



INNERWICK HOUSE

Main Street, Innerwick, Dunbar, East Lothian EH42 1SE



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An historical and charismatic 17th century 5-bedroom family home with a later Georgian extension, offering versatile accommodation in a delightful rural village environment close to the popular coastal town of Dunbar.

Dunbar 4 miles, East Linton 9 miles, Haddington 14 miles, North Berwick 16 miles, Edinburgh City Centre 26 miles

Accommodation:

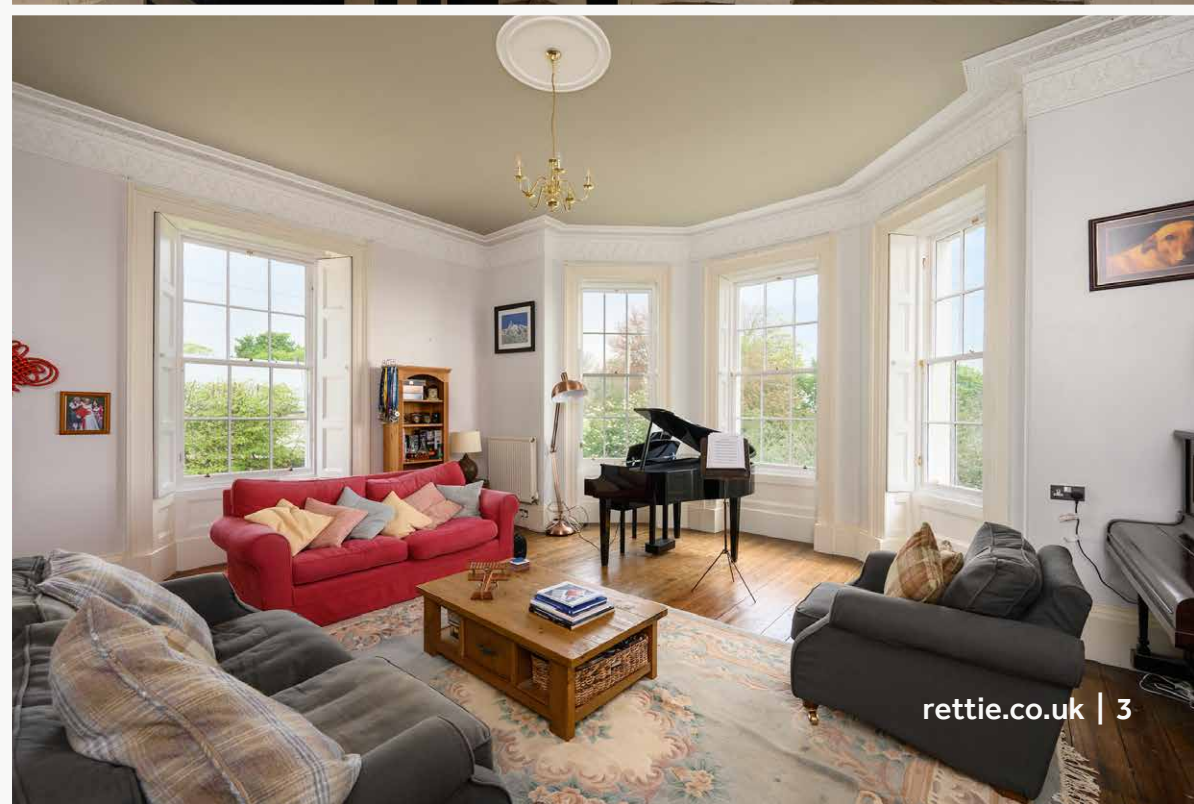
Ground Floor: Hall, Kitchen, Dining Room, Study/Office, Sitting Room/Snug, Double Bedroom with En-Suite Bathroom, Utility Room and Conservatory

First Floor: Entrance Porch, Hall, Drawing Room, Dining Room/Library, Principal Bedroom with En-Suite Shower Room, Double Bedroom and Family Bathroom

Second Floor: Landing, Two Double Bedrooms and a cloakroom

Outside: Single garage and private driveway with lawned garden to the rear and gravelled courtyards to the front

About: 0.24 acres



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Situation:

The pretty village of Innerwick is situated in a tranquil, rural setting close to the coastal town of Dunbar and just 26 miles from the centre of Edinburgh. The village is surrounded by farmland and encompasses a village hall, primary school, award winning nursery and a play park in the centre. The ruins of the 14th century Innerwick Castle are perched on a sandstone outcrop overlooking Thornton Glen which is managed by the Scottish Wildlife Trust, and there is a fine selection of sandy beaches with interesting rock formations at nearby Thortonloch, Skateraw and Whitesands.

