



## LINT MILL

*Near Stenton, Dunbar, East Lothian EH42 1TD*







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**A delightful 4-bedroom detached family home converted from a traditional 18th century linen mill, in a peaceful location overlooking the Whittingehame Water and with stunning views across beautiful East Lothian countryside.**

East Linton 2 miles, Dunbar 6 miles, Haddington 7 miles,  
North Berwick 7 miles, Edinburgh 26 miles

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### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Hall, Sitting Room, Family Room, Garden Room, Dining Kitchen, Utility Room and Cloakroom

**First Floor:** Landing, Principal Bedroom with En-Suite Shower Room, three further Double Bedrooms and a Family Bathroom

**Lower Ground Floor:** Cellar/Workshop

**Garden:** Mature gardens surround the property made up of a mixture of lawns bounded by herbaceous borders, woodland to the rear, and two patio terraces overlooking the Whittingehame Water. Riparian fishing rights are included in the sale. A private drive leads to a gravelled parking area for several cars.

**Area:** 0.74 acres (0.30 Ha)





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### Situation

Lint Mill enjoys a peaceful, rural location in the heart of East Lothian between the charming villages of Stenton and East Linton. Stenton has a primary school and East Linton provides excellent local amenities including GP surgery, pharmacy, a Co-operative Store, award winning butcher, award winning bakery, post office, hairdressers, two pubs/hotels, a coffee roastery, yoga studio, book shop, plant nursery, tea room and a church. There is a great community spirit with activities including various evening classes, arts groups and sports clubs. More extensive facilities can be found in the market towns of Dunbar and Haddington where there are larger supermarkets, leisure centres and high street shopping. The popular coastal town of North Berwick is nearby with a lively town centre and an attractive harbour.

The academically high achieving Dunbar Grammar School is within the catchment area of the property, alongside the private Preparatory School Belhaven Hill, with further private schooling available at Longridge Towers in Berwick-Upon-Tweed (school bus leaves from East Linton and Dunbar), as well as Loretto School in Musselburgh and various other private schools within Edinburgh.

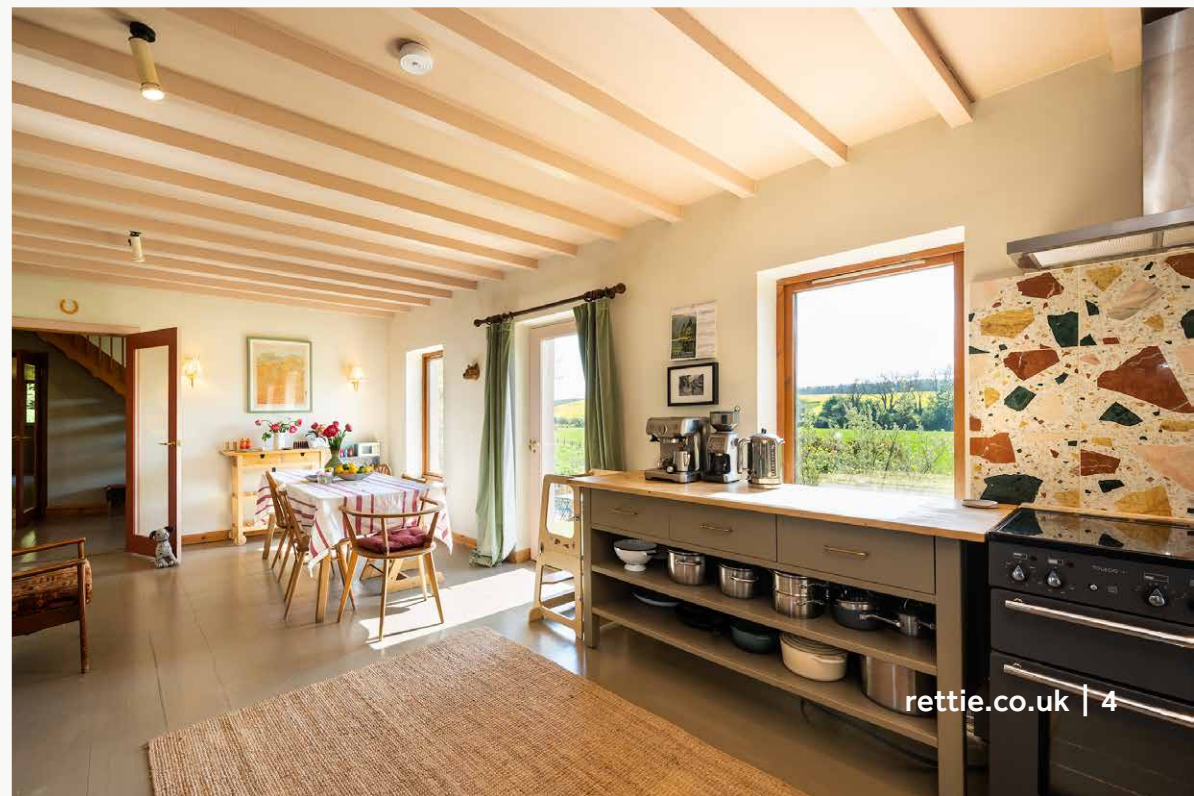
A wealth of sporting facilities are all within easy reach, to include popular cycling and hiking routes along the John Muir Way as well as a plethora of championship golf courses such as Muirfield, Gullane, Luffness and Archerfield. East Lothian is home to one of the most stunning coastlines in Scotland with a variety of beautiful sandy beaches that offer superb water sports facilities such as surfing and sailing.

