



HEMMEL HOUSE

10 The Courtyard, Easter Broomhouse, Spott, EH2 1RA



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A generous 5-bedroom family house forming part of a steading conversion, with beautiful garden and single garage, with breathtaking views over East Lothian countryside to the coast. Within close proximity to the coastal town of Dunbar and commuting distance to Edinburgh.

Dunbar 1.6 miles, East Linton 6.3 miles, Haddington 11.4 miles, Edinburgh 29.4 miles, Edinburgh Airport 37.9 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Kitchen-Breakfast Room, Double Bedroom with En Suite Shower, Utility Room and Boiler Room.

First Floor: Landing, Principal Bedroom with En Suite Shower, a Large Double Bedroom/Sitting Room/Playroom, Two further Double Bedrooms and a Family Bathroom.

Garden: A private front garden with stunning views down to the coast, predominantly laid to lawn with a raised patio area, herbaceous border and interspersed with specimen trees.

About: 0.18 Acres



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Situation

Hemmel House forms part of an exclusive steading development and is situated one and a half miles to the south of Spott. Spott is a designated Conservation Area and lies about 1.5 miles from the edge of Dunbar. Spott is a small hamlet built to a linear plan and lies in unspoilt countryside between the coastal plain at Dunbar and the Lammermuir Hills. At the nearby coastal town of Dunbar there is an excellent range of small retailers along with an Asda supermarket on the edge of town. The John Muir Country Park and the nearby Lammermuir Hills offer scenic, tranquil landscapes, rich in natural history which provide a wealth of walking and riding opportunities whilst golfers are spoilt for choice with Dunbar Championship Golf Course and a further 15 golf courses within 15 miles – including a variety of renowned Links Courses on East Lothian's spectacular coastline. The property is within the catchment area for West Barns Primary School and Dunbar Grammar Secondary School, with private schooling available at Belhaven Preparatory School, The Compass in Haddington and Loretto Junior and Senior School in Musselburgh as well as various schooling in Edinburgh. The A1 allows quick access to the Edinburgh by-pass and Airport. Commuter links to Dunbar are excellent, with the town benefitting from a railway station on the main East Coast line providing a direct service to Edinburgh's Waverley Station with a journey time of approximately 30 minutes and also high speed services to London.

General Description

The house is approached via a shared road that arrives to a communal courtyard and private parking area in front of the house and single garage. The house sits back from the courtyard and features a stone façade under a tiled roof, with beautiful arched glazed windows and benefiting from double glazing throughout. The house itself is a fantastic layout offering generous accommodation over its two floors.

The front door opens to a welcoming entrance hall, which has a stone tiled floor and gives access to the principal rooms on the ground floor. Steps lead down into the sitting room, which is bathed in natural light and has a dual aspect with beautiful arched glazed doors that open out onto a paved patio area, which features stunning far reaching views over open East Lothian countryside towards the sea and Bass Rock. There is an open fireplace with stone tiled floor and a wooden mantel above. The adjacent room is the kitchen, with a range of wall and base mounted units, with basin overlooking the garden, a central island and space for a dining table and chairs. Modern appliances include an integrated Bosch oven and grill, with Baumatic microwave above, Smeg four ring induction hob, a freestanding Hotpoint dishwasher and freestanding fridge/freezer. From the kitchen a door opens to the utility room which has a washing machine and tumble dryer, with base mounted wall units with a basin and a further cupboard that opens to the boiler room which houses the oil boiler, and



back door opening to the garden.

Returning to the entrance hall there is access to a ground floor bedroom, which has an arched door opening to the front driveway, with an en suite shower room, which has a walk-in shower, WC and wash hand basin. Completing the accommodation on the ground floor is a cloakroom with WC and wash hand basin.

Stairs ascend to the first-floor and landing, which is bathed in natural light from the Velux window above and gives access to the principal bedroom, which has a beautiful beamed ceiling, dual aspect and built-in storage and an en suite shower, with WC, wash hand basin, walk-in shower cubicle and alcove shelving. The adjacent room is a double bedroom with a large eaves storage cupboard. An inner landing gives access to two further double bedrooms, both generous sizes, one of which could be utilised as an upstairs sitting room or playroom. Completing the accommodation on the first floor is a family bathroom with bath with separate handheld shower attachment, a walk-in shower cubicle, WC, wash hand basin and linen cupboard.

