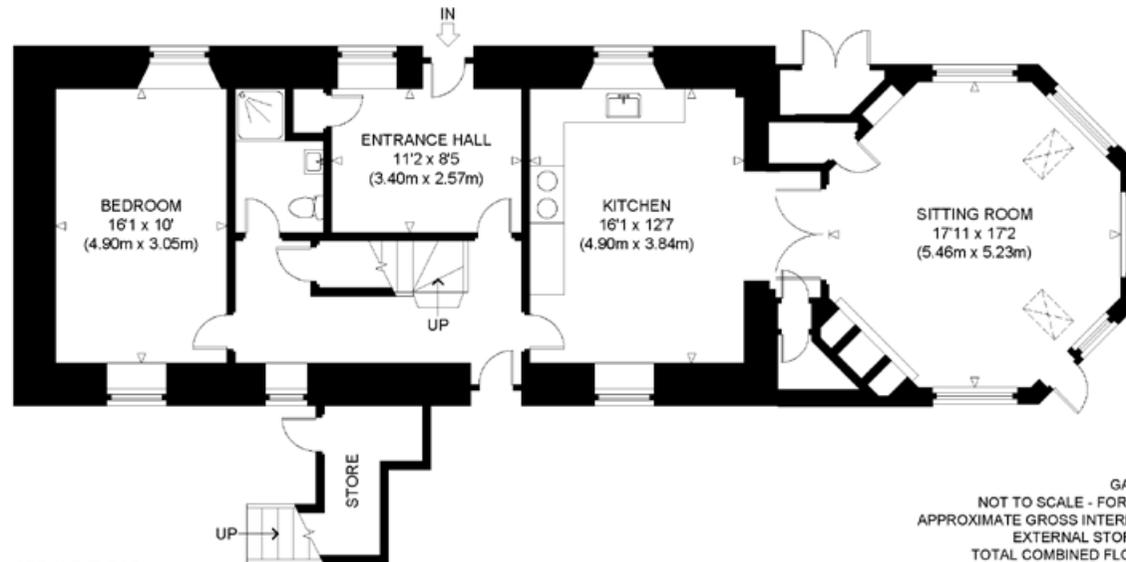
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred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







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT / 60.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 994 SQ FT / 92.4 SQ M

GARVALD MAINS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1650 SQ FT / 153.3 SQ M
EXTERNAL STORE AREA 39 SQ FT / 3.6 SQ M
TOTAL COMBINED FLOOR AREA 1689 SQ FT / 156.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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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.

RETTIE

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