The A1 trunk road gives ease of access to Edinburgh (approx. 40 minutes by car) and the route to the south, whilst the main line train stations in East Linton and Dunbar provide fast rail services to both Edinburgh and London King's Cross.

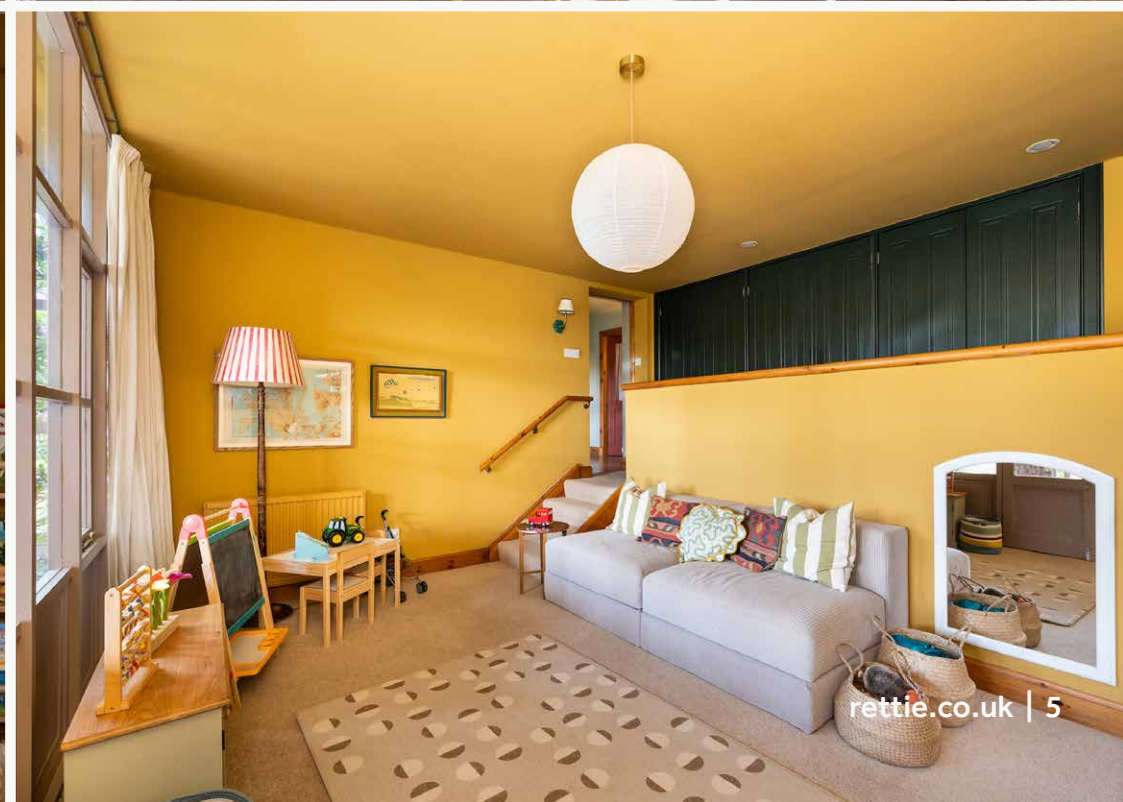
### Description

Lint Mill is an attractive former linen mill dating from circa 1750 which has been successfully transformed into a stylish 4-bedroom family home that offers versatile accommodation across two/three floors.

The house is approached via a private driveway that terminates in a gravelled parking area. A covered paved courtyard, that offers flexible storage for logs and outdoor equipment, leads to the front door which opens into an entrance vestibule with storage for coats and shoes alongside access to a utility room.









A secondary door opens into the hall which provides access to a charming country-style kitchen/breakfast room showcasing exposed painted timber beams to the ceiling, solid painted timber flooring and a walk-in larder. There are a range of freestanding kitchen units lining the walls, which can be easily manoeuvred into differing positions, as well as an electric Rangemaster oven, freestanding fridge freezer and a large stainless-steel sink with integrated Bosch dishwasher. There is ample space for a dining table and chairs as you enter the kitchen and no less than five dual aspect windows overlook the garden, flooding the room with natural light and incorporating a glazed door that provides direct access out to a south facing garden patio - providing a delightful, elevated position looking out across open countryside and a perfect spot for alfresco dining with the tranquil sound of the Whittingehame Water flowing beneath.

Returning to the hall, there is a downstairs cloakroom boasting a stylish retro pink wash basin, and a further door leads into a split-level family room featuring a wall of integrated cupboards providing useful storage, with steps leading down to a reception area that is currently being used as a child's playroom, but could equally be utilised as a dining room or snug, with a wonderfully bright wall of windows looking down into the garden room below. Twin doors open to steps that lead down to a magnificent double height, south-facing garden room with vast astragal glazed windows providing panoramic views out to the garden and surrounding countryside as well as French doors leading out to a garden terrace overlooking the river. There is ample space for both a dining table and additional sofa seating, with a separate door that provides access to a large cellar/workshop on the basement level. This cellar has its own direct access out to the garden and could be utilised for a variety of purposes including being converted to supply additional accommodation or a separate annex (subject to obtaining the correct planning permissions).