East Lothian is renowned for its golf with an abundance of prestigious golf courses in the county to include Muirfield, Luffness, Archerfield and Gullane. Further sporting activities include hiking, cycling and horse riding, with a variety of water sports such as sailing and surfing taking place along East Lothian's magnificent coastline. Additional leisure facilities nearby also include the award-winning adventure hub Foxlake Adventures, alongside the beautiful John Muir Country Park and farm themed East Links Family Park.



Dunbar offers a variety of shops, supermarkets, restaurants and cafés, alongside a very good grammar school. There is also an excellent private prep school, Belhaven Hill, located on the outskirts of Dunbar with further private schooling available at Longridge Towers near Berwick-Upon-Tweed (with a school bus running from East Linton/Dunbar), The Compass School in Haddington, Loretto School in Musselburgh and a wider variety in Edinburgh itself.

There are excellent transport links throughout the area with a regular main-line train service to both Edinburgh Waverley and King's Cross from Dunbar Station, and the A1 trunk road also offers easy access by car as well as direct bus services into Edinburgh and the surrounding area.

General Description:

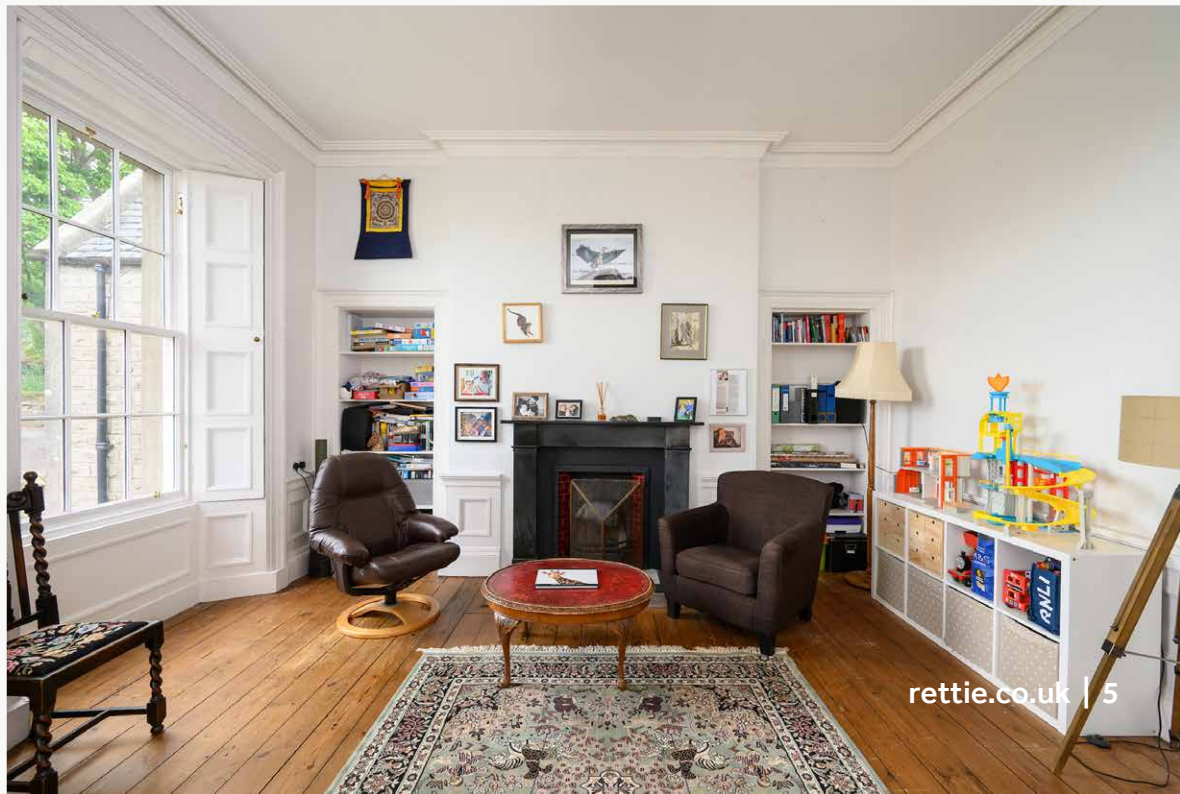
Innerwick House dates from the 17th century with a later Georgian extension to the rear that was added in the 1800's. The earlier front wing of the property, that resides along the main street, has transitioned over the centuries and was formerly a shop as well as a library. The later extension has now transformed this property into a large 5-bedroom family home with versatile accommodation across three floors. The house retains many of its fine period features including intricate cornice work, fireplaces, sash and case windows with working shutters and original timber floors throughout the Georgian section.

