



THE LONG BARN EAST

Middlemains, Pencaitland, East Lothian EH34 5DU



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A 3-bedroom semi-detached stone barn conversion near to the popular village of Pencaitland in the heart of East Lothian.

Pencaitland 2 miles, Haddington 5 miles, Edinburgh 16 miles,
Edinburgh Airport 25 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Portico, Dining Kitchen, Living Room, Dining Room, Drawing Room, Utility Room and Family Bathroom.

First Floor: Principal Bedroom with Study and En-suite, Landing with two further Double Bedrooms, one with En-Suite.

Garden: Beautiful mature garden with gravel seating area by the front door surrounded by mature shrubs and herbaceous borders leading to a large lawn flanked by further trees and shrubs.

Outbuildings: Single Garage and small Outhouse incorporating the boiler.

About: 0.60 acres (0.24 Ha)



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Situation:

Long Barn East is situated near the pretty conservation villages of Pencaitland and East Saltoun, just 10 miles from the Edinburgh city bypass and approximately 40 minutes by car from the city centre. Pencaitland has a recently opened pub/restaurant The Winton, alongside a Post Office, petrol station/convenience store and a small shop.

There is a local primary school in Pencaitland with secondary schooling in nearby Haddington or Tranent. The larger market town of Haddington (5 miles), with its characterful High Street of colourful shops, has an excellent range of independent shops and cafes, with two large supermarkets as well as a recently opened retail park at Gateside. A farmers market takes place monthly in the town centre.

East Lothian is renowned for its pretty villages, beautiful beaches and a selection of superb golf courses, including the open championship course at Muirfield in nearby Gullane (12 miles). Pencaitland is well placed to make the most of excellent walks along the old railway network that runs from Ormiston to East Saltoun and beyond. Other recreational facilities include shooting, fishing, horse riding and hill walking in the local Lammermuir Hills.

The Long Barn East:

The Long Barn East was created out of an original stone farm building under a red pantile roof and is situated in a semi-rural location just outside the town of Pencaitland, with beautiful views from the garden onto open countryside. The interior features a retro 70's aesthetic with a certain Oriental influence in areas, most notably around the two staircases and principal bedroom. The interior could therefore be carefully upgraded and stylized to continue this Oriental theme, or alternatively, it provides an amazing blank canvas to be redesigned to the buyer's taste.

Entering through a glazed front door into the entrance portico, a further glazed inner doorway leads you directly into the dining kitchen with a range of floor and wall mounted kitchen units, alongside a standalone SMEG gas hob oven and an over-counter fridge. There is ample room for a four-seater dining table and an under stairs cupboard houses the microwave as well as providing useful storage.



On the right of the entrance is a bright sitting room with hardwood floors and a large floor-to-ceiling window looking out onto the garden (which, subject to planning, could be made into French doors to provide direct access to the gravelled seating area outside).

Returning to the kitchen, steps lead up to a dining room with sliding French windows out to the garden. On the right is a utility room with plumbing for a washing machine, fitted shelving above and a gun cabinet for 3 shotguns. There is enough room to house a tall fridge-freezer and a glazed ceiling hatch opens into the loft which has a skylight, allowing natural light to flood into this area.

A door from the dining room opens into the family bathroom with skylight and blue retro bathroom suite incorporating a bath, w/c and fitted sink with cupboard beneath.

Continuing through the dining room, a doorway opens into a large and exceptionally bright drawing room with three floor-to-ceiling windows overlooking the garden. A large composite brick fireplace stands proudly to one end incorporating a gas wood burner on a slate hearth, and to the other end of the room, recessed walls provide an additional area with access to the stairwell and a useful storage cupboard under the stairs (requires flooring).

The staircase is of wooden construction with open, Oriental style floor-to-ceiling supports leading up to the first-floor landing which has a combed ceiling and floor level skylight. To the left is a double bedroom with a large window overlooking the garden alongside a combed ceiling to one side with eaves storage. To the right of the landing there is another double bedroom with window onto the garden and an en-suite bathroom incorporating a basin with w/c. Three eaves storage cupboards, two fitted with hanging rails, also provide useful wardrobe storage.

Returning to the kitchen, a second staircase leads up to an exceptionally large, dual aspect, principal bedroom, which features an Oriental style open bookcase that separates the bedroom area from what has been previously used as a study. A large wooden unit of fitted drawers and wardrobes line one entire wall providing copious amounts of storage, and a cupboard door by the far window opens to reveal a Chubb Black Box safe recessed into the wall behind. Carpeted stairs lead from the bedroom up to an en-suite shower room incorporating electric shower, w/c and basin with wood-effect cistern covers. There is further eaves storage within the en-suite bathroom and a storage shelf above the stair alcove.

The property is fitted with a combination of traditional and electric radiators throughout; the latter being more recently added to utilise the production of electricity from the photovoltaic (PV) panels within the garden.



Garden

A shared private access driveway leads from the public road round to the back of the property where twin wooden gates open onto a private gravel parking area leading to a single garage, which is screened from the main part of the house and garden by a large yew hedge. An alternative pedestrian gate leads from the roadside where there is further parking in a layby. Separate gravel paths lead through the garden, both from the garage drive area as well as the roadside gate, to the front door where a gravel area, surrounded by a stone wall and herbaceous borders, could be utilised for alfresco dining and entertaining. The whole of the garden is made up of mature trees, shrubs and herbaceous borders, with a lawned area beyond which looks out over farmland and open countryside. A wire fence alongside mature shrubs and hedgerows demarcates the perimeter of the property.

To the left-hand side of the lawn is an installation of photovoltaic panels which generate electricity.