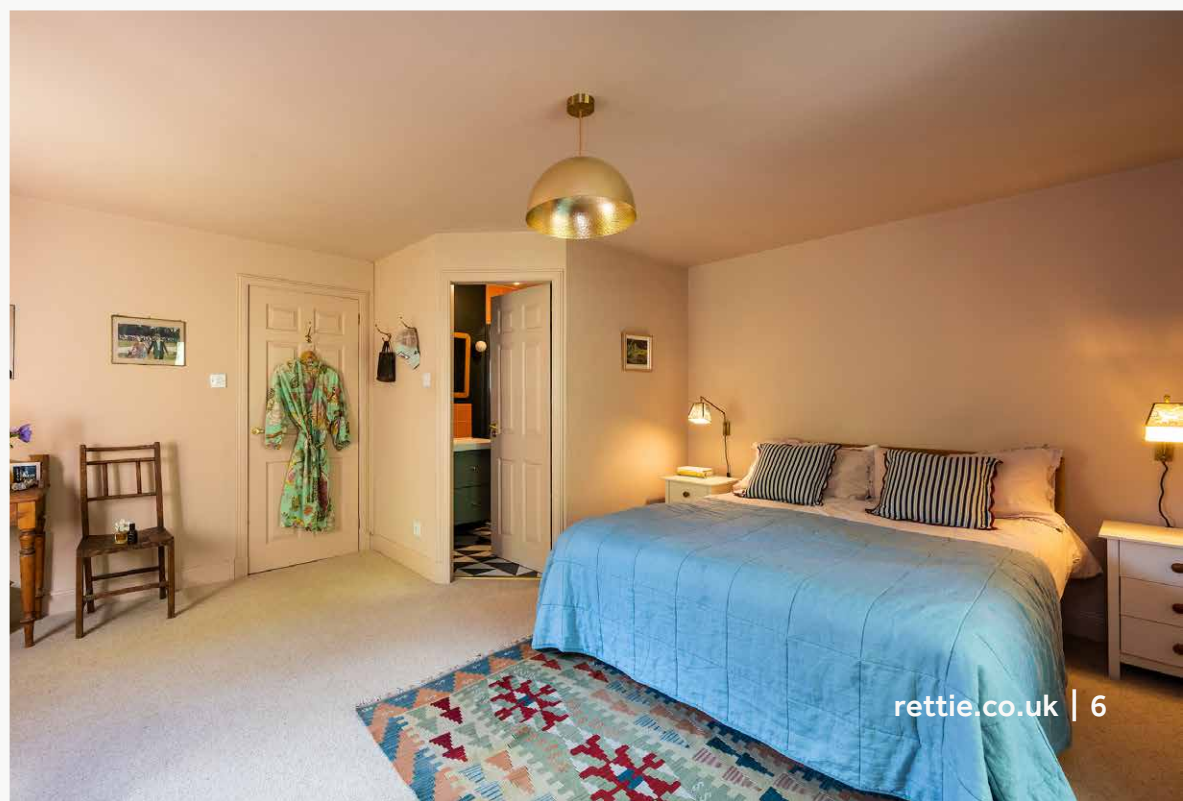
Returning to the family room, a full height glazed door provides direct access to the side and rear gardens. A step up from the family room, again through a full height glazed door is a spacious sitting room that boasts exposed timber beams, a central woodburning stove and quad-aspect windows including a circular window showcasing its architectural history as a Mill. Above this rounded window is a small doorway that allows access to a floored loft space above the garden room.

Returning to the hall, stairs ascend to the first-floor landing which boasts a stylish pine clad angled roof with a wall of eaves storage cupboards below two Velux style windows. The principal bedroom benefits from dual aspect windows to include French doors out to the rear garden, as well as an en-suite shower room. Three further double bedrooms benefit from Velux style windows with blinds overlooking the surrounding countryside, with one bedroom currently being utilised as an office. A family bathroom completes the accommodation incorporating a shower, separate freestanding bath, wc and wash basin with a Velux style window and a heated towel rail.

### Garden

The established tiered gardens run down to the Whittingehame Water that flows below, attracting an abundance of wildlife throughout the year. The diverse gardens are divided into sections and have lawns, mainly to the front, flanked by herbaceous and shrub borders, with two patio terrace areas leading from the kitchen and garden room to enjoy south facing alfresco dining.

Stone steps lead down from the garden terrace to the Water of Whittingehame allowing for a refreshing dip on a summer's day as well as there being riparian fishing rights included. A wooded bank to the rear provides shelter to the house, with paths leading through the trees along the drive side and around to the rear that showcase a mass of colour in the Spring from snowdrops, bluebells and daffodils.



The stone walls at the drive entrance benefit from electricity and currently have sensors to illuminate the drive lights when a car approaches. Electric gates could also be installed at the entrance if desired. A LPG tank is situated at the end of the drive and an electric car charger is positioned under the covered courtyard which can be used to charge cars parked adjacent on the driveway.

