



D'ARCY HOUSE

Dalkeith, Midlothian, EH22 5TH.



D'ARCY HOUSE

Dalkeith, Midlothian, EH22 5TH.

A delightful 4 Bedroom Country House with substantial Gardens and Paddocks and outstanding views a short commute to Edinburgh City Centre.

Dalkeith 3.1 miles, Edinburgh 12.7 miles, Edinburgh Bypass 5.2 miles, Edinburgh Airport 19.6 miles. (All distances are approximate).

Summary of Accommodation:

Ground Floor: Vestibule, Hall, Drawing Room, Dining Room, Snug, Study, WC, Breakfast Room, Kitchen and Utility/Boot Room.

First Floor: Landing, Principal Bedroom with En-Suite Shower Room, 2 further Double Bedrooms, Fourth Bedroom/Dressing Room and Family Bathroom.

Outbuildings: Stables, Summer House/Garden Office, Garage, Wood Shed, Workshop, Garden Store.

Beautiful Gardens, Grass Paddocks, Stunning views.

Around 3.54 Acres.



D'ARCY HOUSE

Dalkeith, Midlothian, EH22 5TH.



Situation:

D'Arcy House is situated amongst the peaceful, rural hamlet of D'arcy on the southern outskirts of Edinburgh in Midlothian. The house occupies an elevated position providing exceptional views overlooking Midlothian, Edinburgh and over the Firth of Forth to Fife.

For the commuter, there is a fast and efficient Borders rail service from nearby Eskbank to Edinburgh Waverley. Motorway links are easily accessible via the City Bypass including access to Edinburgh Airport. Nearby Dalkeith is 3 miles away and offers Morrisons, ALDI and Lidl Supermarkets, a Medical Practice, a Community Leisure Centre, Banks and an array of Restaurants and Bars. A Tesco 24-hour supermarket is also available in nearby Eskbank.

There are local Primary Schools in Pathhead and Mayfield and the Secondary Schools of Dalkeith High School and St. David's Roman Catholic High School. A wide range of private schools are available on the south side of Edinburgh including George Watsons College, Merchiston Castle School, and George Heriots School. In neighbouring East Lothian there is Loretto in Musselburgh and The Compass in Haddington.

A variety of picturesque walks are available nearby including Dalkeith Country Park (3.5 miles), Vogrie Country Park (3.7 miles). The Pentland Hills, the Scottish Borders and the numerous beaches of East Lothian also offer further scenic walks.





Description:

D'Arcy House is an impressive, traditional Victorian stone-built former farmhouse with well-proportioned family accommodation and a stunning, large contemporary kitchen/family room. The house is accessed from the main road through a pillared entrance along a delightful, treelined gravel driveway which leads to a sweep in front of the house. The gravelled driveway extends across the front of the house and around to the rear courtyard.

The house distinctive rough stone façade sits under a slate pitch roof. Benefitting from extensions over the years, the most recent addition of the stunning kitchen room, continues the stone façade walls combined with a large glass cupola and floor-to-ceiling glazed windows and sliding glazed doors. The house benefits from double glazing throughout.

The front door of D'Arcy House opens to a tiled vestibule and entrance hall giving way to the principal rooms on the ground floor. Off the entrance hall, the large drawing room enjoys its dual-aspect including a large window providing excellent views over the front lawn, paddock and beyond to Edinburgh, the Forth and Fife in the distance. This characterful room has an AGA log-burning stove with a white marble mantel, slate hearth and Edinburgh Press.

The dining room sits opposite the drawing room and has an intricate cornice, ceiling rose, a bay window overlooking the front of the house and a decorative fireplace providing a focal point to the room with a marble mantel and slate hearth. Adjacent to the dining room lies the cosy carpeted snug with a working fireplace, fitted shelving, an Edinburgh Press and views over the front patio. Two storage cupboards lie off the main hall and under the main staircase.

The study to the rear of the house, adjacent to the drawing room has a window overlooking the courtyard with a working fireplace and Edinburgh Press with open shelving. Neighbouring the study is the WC with a cupboard housing the main hot water tank and a window overlooking the rear of the house. Adjacent, the breakfast room with tiled floor, has a window seat overlooking the front patio and a door to the stunning contemporary kitchen.

The impressive, large kitchen/family room is bathed in natural light from its glazed floor-to-ceiling windows, central glass cupola and glazed sliding doors that provides access to both the rear garden and the front patio terrace, perfect for alfresco dining in warmer months. There is a large central island unit with a casual dining bar, a large HWAM convection log burning stove on a marble hearth, an electric AGA oven with 5-ring induction hob, base and raised kitchen units with a black marble worksurface, a built-in dishwasher, double door fridge freezer and a microwave. Completing the ground floor is the utility/boot room adjoining the kitchen and with a door to the rear of the house with a sink, washing machine and tumble dryer, and numerous coat hooks; a perfect entrance for returning to the house after outdoor activities.



From the hall, the staircase rises to the first floor landing and principal bedroom with fitted wardrobe, Edinburgh Press and views over the front of the house. The en-suite shower room has a tiled floor and walls, with shower cabinet including an overhead and detachable showerhead. A door from the principal bedroom leads to a storage cupboard and beyond to an inner landing with access to the fourth bedroom, also used as a dressing room, with views over the back garden. Opposite the principal bedroom is a double bedroom with views of the drive with a fitted wardrobe. Adjacent lies a further double bedroom with a window overlooking the rear garden, also with fitted wardrobes. Completing the first floor is the family bathroom with shower cabinet, rolltop bath, wc, basin with cabinet storage and views over the rear of the house.

