



OLD STONELAWS

East Linton, East Lothian, EH40 3DX



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A spacious Neo-Georgian and traditional 5-bedroom family home, set in around 3 acres of gardens and grounds.

North Berwick 2 miles, East Linton 3 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall, Drawing Room, Sitting Room, Garden Room, Kitchen/Breakfast Room, Snug/Study, Utility Room, Boot Room and Cloakroom.

First Floor: Landing, Principal Bedroom with En Suite Bathroom, Two further Double Bedrooms - one with Balcony and Family Bathroom.

Second Floor: Landing, Two Double Bedrooms and Family Shower/Steam Room.

Gardens: Mostly laid to Lawn with Courtyard Garden, Hot Tub and Decking Area with stair access to first floor bedroom balcony.

Outbuildings: Timber Stables, Three Timber Garden Sheds and Polytunnel

Paddock: Currently unfenced and used as garden ground with perimeter garden fence line only.

About 3.10 acres (1.25 Ha)



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Situation:

Old Stonelaws is situated in a quiet, rural setting with spectacular, far-reaching views across farmland out towards the Garleton and Lammermuir Hills. The popular coastal town of North Berwick is only 2 miles away, with supermarkets, a leisure centre, schools and a vibrant high street. North Berwick has an attractive harbour with a number of excellent hotels and restaurants, whilst in August, the town is home to the ever-popular Fringe by the Sea festival with well-known acts performing. The pretty village of East Linton, approximately 3 miles away, has excellent local shopping including a Co-operative store, award winning butcher, bakery, post office, newsagent, hairdresser, two pubs/hotels, a library, church and primary school. There is a great community spirit within the village, hosting activities including art classes, a cinema club, theatre group, bowling club, tennis club and keep fit classes. The Mart, a popular farm shop, sells a wide array of locally sourced meat, vegetables, shellfish and game, and East Linton is also home to the popular artisan Bostock Bakery and coffee house.

The house is within the catchment area of the academically high achieving North Berwick Primary and High Schools, with a daily school bus running past Old Stonelaws every school morning. Private schools in the area include the well-known prep school Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh. Daily school buses run to Belhaven Hill, Loretto and a number of other Edinburgh schools from nearby.

East Lothian's famous championship golf courses are also close by, with North Berwick, Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness Golf Clubs all within a short distance. Similarly, East Lothian's finest sandy beaches at Tynninghame, Seacliff, Yellowcraigs and Gullane are only a few minutes' drive.

The A1 gives ease of access to Edinburgh and the South, and the newly opened train station at East Linton has regular services to Edinburgh Waverley (journey time c.25 minutes) and London Kings Cross. Similarly, North Berwick has trains running to Edinburgh every 30 minutes at peak times (journey time 30 minutes).





Old Stonelaws

Old Stonelaws is approached by a private farm road leading to two entrance gateways with connecting circular gravel driveway around the house, providing a practical one-way turning circle with ample parking for numerous cars.

The house has been tastefully developed to combine an original row of traditional 19th century stone farm cottages with an imposing modern Neo-Georgian house and connecting corner sunroom, which has created an impressive family home that stands proudly from the distant roadside. The carefully constructed extension provides versatile accommodation over three floors, incorporating astragal glazed sash-and-case windows positioned either side of the central front door, in an aesthetically pleasing symmetrical frontage.

The front door opens into the main entrance hall which leads through to the back staircase hall, both of which provide access to the principal reception rooms on the ground floor. To the left-hand side, dual access from the front entrance and back staircase hall lead into a large formal drawing room (currently used as a billiard room), with fitted shelving and cupboards to either side of a decorative central open fireplace. Triple aspect astragal windows flood the room with natural light and provide stunning views over the surrounding gardens and countryside.

Returning to the staircase hall, a back door leads out to the courtyard garden and a shelved under stair cupboard provides useful storage. A large sitting room leads from the right of the staircase hall, again with triple aspect windows to front, side and rear, and with an ornamental fireplace to the centre featuring an LPG wood burning stove. Wall downlights provide useful picture illumination and French doors lead from the sitting room directly into the garden room whilst a further door leads into the dining kitchen.

Built in 2001, the garden room, has been beautifully created in a traditional manner, spanning the corner between the original stone cottages and the house extension, with the timber and glazed structure above a stone base and black slate floor. This large, south-west facing room, with ample space, provides both an additional dining area with far reaching views, as well as another sitting area to relax in or entertain.

