



5 TYNEHOLM COTTAGES

Lempockwells Road, Pencaitland, East Lothian EH34 5AD



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A charming period 2-bedroom terraced cottage, tastefully extended and renovated by the current owner, in the popular conservation village of Pencaitland

Haddington 5 miles, Gifford 6 miles, Edinburgh City Centre 15 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Porch, Sitting/Dining Room, Dining Kitchen, Double Bedroom /Studio and Shower Room

First Floor: Landing, Principal Bedroom with En-Suite Shower Room and Balcony

Garden: Gravelled garden courtyard to the front with lawned area to the rear, together with herbaceous borders, raised beds and a garden shed.

About: 0.05 acres (awaiting clarification re Scotlis)



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Situation

5 Tyneholm Cottages is situated in the pretty conservation village of Pencaitland, just eight 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 West Saltoun and beyond. Other recreational facilities include cycling, horse riding and hill walking in the local Lammermuir Hills.

Accommodation

5 Tyneholm Cottages is a stylish 2-bedroom period cottage built from stone under a slate roof with timber cladding to the rear that has been extended and renovated by its current owner who is an architect. A fabulous first floor principal bedroom has been created within the original loft space, together with the reconfiguration of the front reception room, entrance porch, the addition of a staircase and the extension of the rear kitchen and second bedroom to provide a spacious interior with hardwood flooring, double glazed windows and elegant décor throughout.



A pathway leads through a gateway from the road to the front door, with picturesque roses climbing either side. The front door opens into an entrance porch that is fitted with a radiator and provides storage for coats and shoes. An inner door leads into a bright and spacious reception room with a sitting room area to the left boasting a Morso woodburning stove within the central fireplace, and a dining area to the right. Dual astragal glazed windows overlook the front garden and flood the room with natural light.

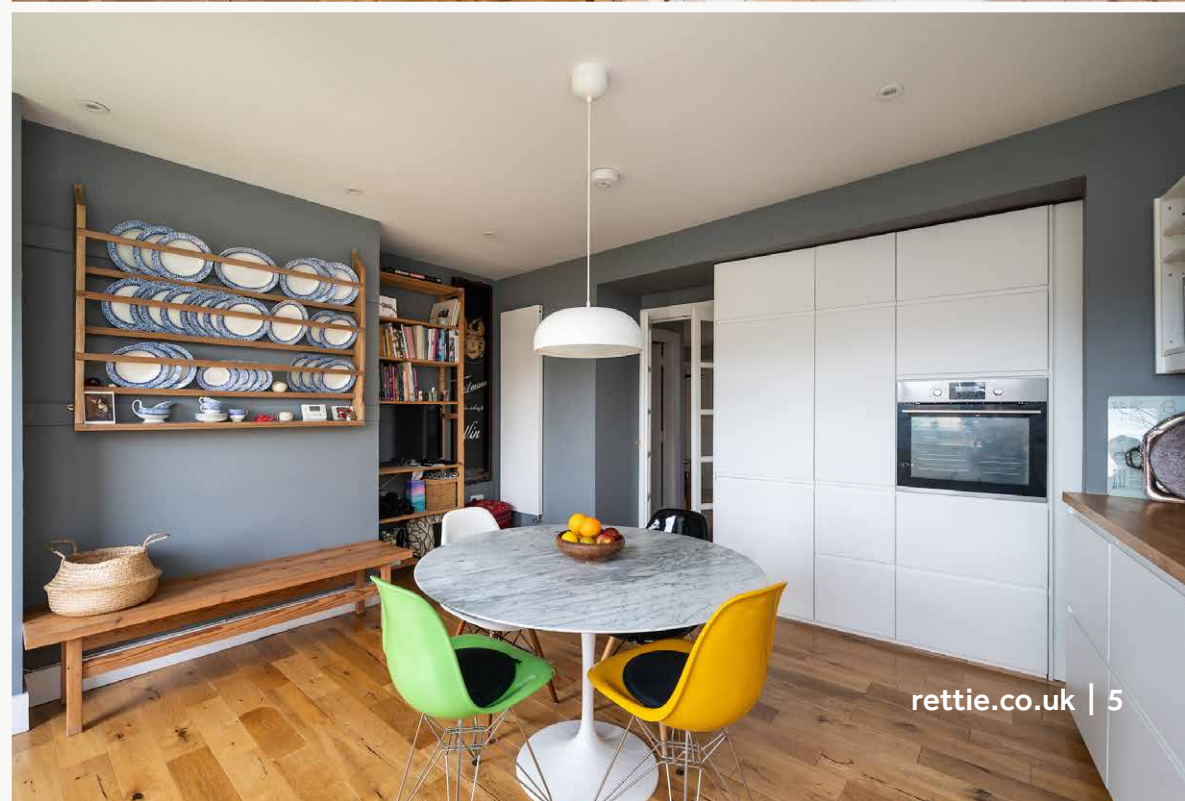
Glazed French doors lead from the sitting room into the dining kitchen, with a range of white floor and wall mounted units to incorporate an integrated fridge freezer, fan assisted oven, Neff induction hob and a slimline dishwasher. There is ample space for a dining table and chairs with a separate utility cupboard that houses the Worcester combi-boiler alongside space for a washing machine. The kitchen is bright and airy with both a large window behind the sink and a glazed door that provides direct access to the rear garden.