Garden and Grounds

The gardens and grounds surrounding D'Arcy House are a real feature of the house and provide an appropriate setting for the property. D'Arcy House enjoys a charming variety of lawns, paddocks, a part-walled garden and woodland. The garden and grounds provide a haven for equestrian lovers and keen gardeners.

The driveway is flanked by lawns, shrubs and mature trees. In front of the house, there is a lawn overlooking the two, lower level front paddocks that cover approximately 1.10 Acres.

Beyond the front patio terrace at the rear of the house, there is a part-walled garden which is a delightful space consisting of beautifully manicured lawns flanked by flower beds, with trees and herbaceous borders.

At the back of the house, there is a gravelled area with a small summer house and firepit with a slate and stone seating area. A paved path leads beyond the garden store and workshop to a gravelled and paved rear courtyard adjacent to the large summer house with glazed sliding doors which could also be used as a garden office. Neighbouring the courtyard is a vegetable garden consisting of raised beds, a small greenhouse, a caged chicken coop and the adjacent oil tank supplying the oil-fired boiler. Two grass paddocks lie beyond the vegetable garden. Both paddocks are bounded by a stone wall running along the perimeter of the property's boundary to the house and cover approximately 1.08 acres. A variety of trees border parts of the paddocks as it curves around to the adjacent lawns of the main driveway.

Outbuildings

D'Arcy House has several outbuildings including its stable block with two loose boxes and an attached tack room accessed off the main driveway. Adjacent is a double-door garage and wood store. A large summer house lies off the rear courtyard with a smaller summer house found in the charming garden space. There are two further buildings near to the rear of the house currently used as a small garden store and workshop.

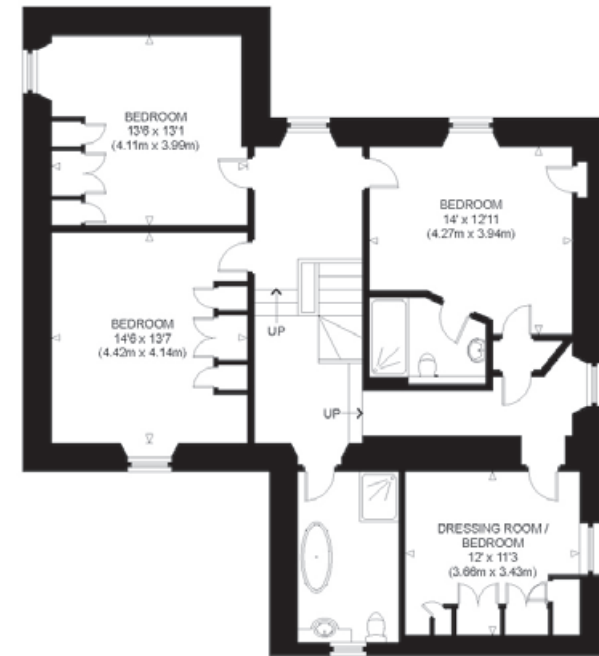








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2013 SQ FT / 187.0 SQ M

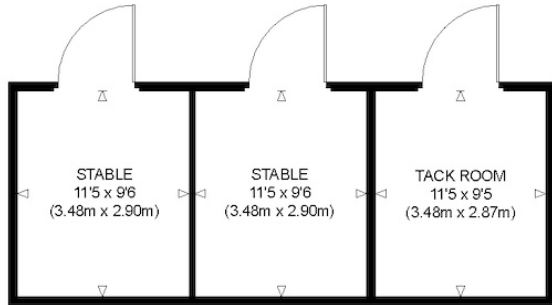


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1114 SQ FT / 103.5 SQ M

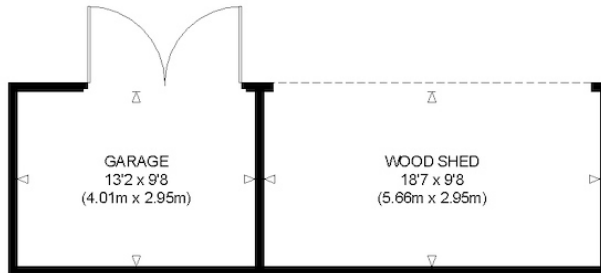
DARCY HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3127 SQ FT / 290.5 SQ M
EXTERNAL GARDEN STORE / WORKSHOP AREA 142 SQ FT / 13.2 SQ M
EXTERNAL SUMMER HOUSE AREA 208 SQ FT / 19.3 SQ M
EXTERNAL GARAGE / WOOD SHED AREA 312 SQ FT / 29.0 SQ M
EXTERNAL STABLES / TACK ROOM AREA 334 SQ FT / 31.0 SQ M
TOTAL COMBINED FLOOR AREA 4123 SQ FT / 383.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

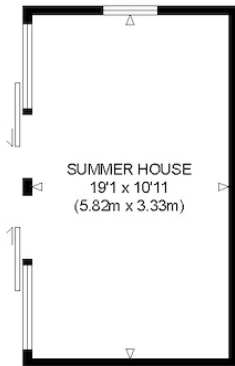
0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 334 SQ FT / 31.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 312 SQ FT / 29.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 208 SQ FT / 19.3 SQ M



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings: All items in the Particulars of Sale are included in the sale price.

Services: Mains electricity, Mains water supply, Private septic tank. Oil fired central heating.

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 property's postcode is EH22 5TH.

What Three Words: ///explained.ballots.marinated

EPC – Band E.

Local Authority: Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN. 01312707500.

Council Tax Band: 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 misstatement 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.





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

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH