



OLD MILL HOUSE

Milton, Pencaitland, East Lothian EH34 5EP



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An immaculate 4-bedroom detached family home built on the site of a former mill, tastefully decorated with an incredible vaulted drawing room below a galleried landing, surrounded by beautifully manicured gardens with far reaching views

Pencaitland 2 miles, Haddington 6 miles, Edinburgh City Bypass 10 miles,
Edinburgh City Centre 17 miles

Summary of Accommodation:

Ground Floor: Entrance Hall, Drawing/Dining Room, Dining Kitchen, Utility Room, Cloakroom and WC

First Floor: Landing, Galleried Landing, Principal Bedroom, Three Further Double Bedrooms, Bathroom, Shower Room and Linen Cupboard

Outbuildings: English Heritage Oak Framed Garage with Carport, Workshop and Wood Store, together with a Hartley Botanics Greenhouse and a Julian Christian 'Pumpkin' Gazebo

Garden: Beautifully manicured gardens surround the property with various sun terraces, mature herbaceous borders, raised vegetable beds, mature woodland, an apple orchard and a gravel driveway

About: 1.1 acres (0.44Ha)



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Situation

Old Mill House is situated close to the pretty conservation village of Pencaitland, 10 miles from the Edinburgh city bypass and approximately 40 minutes by car from the city centre. Pencaitland has a recently refurbished pub/restaurant The Winton, alongside a Post Office, petrol station/convenience store and a small shop.

The nearby market town of Haddington has a characterful High Street with an excellent range of independent shops and cafes, alongside two large supermarkets and a recently opened retail park at Gateside. A Farmers Market takes place monthly in the town centre.

There is a local primary school in Pencaitland, secondary schools within 6 miles and further private schooling in the area such as The Compass School in Haddington as well as Loretto School in Musselburgh. Various other private schools can be found in Edinburgh.

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 Gullane. Pencaitland and the beautiful surrounding countryside 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 hiking in the local Lammermuir Hills.



Accommodation

Old Mill House is an attractive 4-bedroom detached family home built in circa 1991 on the site of a former mill. Sympathetically developed in a traditional style constructed from stone under a red pantile roof, the house exhibits stylish architectural features that resonate back to the site's history as a mill.

An established feature of the home is the fabulous drawing/dining room that boasts a tall, vaulted ceiling with timber beams and a galleried landing above. Large floor-to-ceiling triple aspect windows overlook the stunning surrounding gardens, and in addition, two sets of French doors lead out to separate sun terraces on the south and west side of the property, making this an excellent room for entertaining - especially throughout the summer months. This spacious room has ample scope for a drawing room to one end with a seating area in front of a central fireplace that features a woodburning stove and a stripped pine surround. To the other end, the dining area has an abundance of space for a 16+ seater dining table.

The country-style dining kitchen has a range of floor and wall mounted units by Christopher Howard, together with a combination of wood and granite worktops and various integrated appliances to include a three-oven AGA, Neff integrated microwave, double electric hob and a dual drawer dishwasher. There is ample space for a dining table and chairs with additional seating by a large floor-to-ceiling arched window overlooking the drive. Adjacent to the kitchen is a large utility room with a range of floor mounted units incorporating space for an undercounter fridge as well as plumbing for a washing machine.

The spacious 'L-shaped' entrance hall has access from both the front and rear of the house with space for additional seating areas alongside a cloakroom for coats and shoes as well as a separate WC next door.

Ascending to the first floor, the wide galleried landing looks over the dining/drawing room below and provides access to the principal bedroom with beamed ceiling, integrated wardrobes and triple aspect windows. To the other end of the gallery is a double bedroom with integrated wardrobes as well as a large walk-in linen cupboard adjacent that could be converted into an en-suite bathroom (subject to planning).

Returning to the central landing, there are two further double bedrooms, both with integrated wardrobes (one currently being utilised as an office), alongside a bathroom and a shower room.





Garden & Outbuildings

A superbly manicured garden wraps around the house, boasting well-maintained lawns to the front and rear with colourful herbaceous borders, neatly trimmed hedging, mature trees and shrubs, as well as an apple orchard. There are large gravel areas with patio terraces surrounding the house, allowing for alfresco dining throughout the day/evening, and well-defined stone edging efficiently separates lawn from gravel.

A timber circular 'pumpkin' gazebo by Julian Christian is situated to the front of the property and features a pitched shingle roof and seating around a central table. Supplied with electricity as well as heaters, the structure can be left open-sided or it can be enclosed with canvas walls for the cooler periods.

An attractive English Heritage oak framed garage is situated at the end of the gravel driveway. Constructed under a pitched tile roof and supplied with electricity, it incorporates a carport, garage/workshop and a lean-two wood store to one end.

An arched Hartley Botanics greenhouse is positioned in an enclosed area of the garden, with timber decking, various raised beds for growing vegetables and a garden frame for growing fruit/currant bushes.

The property boundary resides behind the large beech hedge to the bottom of the garden and incorporates a thin upper section of the woodland area beyond.

An LPG gas tank is situated behind the hedge adjacent to the drive, with access rights through the neighbours garden.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the particulars will be included in the sale.