Returning to the sitting room, a separate doorway leads through to an inner hall that provides space for further storage and gives access to a spacious double bedroom alongside a modern shower room with large walk-in shower, wash basin and WC. The extension to this part of the house has created a wonderfully bright downstairs bedroom/studio that benefits from integrated wardrobes, an exposed stone feature wall, a Velux style window in the ceiling as well as sliding glazed doors out to the garden.

A new staircase has been installed ascending from the front reception room to the recently converted first floor, with a bright gallery landing overlooking the floor below that benefits from a Velux style window that allows through plenty of natural light. The large principal bedroom has a beautiful outlook through glazed French windows that access onto a balcony with space for a table and chairs, boasting wonderful views across fields to the 17th century church in Pencaitland and neighbouring farmland. A wall of integrated wardrobes provide useful storage and a modern en-suite shower room completes the accommodation with a large walk-in shower, wash basin and WC as well as a window allowing through natural light.

Garden

The front garden consists of a central path leading to the front door with gravelled areas either side that have been planted with various plants to include hydrangeas and roses. A timber fence and a hedge demarcates the neighbouring boundaries together with a stone wall and pedestrian gate to the roadside.



The rear garden, with direct access from the kitchen, is mostly laid to lawn with peripheral herbaceous borders, small raised beds suitable for growing vegetables and a garden shed. A stone wall demarcates the boundary with a stunning outlook onto neighbouring fields where grazing cattle often reside throughout the summer months.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

Services

Gas central heating with mains electricity, gas, drainage and water

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 5AD

EPC

Band C

Local Authority

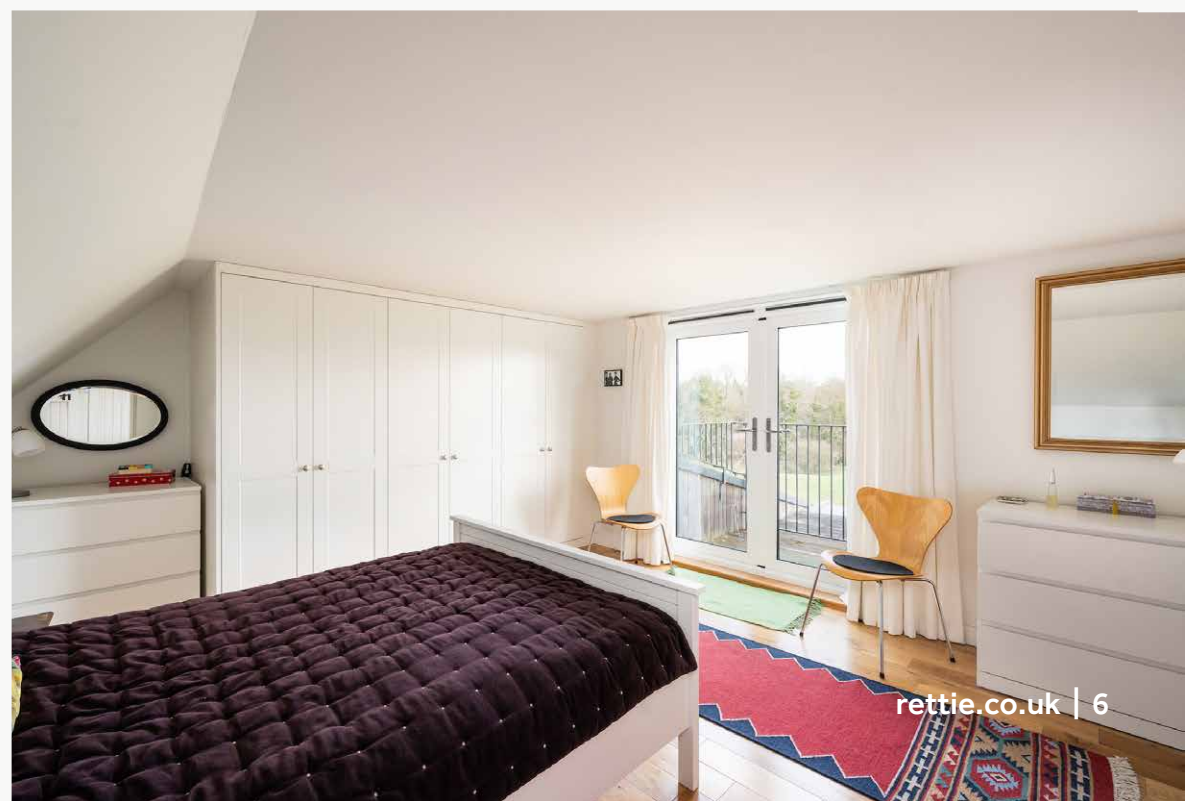
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.
Tel: 01620 827 827