The front door in the older part of the house, with bridged access from the street, enters into a charming gabled porch with diamond paned windows to either side and storage for coats and shoes. A secondary door opens into a T shaped hallway that gives access to the principal rooms on the first floor.

The rear hall extension adjoins the earlier wing with elegant archways, hardwood flooring and an abundance of natural light from three large astragal paned windows. At the far end of the hall is a bright and spacious drawing room with ornate cornicing, an attractive marble fireplace to the centre and dual aspect windows incorporating a large triple bay window with fantastic views over surrounding countryside down to the coast. This room also provides particularly good acoustics for both music and conversation.

The sitting room/library (previously utilised as a more formal dining room) is also located in the Georgian extension with a central period fireplace, twin Edinburgh press bookshelves to either side and two large astragal glazed windows with working shutters that permit plenty of natural light.

Returning to the entrance hall and the earlier part of the house, there are two double bedrooms; the first is currently being utilised as the principal bedroom and incorporates dual windows, an integrated wardrobe and access to the hot water tank within a shelved airing cupboard. The second double bedroom boasts triple aspect astragal glazed windows, all with working shutters, two Edinburgh press cupboards and an en-suite shower room with shower, wash basin, wc and heated towel rail. A family bathroom completes the first floor with a bath, separate shower, wash basin and wc, alongside a frosted window incorporating a window seat to the front.



From the Georgian extension, a rear hall between the drawing room and library gives access to a staircase that descends to the ground floor and enters into the dining kitchen. A raised area to the rear of the kitchen provides space for either a sofa area or kitchen table, whilst steps lead down to the main part of the kitchen with a range of floor mounted units to incorporate a substantial central kitchen island with breakfast bar, integrated oven, Bosch induction hob and space for a large American style fridge freezer. Dual aspect windows overlook the garden with a door that permits access to the driveway alongside glazed French doors that open into the garden. To the other side of the kitchen, a doorway leads into the conservatory which is in need of total renovation.

The dining room is situated adjacent to the kitchen with space for an 8+ seater dining table alongside a walk-in storage cupboard, a window overlooking the garden and access to a home office/study which benefits from a window overlooking the drive. Beyond the dining room is a sitting room/snug with dual aspect windows and a fireplace with woodburning stove, together with a cupboard housing the boiler and access to stairs that ascend to the upper floors.

A hallway adjacent to the snug leads into a large double guest room with an en-suite bathroom that incorporates a free-standing roll top bath that stands upon a wooden plinth within the bedroom itself, as well as a separate shower room that includes a large walk-in shower, wash basin, wc and heated towel rail. Dual aspect windows and a glazed astragal door that leads out to the driveway allow through plenty of natural light.

A utility room and walk in storage cupboard completes the ground floor, with direct access from the hall to the front basement level courtyards which could, therefore, allow this area of the house to be converted into a separate annex with its own entrance if required.

Ascending the stairs to the second floor brings you to a landing with access to two further double bedrooms, both with Velux style windows showcasing fantastic views over the surrounding countryside, together with a separate cloakroom incorporating a wash basin and wc.

Outside:

A private block paved driveway leads down from the road to a parking area for several cars to the side of the house, with a separate side entrance directly into the kitchen on the ground floor as well as a further entrance to the guest bedroom. There are two external cold water taps; one at the front of the house and one to the rear, alongside a single garage with pitched slate roof that adjoins the house with an up and over door facing into the driveway.



The garden is mostly laid to lawn at the rear, bounded by herbaceous borders to the periphery with further grounds stretching around the far side surrounding the conservatory. A patio area is situated by the kitchen with direct access through French doors, whilst two gravelled courtyard areas sit either side of the bridged front entrance along the roadside, and a separate stone gateway further along provides access to the oil tank as well as linking to the far side of the garden.

The perimeter boundary is demarcated by a mixture of timber fencing, mature beech hedging, stone walls and metal railings, with large metal gates at the entrance to the driveway.