Services

LPG gas heating and private drainage with mains electricity 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 5EP, with the more accurate What3Words location being garage.repayment.bother



Right of Access

The owners of Milton Grange have a right of access over the first section of the drive.

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 G

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:

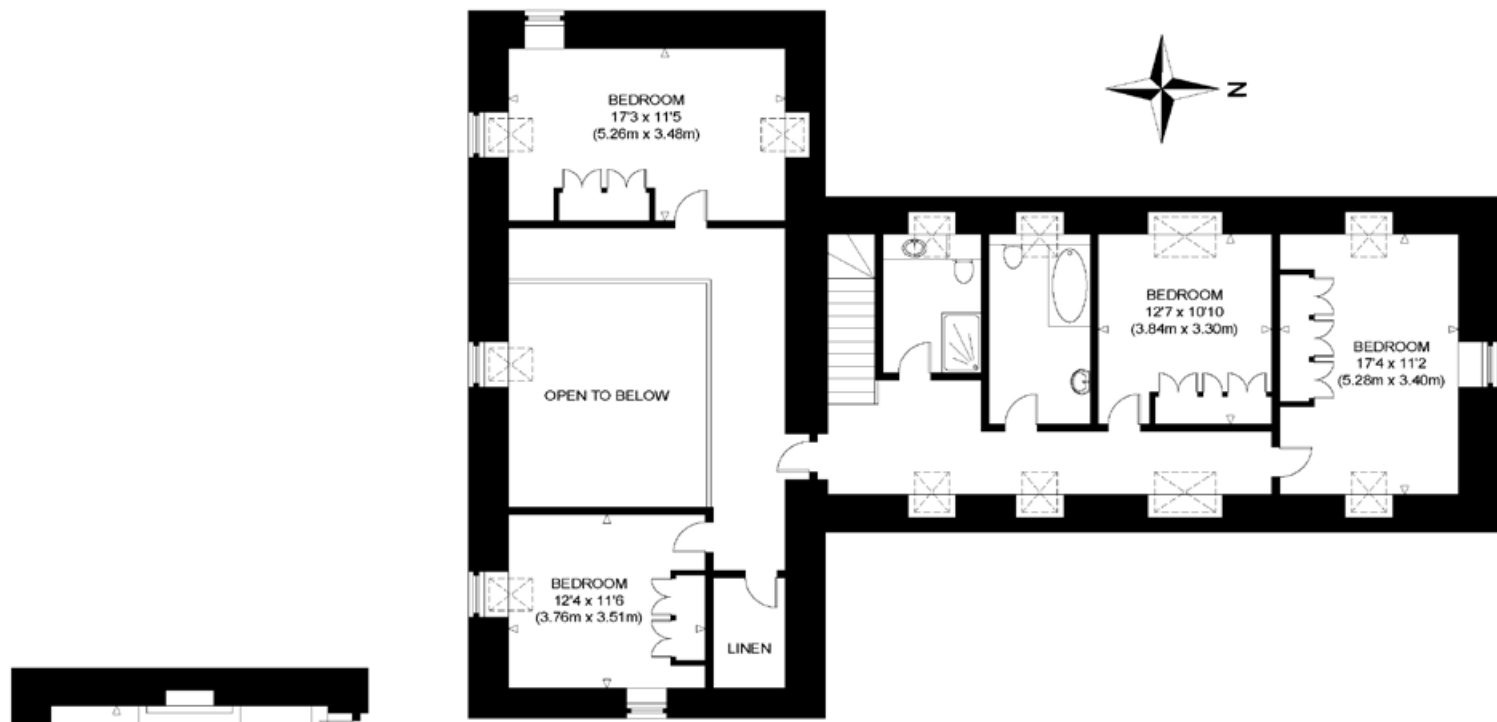
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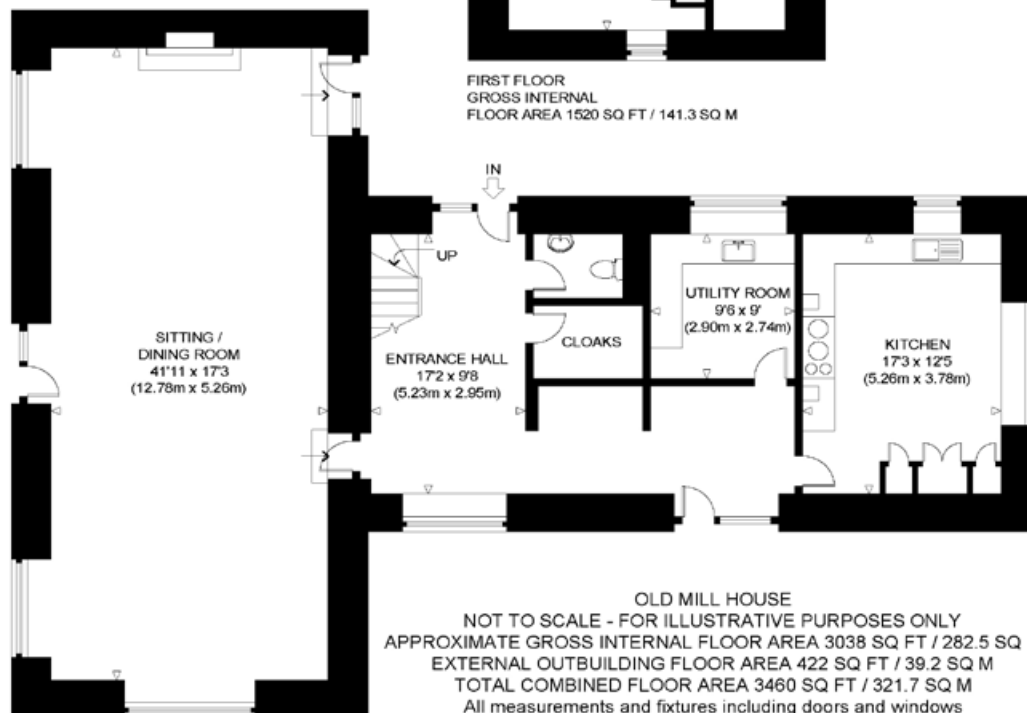
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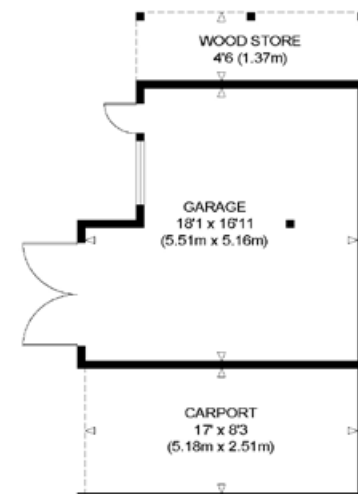
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1520 SQ FT / 141.3 SQ M