Outbuildings

There is a single car garage adjoining the property that is supplied with electricity and is currently used as a store/workshop, however there is an electric car charger located to the right of the garage door. There is also a small stone outbuilding on the gable end of the house which houses the propane gas boiler.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

Services

Mains and PV powered electricity, private drainage, mains water, gas and electric 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 EH34 5DU.

Photovoltaic Panels

There is a solar PV ground mounted installation at the western end of the garden which generates electricity for the house and a Feed in Tariff. Further details are available from the selling agents.

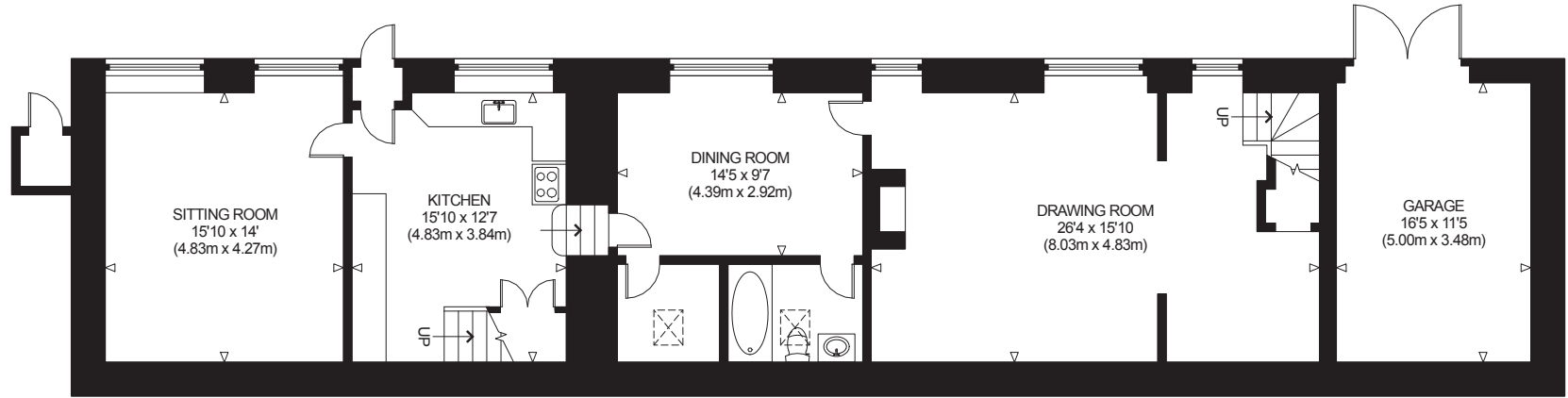
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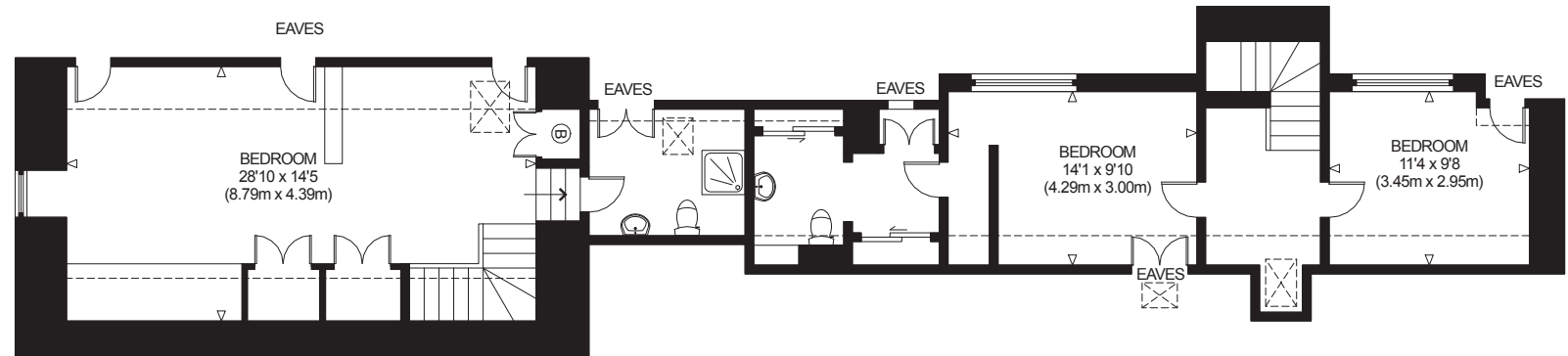








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1383 SQ FT / 128.6 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 921 SQ FT / 85.6 SQ M



LONG BARN EAST
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2304 SQ FT / 214.2 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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:

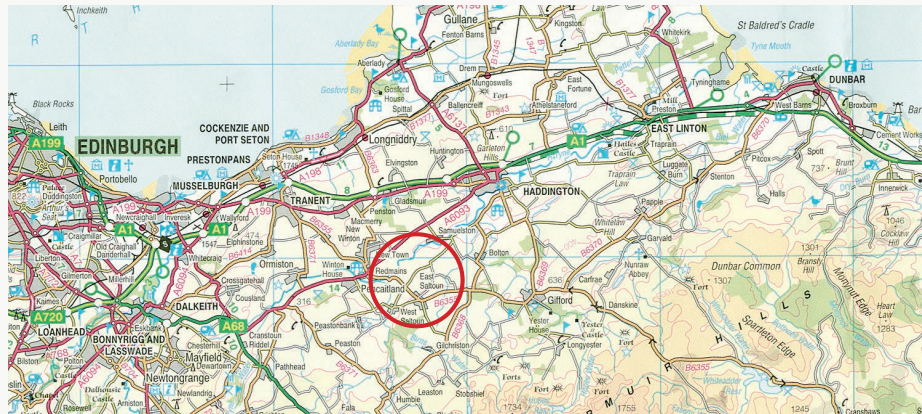
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & 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:

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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 especial 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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