GENERAL REMARKS AND INFORMATION

Fixtures and Fittings

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

Services

Oil fired central heating with mains electricity, 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 EH42 1SE

EPC

Band F

Local Authority

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

Council Tax

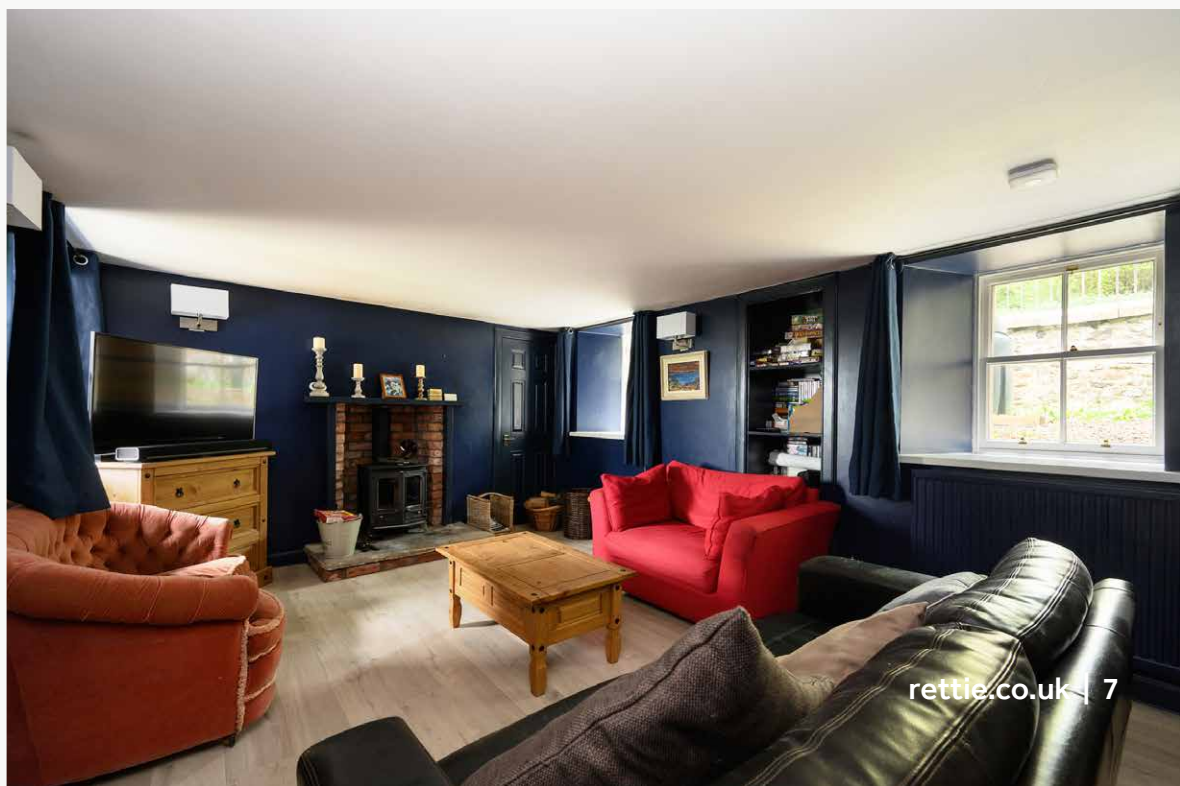
Band G

Entry and Vacant Possession

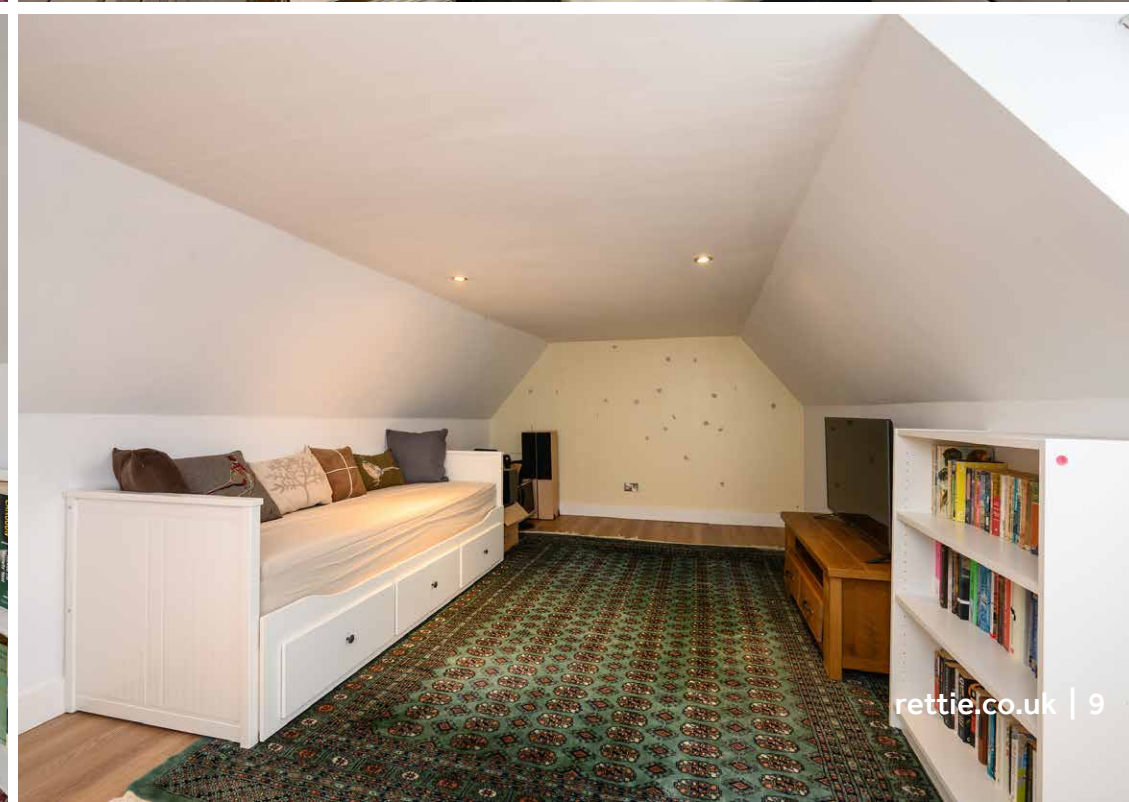
Entry and vacant possession will be by mutual agreement.

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:

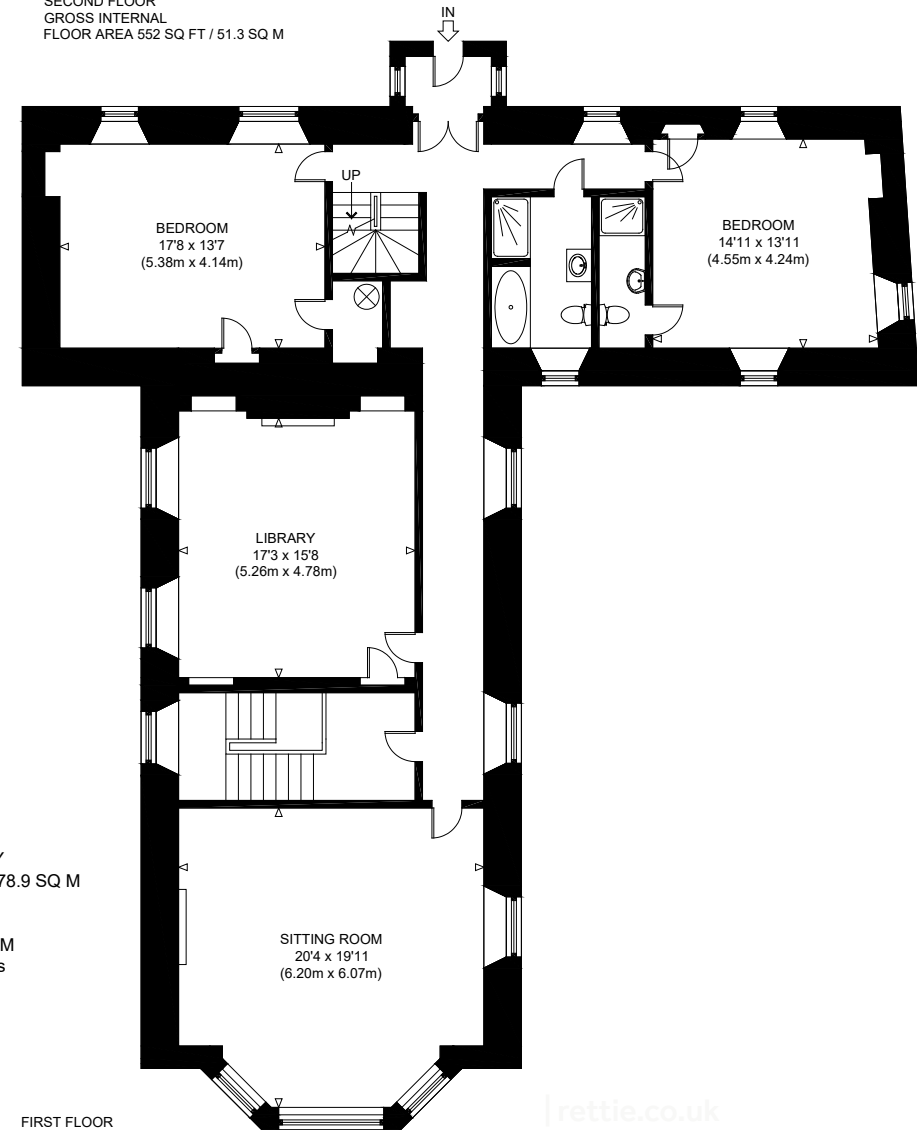
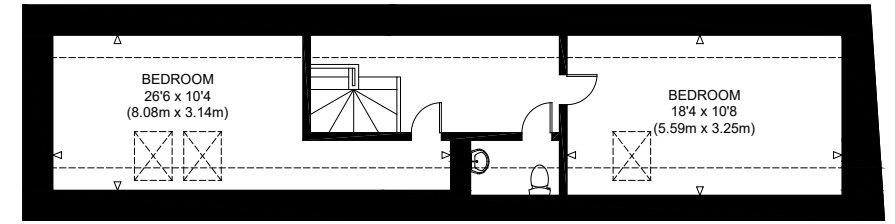
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