GARDEN

The gardens at Hemmel House wrap round the house on two sides. There is a paved patio area, which is perfect for al fresco dining and to admire the stunning open views down towards the coast. The gardens are predominantly laid to lawn with a herbaceous border, which is interspersed with mature shrubs, specimen trees and mature plants. To the side of the house there is an oil tank, garden shed and greenhouse, with pedestrian gate opening to a visitor parking area.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH42 1RA.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Oil fired central heating (replaced Dec 2024), mains water delivered by private pipe, mains electricity and a shared Klargester treatment plant.

Communal Fee

Residents Association Fee £250 per quarter.

Local Authority

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

Council Tax

Band G

EPC RATING

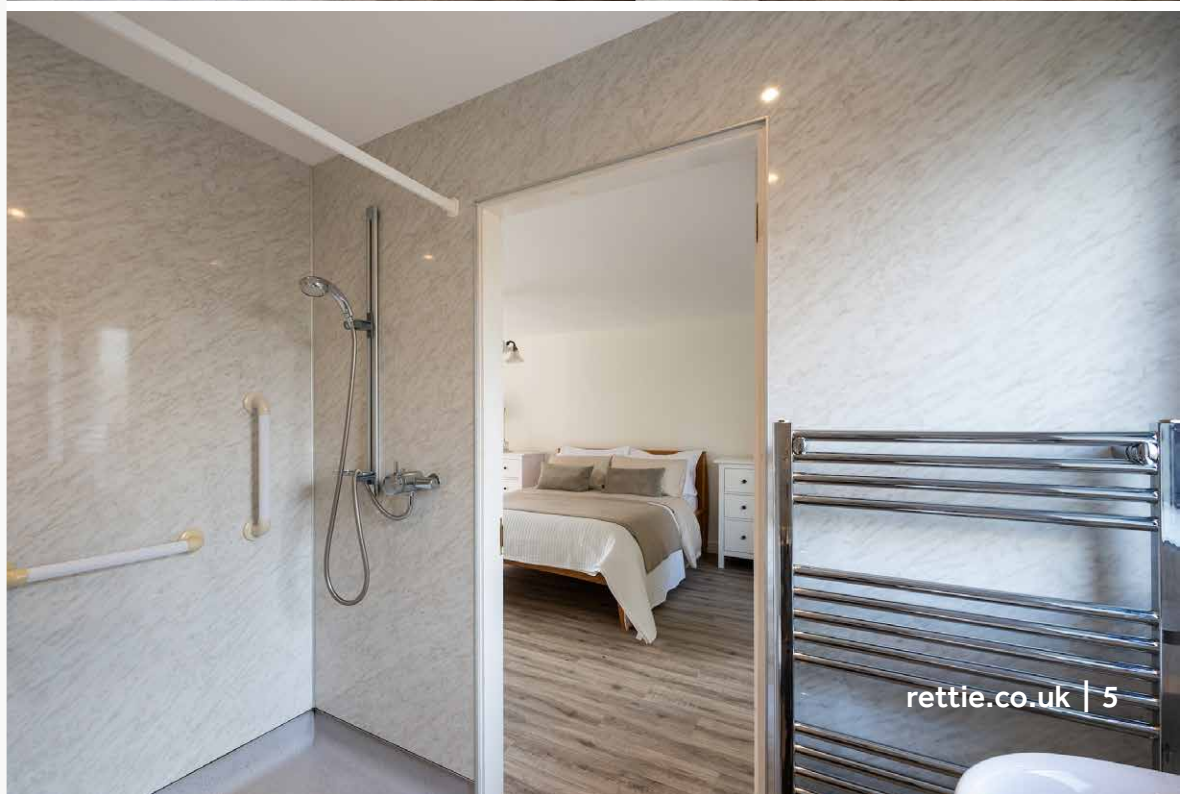
Band C

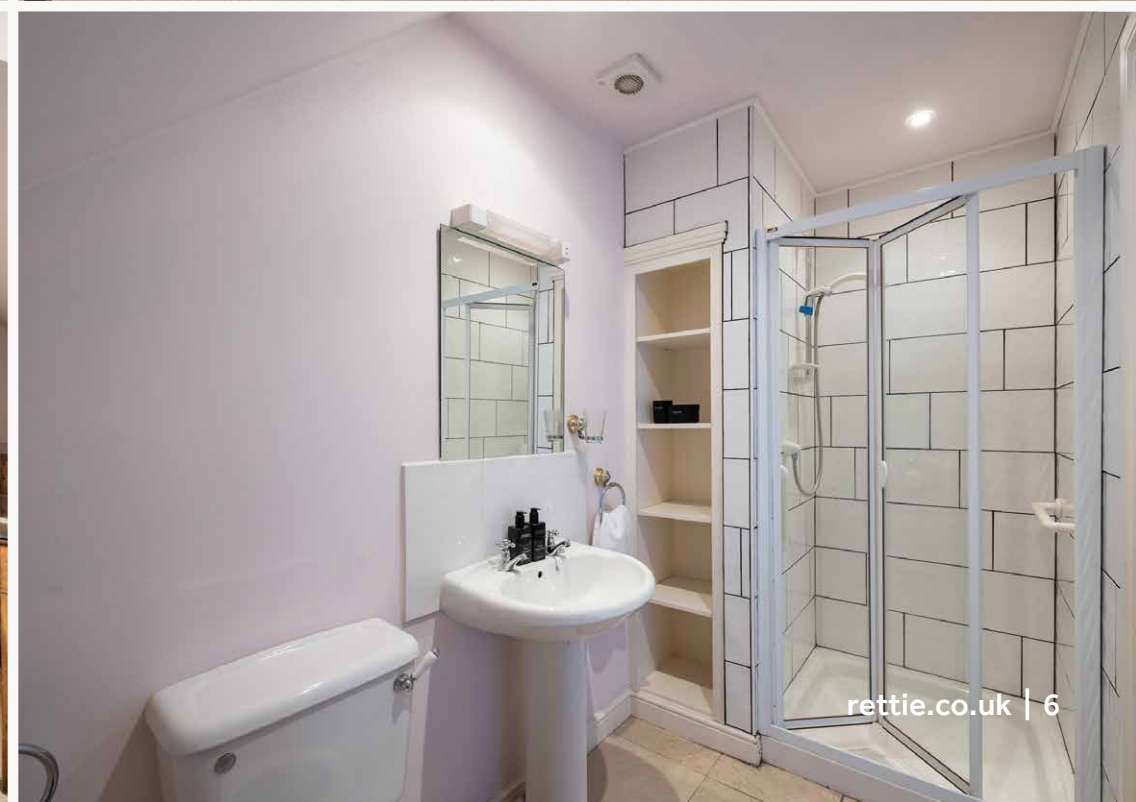
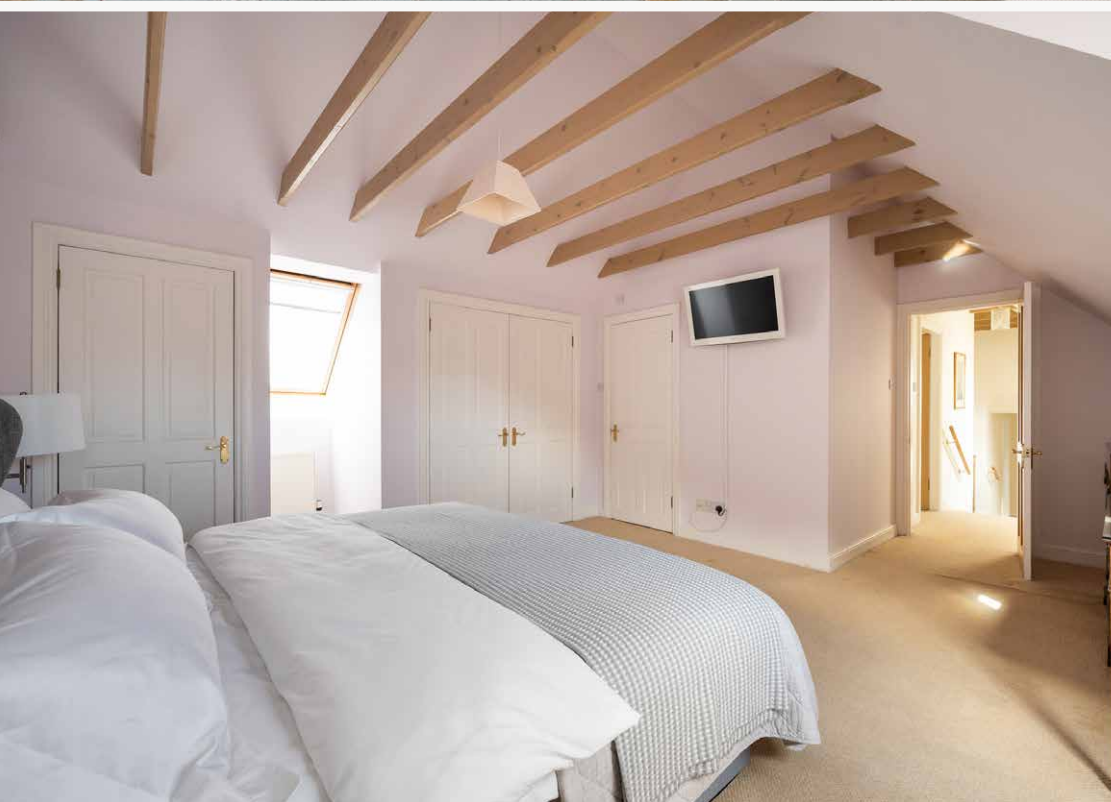
Home Report