The large dining kitchen beyond sits in the original part of the house and can be accessed via both the garden room and sitting room, as well as having its own east facing back door (formerly the farm cottage front door). Featuring a grey slate floor, fully fitted bespoke maple wood kitchen, black granite worktops, a central island with breakfast bar and a white four-oven AGA, there is copious cupboard and storage space for all your kitchen requirements. In addition, two integrated Neff fridge freezers sit at either end of the kitchen units and a single Baumatic gas hob is also available for alternative cooking. There is ample space for a large dining table and/or sofa area to allow the kitchen to be, what is often regarded as, the central hub of the home.



From the kitchen, a door leads down a corridor into the remaining part of the original farm cottage, with access to a utility room featuring washing machine, under counter freezer, Belfast sink and ceiling mounted drying rack. A further door leads from the utility into the original entrance hall and back door to the farm cottage, which one could now use as a dog or boot room due to its direct access to the exterior.

Next to the utility is the downstairs cloakroom with sink and WC, and at the end of this corridor is a cosy sitting room/snug with wood burning stove (which is currently used as a study). A further door also leads from the snug back to the boot room/back door, and a garden door leads from the corridor allowing direct access to the courtyard garden at the back of the property.

A staircase ascends from the back hallway to the first-floor landing, giving access to a large, triple aspect principal bedroom with fully fitted wardrobes and en-suite bathroom, accommodating a free-standing roll-top Albion bath, separate shower cubicle, WC and basin.

Across the landing are two double bedrooms, with the front, dual aspect bedroom boasting access to a balcony with exterior stairs leading down to the hot tub and decking area below. The first floor is completed by a family bathroom with shower over bath, WC, basin and vanity unit, alongside a walk-in linen cupboard.





From the first-floor landing, the staircase continues to the second-floor landing with two further large, bright double bedrooms, both with built in eaves storage, and a second family shower/steam room with basin and WC. A Viessmann boiler is housed in a separate cupboard at the top of the stairs and loft access can be obtained through a hatch in the ceiling.

Garden and Paddock:

The extensive south-west facing gardens at Old Stonelaws incorporate the paddock and are mainly laid to lawn, enclosing the property, with herbaceous borders to the front and side of the house. A good-sized decking area provides ample room for entertaining, alongside an energy efficient 'Arctic Spa' hot tub for the ultimate relaxation. Exterior stairs link the hot tub decking area up to the first-floor bedroom for ease of changing into swimwear. To the back of the house resides a courtyard garden with astroturf putting green, which may appeal to the golf enthusiast.

Three timber garden sheds to the south of the property provide useful storage for garden equipment/lawnmowers, alongside a propane gas tank for the provision of heating and hot water, a polytunnel with water supply and drain access to the septic waste tank. A timber stable block with two loose boxes (currently used as a workshop) on a concrete base with overhanging eaves and covered hay store, allows a useful facility for equestrian purposes (with electric supply), and the extensive lawn to the front of the stables could easily be enclosed to create a paddock of over 2 acres. Additionally, a bridleway in the neighbouring field adjacent to the drive may further appeal to equestrian enthusiasts.

The garden perimeter is enclosed by hedging and fencing with plantations of mixed woodland on the northern and southern boundaries.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

All integrated appliances, white goods, carpets, curtains, light fittings and the hot tub are included in the sale.

The billiard table is available to be left in the property at the buyer's discretion.

The garden equipment, including a Toro ride on lawn mower, are available by separate negotiation.

Services:

House: Mains electricity and water. Drainage to a private septic tank. Propane gas central heating and hot water, with the AGA heating the downstairs hot water.