PV solar panels have been installed on the roof which provide electricity to the house.

The plot is bounded by a mixture of fencing to include stone walls, timber and wire fencing as well as mature trees and hedgerows.

#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings

All integrated appliances and blinds are included in the sale.

##### Services

LPG Gas central heating with mains water, electricity and private drainage

##### PV Solar Panels

Provide electricity to the house

##### 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 1TD

##### 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

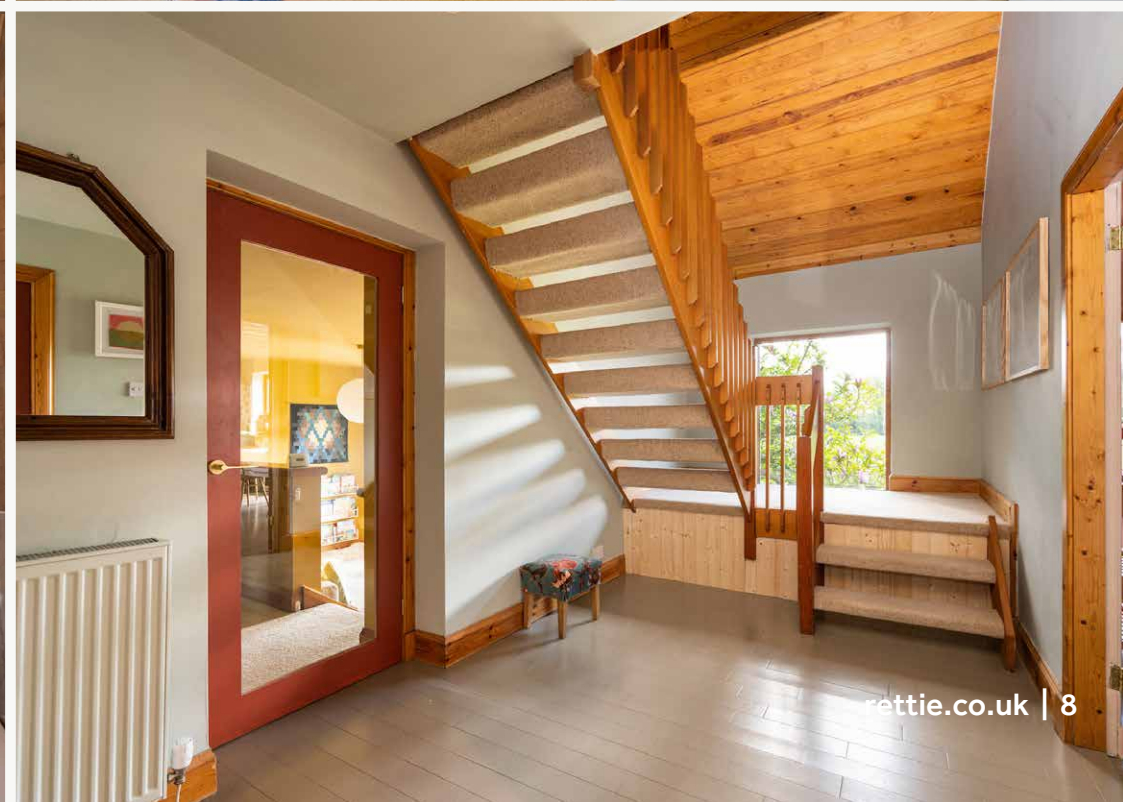
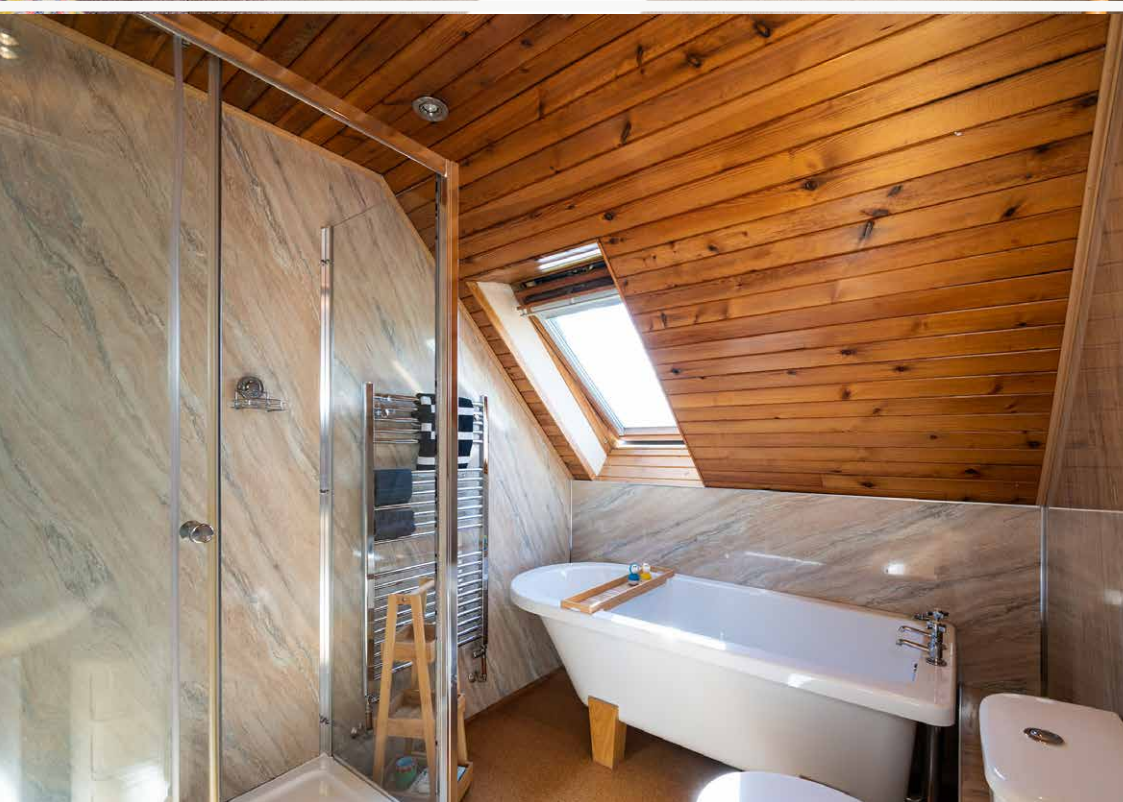
Entry and vacant possession will be by mutual agreement.