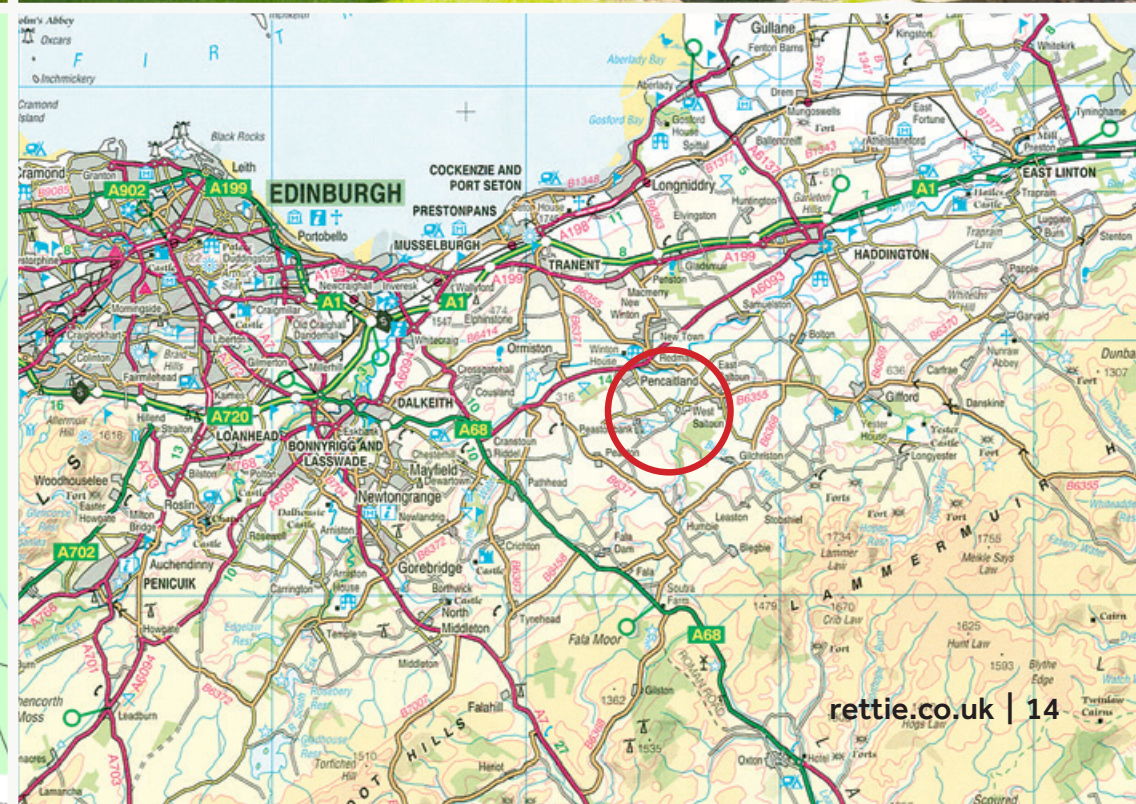
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1518 SQ FT / 141.2 SQ M

OLD MILL HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3038 SQ FT / 282.5 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 422 SQ FT / 39.2 SQ M
TOTAL COMBINED FLOOR AREA 3460 SQ FT / 321.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 422 SQ FT / 39.2 SQ M





RETTIE

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