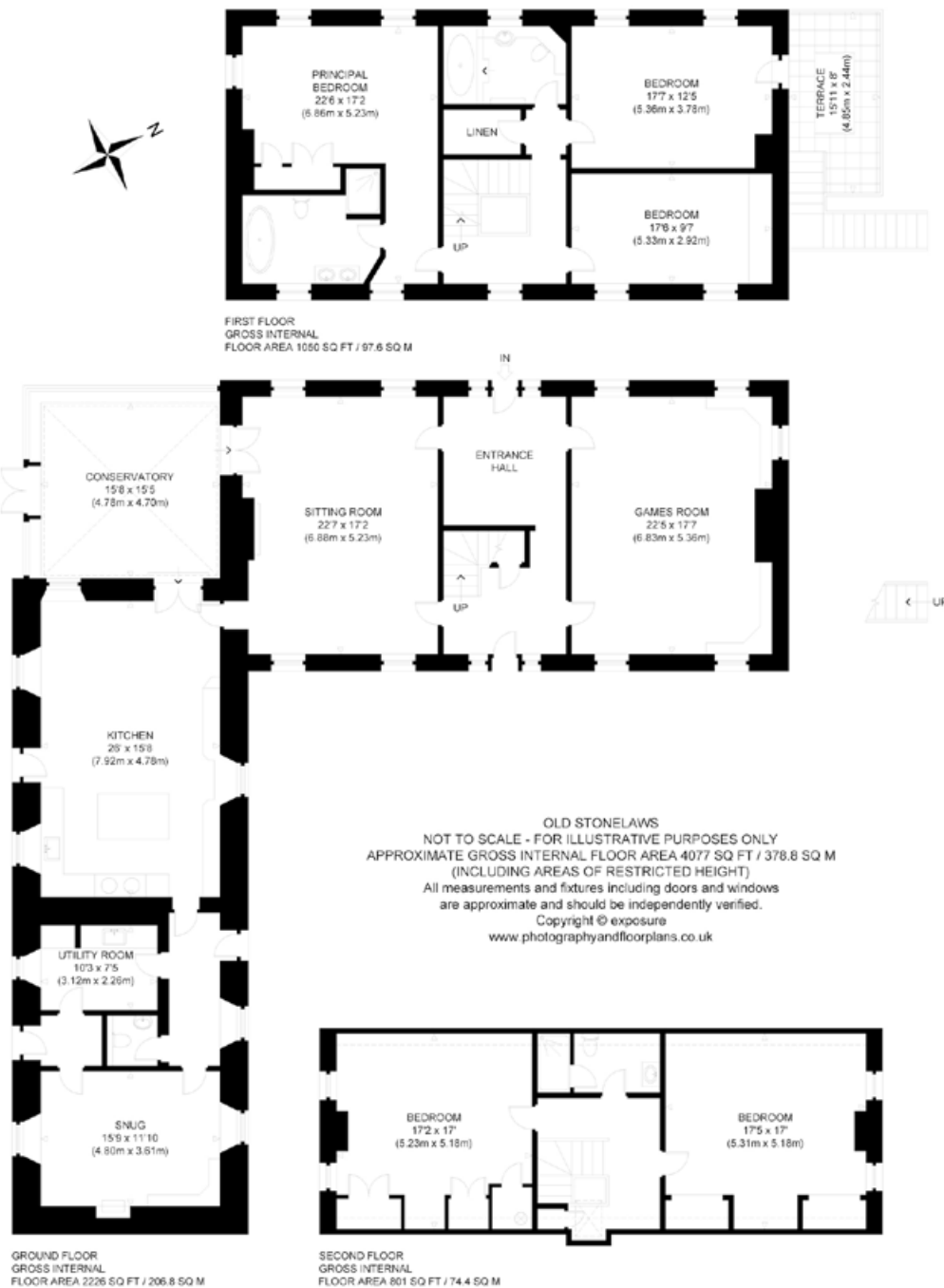


RETTIE

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Viewing:

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

Directions:

What Three Words: w3w.co/strange.buzzards.mirroring (Please note that satellite navigation using the postcode may take you through the neighbouring farm steading in error).

EPC

Band - E

Local Authority

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

Council Tax:

Band H (deduction in sewerage charges for using septic tank)

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.

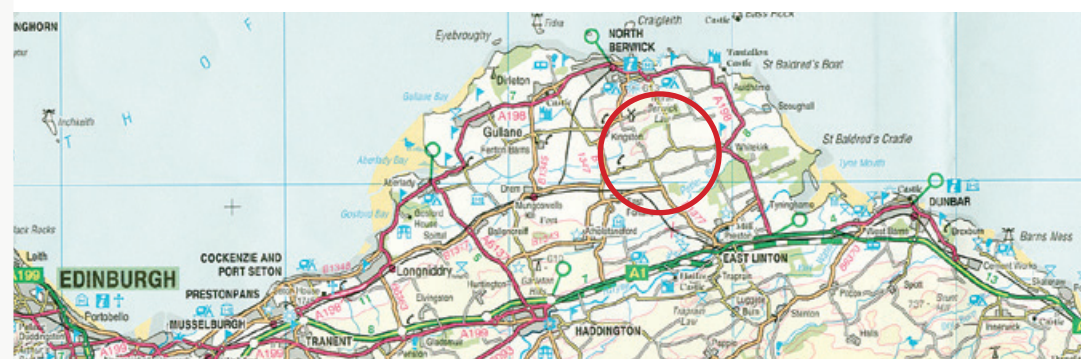
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Rettie & Co, their clients, and any joint agents give notice that:


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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.







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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