Council Tax

Band D

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:

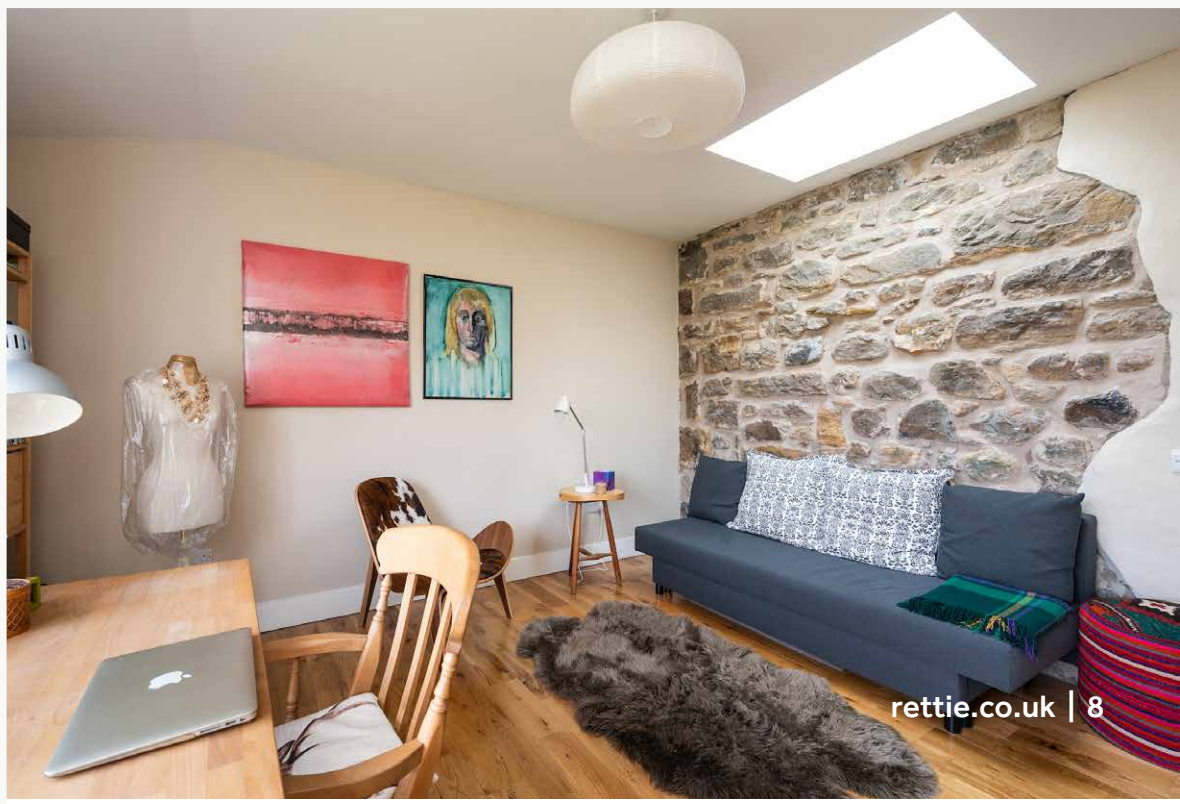
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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.