##### 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:

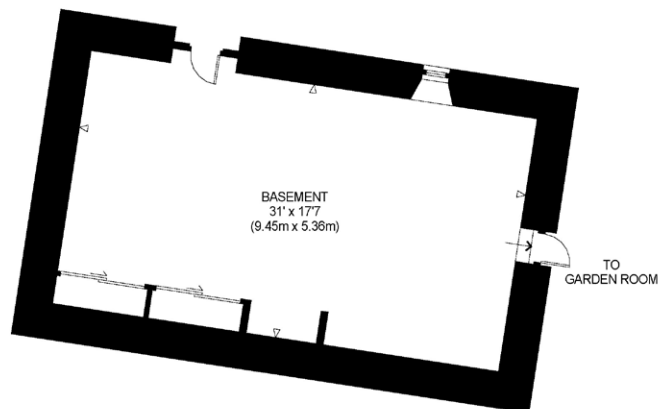
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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



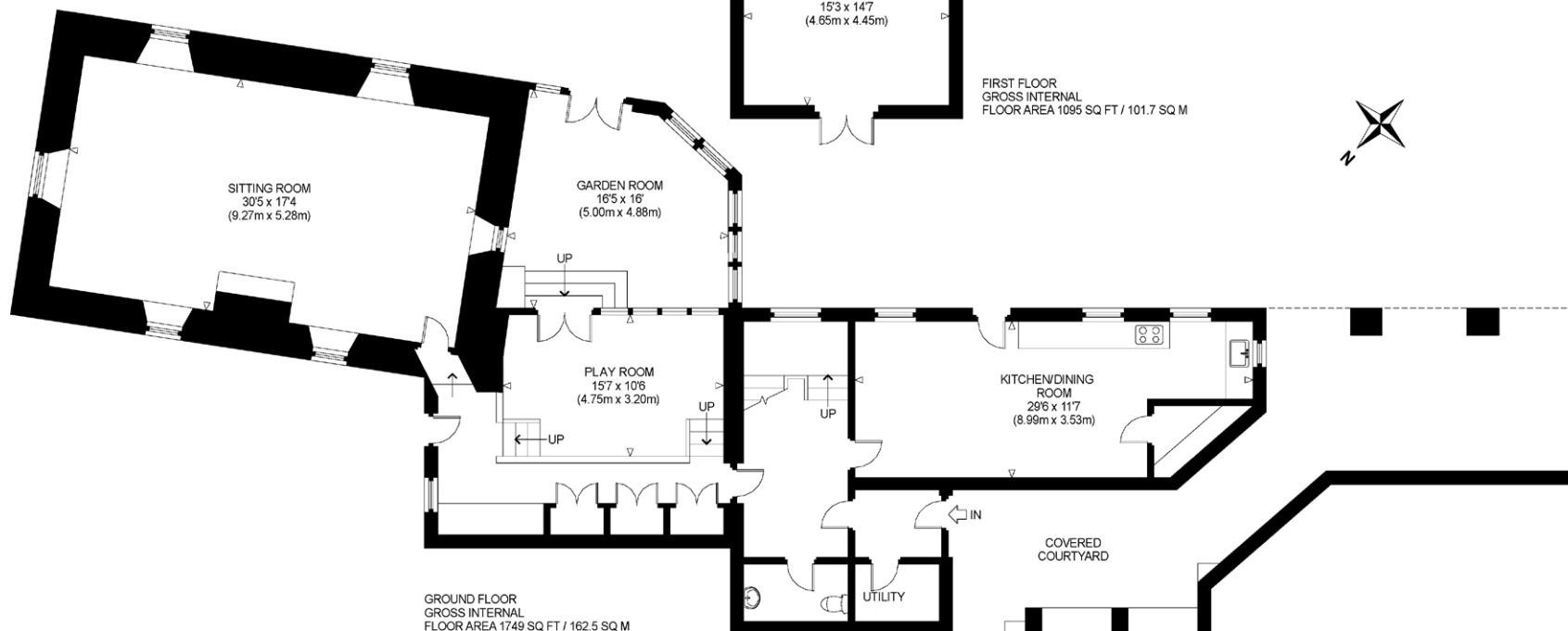
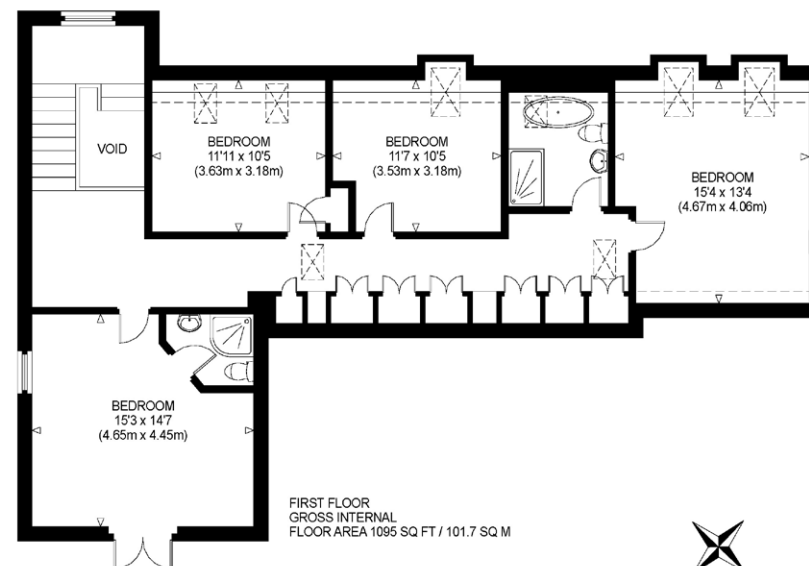