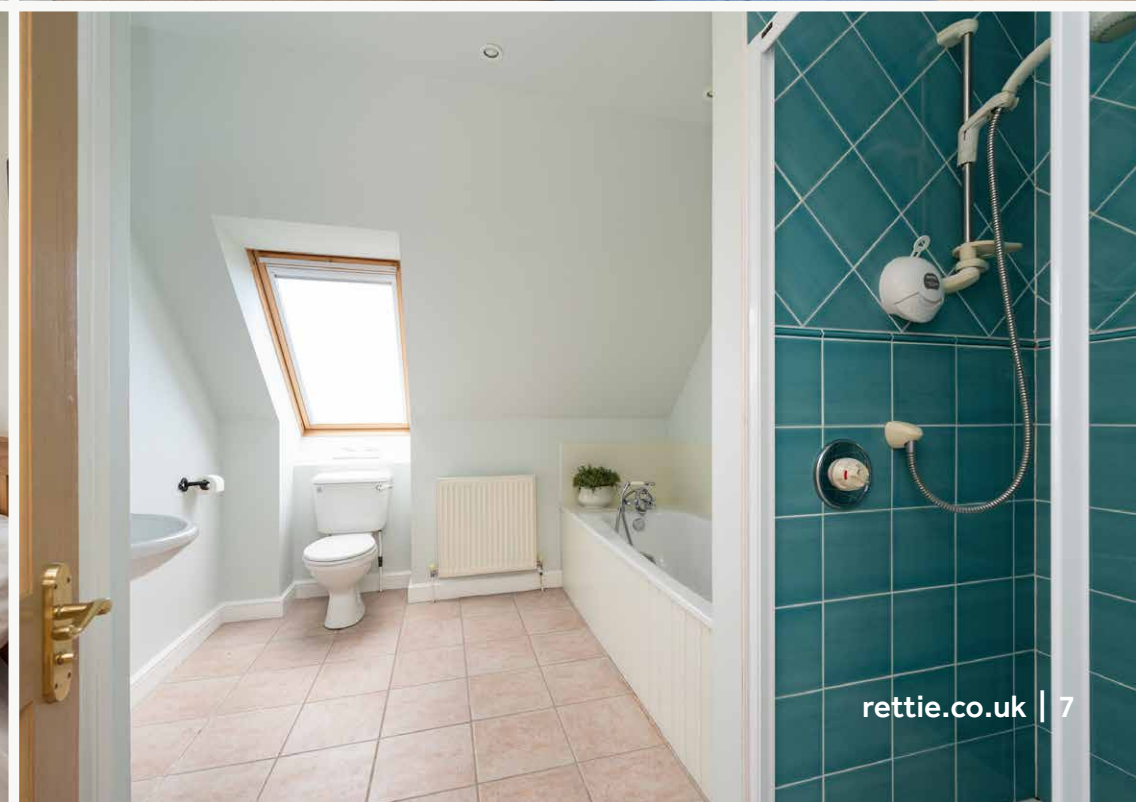
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.









RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





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 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.

RETTIE

☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