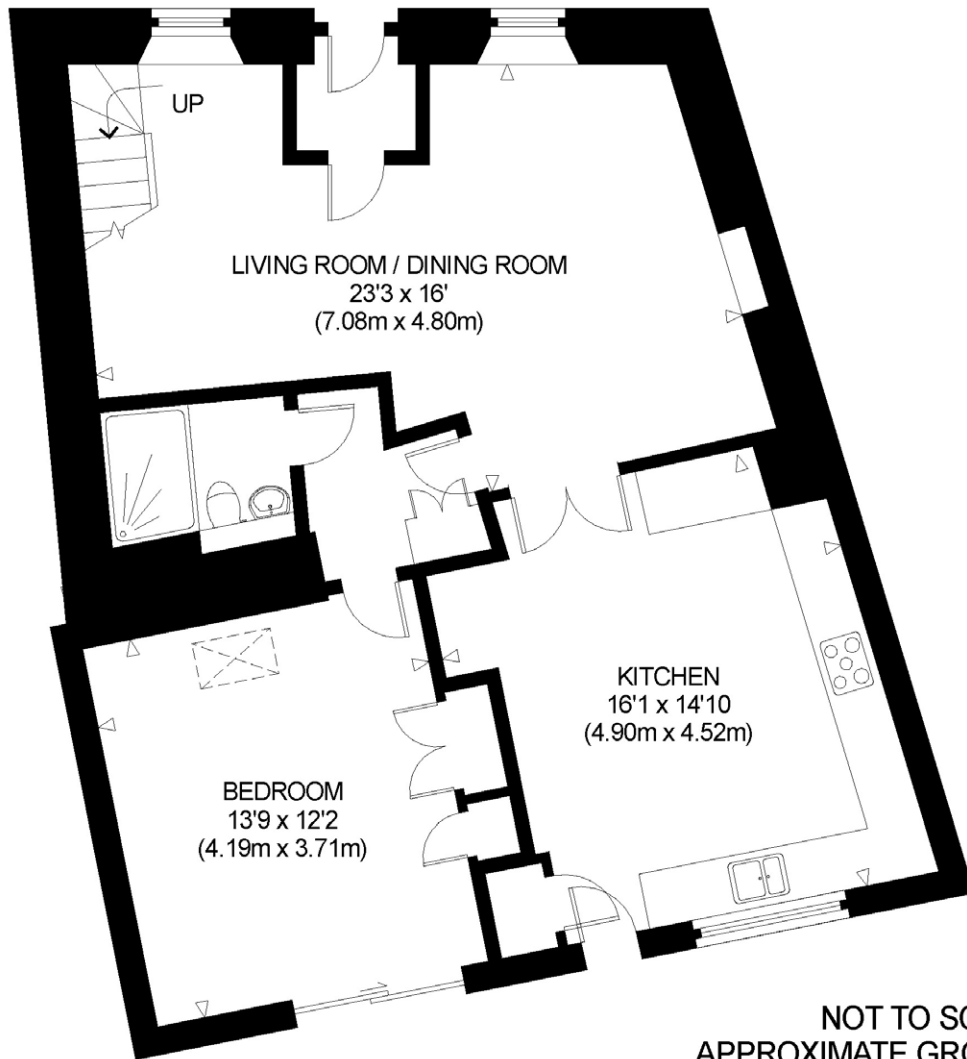
Important Notice:

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

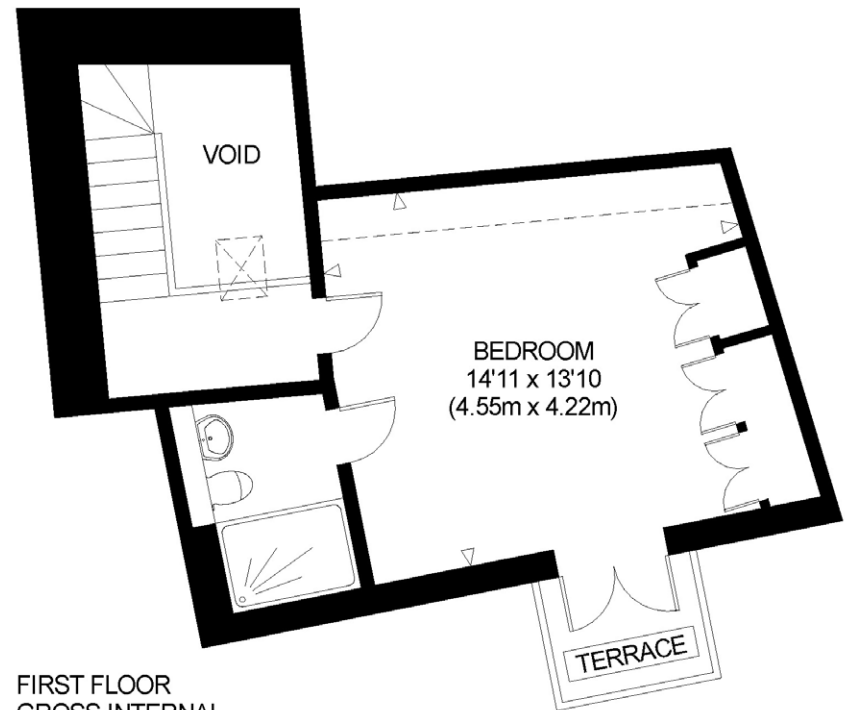
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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.



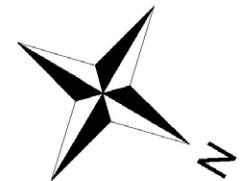




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 814 SQ FT / 75.7 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 343 SQ FT / 31.9 SQ M



TYNEHOLM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1157 SQ FT / 107.6 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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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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