BASEMENT  
GROSS INTERNAL  
FLOOR AREA 550 SQ FT / 51.1 SQ M



LINT MILL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3394 SQ FT / 315.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT BUT EXCLUDING VOID)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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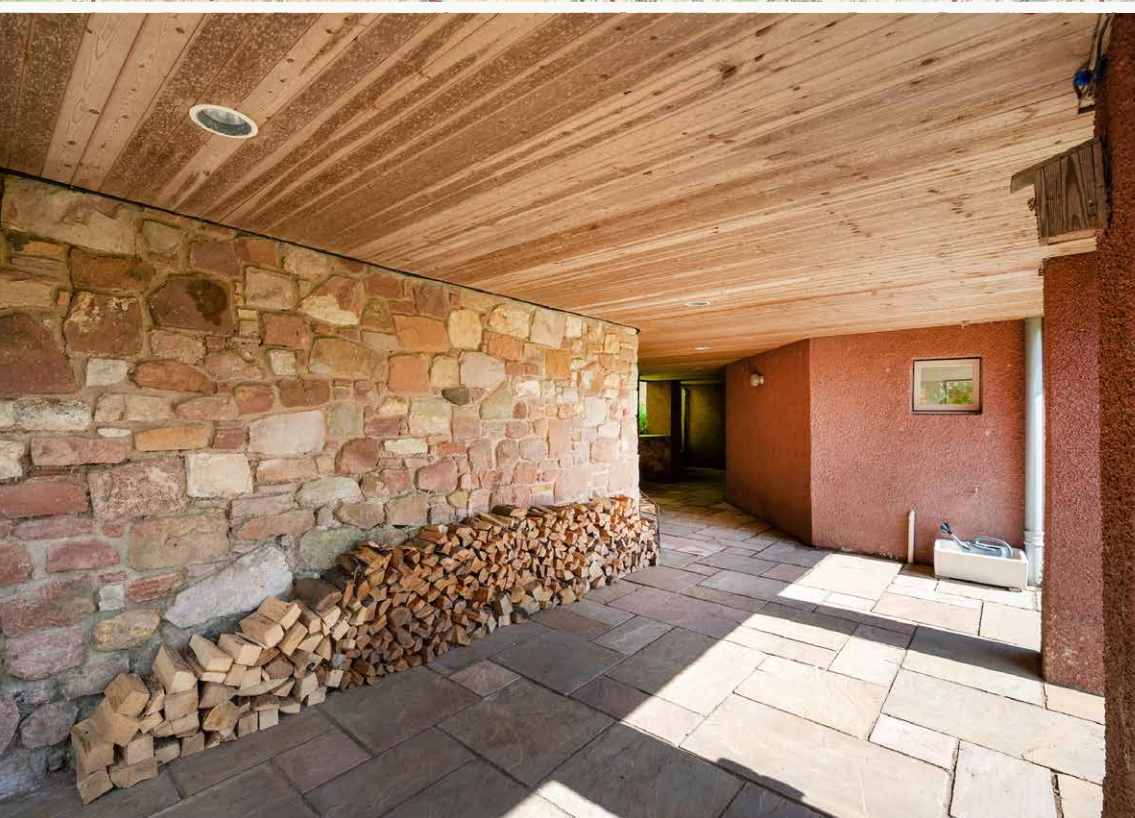
RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
Edinburgh  
EH3 6DH







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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