



FRIZZELS WOOD HOUSE

Spott, Dunbar, East Lothian EH42 1RN



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An attractive, traditional style, 4-bedroom detached house, set in a quiet, rural location near the popular coastal town of Dunbar, with adjoining land of around 4.4 acres.

Dunbar 4 miles, East Linton 6 miles, Haddington 12 miles,
Edinburgh City Centre 30 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Hall, Inner Hall, Drawing Room, Sitting/Dining Room, Dining Kitchen, Three Double Bedrooms, Family Bathroom, Shower Room, Boot Room/Rear Entrance Hall and Utility Room

First Floor: Landing and Principal Bedroom with Balcony

Outbuildings: Double Garage, Garden Shed, Summer House and Field Shelter

Garden: Colourful, mature gardens with Brock Burn running through it

Paddock: Grass paddock extending to around 4 acres

About 4.40 acres (1.78 Ha)



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Situation:

Frizzels Wood House, named after the woods that surround it, is situated in an enviable location within rural East Lothian and yet close to the popular towns of Dunbar and East Linton.

The attractive coastal town of Dunbar has excellent retail outlets, restaurants and a wide range of community and recreational facilities including a leisure centre and swimming pool, together with a large Asda supermarket. There are two private nurseries, a primary school and a grammar school all within close proximity. Private schooling is available at Belhaven Hill in Dunbar, The Compass School in Haddington, Loretto in Musselburgh, Longridge Towers in Berwick-upon-Tweed and further choices are available in Edinburgh. There is easy access to Edinburgh City Centre by train (25 minutes) from the main line railway station in Dunbar, as well as offering services to London. The adjacent A1 makes for an easy commute to Edinburgh and the City Bypass, with the city centre being only 45 minutes by car.

For the outdoor enthusiasts, there are an abundance of beautiful beaches on the doorstep, with John Muir Country Park nature reserve and Belhaven Bay providing a paradise for walking, cycling, picnics, surfing and riding, with splendid views across the Forth estuary. Other local family fun attractions include East Links Family Park – a farm-based activity park, and Foxlake Adventures – Scotland's first wakeboard cable tow.

East Lothian is also famed for its golf, with a number of prestigious golf courses in the area to include Muirfield, Gullane, North Berwick, Archerfield, Dunbar and Luffness to name but a few.

Frizzels Wood House

Frizzels Wood House is a traditional style detached family home that was built in the 1970's with the addition of a second-floor bedroom in more recent years. Of rendered construction under a red pantile roof, the house sits in an enviable location surrounded by woodland and fields, with a beautiful burn running through the garden.

Approached via a tarmac driveway with parking for several cars, a pretty patio area leads you to the astragal glazed front door, emphasising the traditional style of a country cottage. Entering through the entrance hall, the inner hallway beyond gives access to all the principal rooms of the house. A convenient hall cupboard fitted with hanging rails can be utilised for coats and a useful cupboard under the stairs provides further storage. On the right of the hallway is a large and bright triple aspect drawing room with hardwood floor, wooden beams and views out to both the garden and driveway. Open stonework to the far end features a prominent fireplace containing a multi-fuel wood burning stove raised on a tiled hearth with wooden mantelpiece above. Fitted shelving/bookcase is situated to the back of the room with wooden panelling encompassing the remaining walls.





Returning to the entrance hall, a glazed door leads through to a sitting room/dining room, with a south-west facing window overlooking the patio (which, subject to planning, could be reconstructed into French Windows to provide direct access to the garden). A fireplace provides an attractive central focal point to the room, and three fitted cupboards to the rear provide useful storage.

Moving through the sitting room, the dining kitchen is located on the left-hand side, with south facing views onto the garden and fields beyond. The fitted kitchen incorporates a range of floor and wall mounted units including a Hoover electric integrated oven, Logik induction hob, freestanding fridge freezer and plumbing for a dishwasher. The central island divides the room into two halves, with ample room for a dining area/sofa to the front.

Returning to the entrance hall, a family bathroom is situated on the left-hand side with a white four-piece suite to include a large corner jacuzzi bath, basin with fitted floor and wall mounted cupboards, WC with fitted cupboards either side and a large walk-in shower cubicle.

A spacious rear hallway leads from the inner hall to the bedrooms, with a walk in drying room at the top of the corridor that houses the oil-fired boiler. Slatted shelves can be used for storing linen and there is a useful ceiling mounted clothes pulley drying rack.

Moving down the corridor, there are two similar sized double bedrooms on the left-hand side, both with astragal glazed windows facing the driveway; one currently being used as a study. Further down the corridor on the right-hand side is a larger double bedroom and adjacent to this is a shower room with a white 3-piece suite incorporating a shower, w/c and basin with fitted cupboard below.

At the far end of the corridor a door leads through to a back 'boot-room' entrance hall with tiled floor. From here there is separate access via a back door out to the driveway, as well as direct access to the double garage, alongside a utility room fitted with floor and wall mounted units, dual sink and Beko washing machine.





Returning to the inner hall once again, stairs lead up to a small landing with eaves storage (not floored) and a large principal bedroom on the left. From the bedroom, French doors open onto an attractive decked balcony with seating area that looks out over the garden driveway and countryside beyond.

In addition, solar roof mounted panels supplement the oil-fired boiler, essentially pre-heating the water making the system more energy efficient.

Garage & Outbuildings

A double car garage lies to the left-hand side of the property, with direct access to the house from within, alongside French windows standing adjacent to the garage door that provide direct access from the driveway. Supplied with electricity, the garage is currently used as a workshop with ample room for a car and further storage.

A green timber summer house and large timber garden shed with double doors provide further storage and an old field shelter remains in the field that could be utilised once again, with a degree of upgrading, for equestrian or livestock purposes.

Garden

Beautiful, mature gardens surround the house, combining a variety of trees, shrubs and herbaceous borders, with a lovely burn running through the grounds and an established hedgerow demarcating the perimeter.

Attractive dwarf brick walls with integral planters separate the driveway from the lawned and patio areas, with a pretty, west-facing paved patio sitting directly outside the front door – making this an ideal spot to catch the evening sun. To the left of the driveway is a large lawned area with the summer house, garden shed, coal bunker and oil tank behind.

To the rear of the property, a further south-west facing patio provides an ideal spot for alfresco dining, and features an attractive raised circular stone fishpond. This area could also be developed, subject to planning, to create a fantastic sunroom, with potential access through the drawing room and sitting room windows.

Beyond the fishpond lies a large, flat lawned area which can be extended into the adjacent land beyond. To the right of this lawn flows the tranquil burn that divides the garden (and adjacent land) in two, with a further 'wild garden' to the other side.

Paddock

A grass paddock situated beyond the south facing lawn extends to about 4.4 acres. Formerly used to graze horses, a gateway from the roadside provides separate access and there are remains of a former field shelter that could be redeveloped for equestrian/livestock purposes. Additional fencing would be required to make the field stockproof.

A neighbouring footpath/farm track behind the property can be accessed through the hedge line allowing wonderful walking and riding routes directly from the house.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

All integrated appliances, white goods, carpets, curtains and light fittings are included in the sale. Exclusions include the garden arbour, kitchen hanging lights and kitchen curtains.

Services

Mains electricity, private drainage, mains water and oil central heating.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2265 SQ FT / 210.4 SQ M

FRIZZEL WOOD HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2577 SQ FT / 239.4 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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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 EH42 1RN.

Solar Panels

There are solar panels fitted to the roof above the sitting room which pre-heat the water before it reaches the oil-fired boiler.

Broadband:

The property benefits from an area supplied with superfast broadband.

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 F

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

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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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