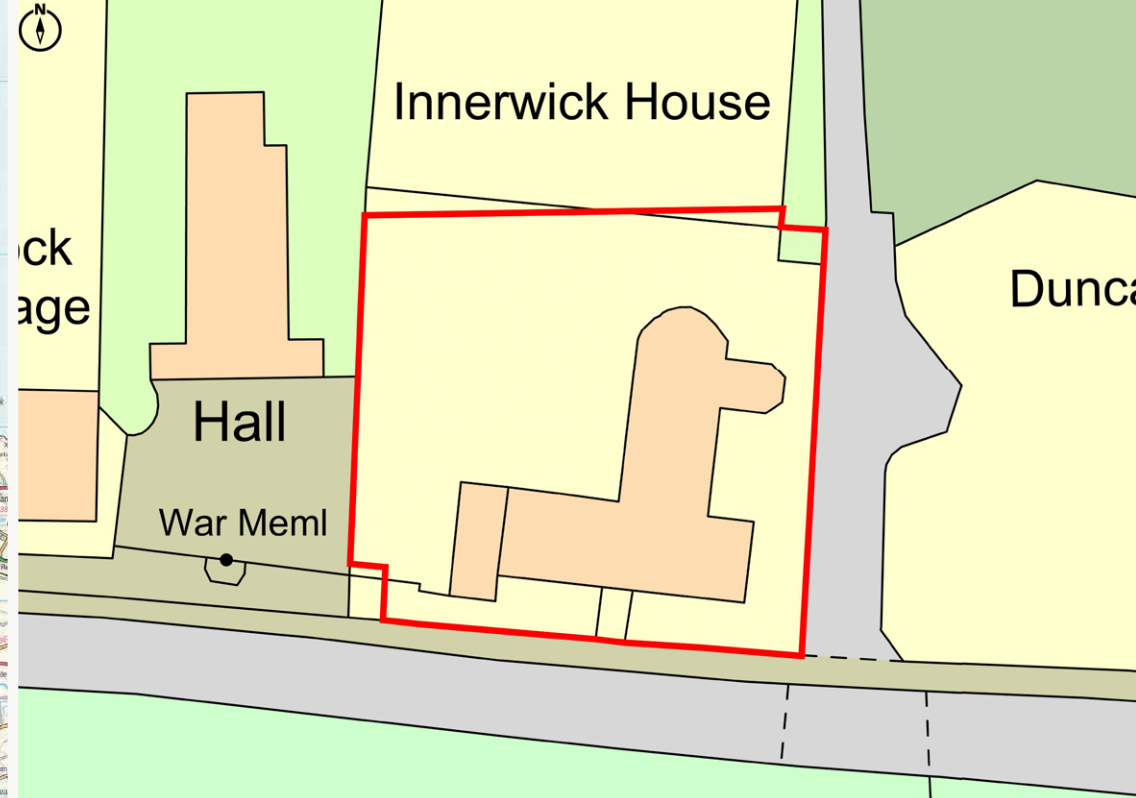






INNERWICK HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4074 SQ FT / 378.9 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
GARAGE FLOOR AREA 217 SQ FT / 20.2 SQ M
TOTAL COMBINED FLOOR AREA 4291 SQ FT / 399.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk







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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