



HARVIESTON COTTAGE

Fushiebridge, Gorebridge, Midlothian, EH23 4QA



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A charming spacious home created on the site of the original buildings and greenhouses of Harvieston House walled garden with stunning mature terraced gardens and lovely views near Gorebridge.

Gorebridge 1 mile, Edinburgh 12.5 miles, Edinburgh Airport 19 miles (All distances are approximate).

Summary of Accommodation

Porch, Vestibule, Hall, Sitting Room, Conservatory, Kitchen open to Dining Room, Study, Utility Room, Inner Hall, Cloakroom, Principal Bedroom, Three Double Bedrooms and a Family Bathroom.

Outbuildings: Car port with storage, Workshop, and Greenhouses.

Garden: Stunning large terraced walled garden with pond and summer house.

About: 1.60 Acres (0.65 Ha)



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Situation:

Offering easy access to Edinburgh city centre in just 26 minutes by train, the hamlet of Fushiebridge is close to Gorebridge, a popular commuter town providing excellent local amenities. Steeped in history, Fushiebridge is 10 miles south of Edinburgh and is ideally placed to access the A7, Edinburgh City Bypass and Edinburgh Airport. The Borders towns of Galashiels, Peebles, Melrose, and Hawick are within 40 minutes' drive to the south of Gorebridge, and the beautiful coastline of East Lothian a 40 minute drive to the east. Just a short drive away is an 18-hour Tesco located near Dalkeith. For day-to-day needs there are several convenience shops on Gorebridge High Street.

Thanks to its location, there are various opportunities for leisure activities close to Harvieston Cottage with Gore Glen Woodland Park and the Gore Water offering scenic walks. Vogrie Country Park, a short drive away has a cafe, and a Park Run every Saturday morning at 9.30am. Also within easy driving distance are the Pentland Hills, Moorfoot Hills and Glentress Forest. Gorebridge offers a popular community hub, leisure centre and library. Larger leisure centres with 25m swimming pools are available in local high schools. Several golf courses are within easy drive. Harvieston Cottage lies in the catchment for Moorfoot Primary School in nearby North Middleton, and St Andrew's RC in Gorebridge. The five-star Newbyres Nursery is located on the High Street in Gorebridge, and secondary education is available at Newbattle High School or St David's RC High School. Private schooling is available at Loretto in Musselburgh, or there are further options for day and boarding schools in Edinburgh.

Gorebridge Station is a popular commuter stop, offering regular services between Edinburgh Waverley and Tweedbank, and to Edinburgh Gateway and Haymarket.

Description:

Harvieston Cottage is a beautiful property created from the original buildings of Harvieston House walled garden. The spacious house is complemented by the stunning sloping south facing walled garden and is a property which really needs to be viewed to be fully appreciated.

Harvieston Cottage is approached by a private drive which terminates at a carport and gravel parking area to the north of the house from where the front door is approached by an open fronted porch and opens to a vestibule and beyond to a hall from which the majority of the principal rooms can be reached. The south facing Sitting Room is a spacious bow ended room with a feature fireplace incorporating a wood burning stove and a door to a small library. The large Conservatory has double doors to the garden and built in cupboards and shelving. The Kitchen is the heart of the house and has a full range of fitted floor and wall units along with a two oven AGA and is open to a spacious dining/seating area with corner windows and a door out to the side garden. Opposite the Kitchen is a fully fitted Utility Room and a dual aspect Study. The principal bedroom is bow fronted and has fitted wardrobes and a southerly outlook over the garden. In addition there are 3 further double bedrooms with built in cupboards and a family bathroom and cloakroom. From the hall a sliding ladder provides access to the loft which offers ample storage and houses the 5 kW battery powered by the pv solar panels on the roof which in recent years have generated circa 4,000 kWh per year.





Outbuildings:

To the front of the house adjacent to the drive is a lean-to carport, also providing storage for grass-cutting tractor and firewood. In the walled garden there is a traditional lean-to workshop with a slate roof and double doors protected by an open sided porch.

Gardens:

The gardens are a stunning feature of Harvieston Cottage and are enclosed by stone and brick walls providing a sheltered environment to grow a wide variety of trees, shrubs and plants. Double wrought iron gates lead from the garden to the gravelled parking area to the front of the house and provide access for large machinery. The gardens have been designed and created by the current owners to create a peaceful oasis of calm and are divided into distinct areas by yew and beech hedging along with less formal areas of ornamental trees and topiary undersown with grass.

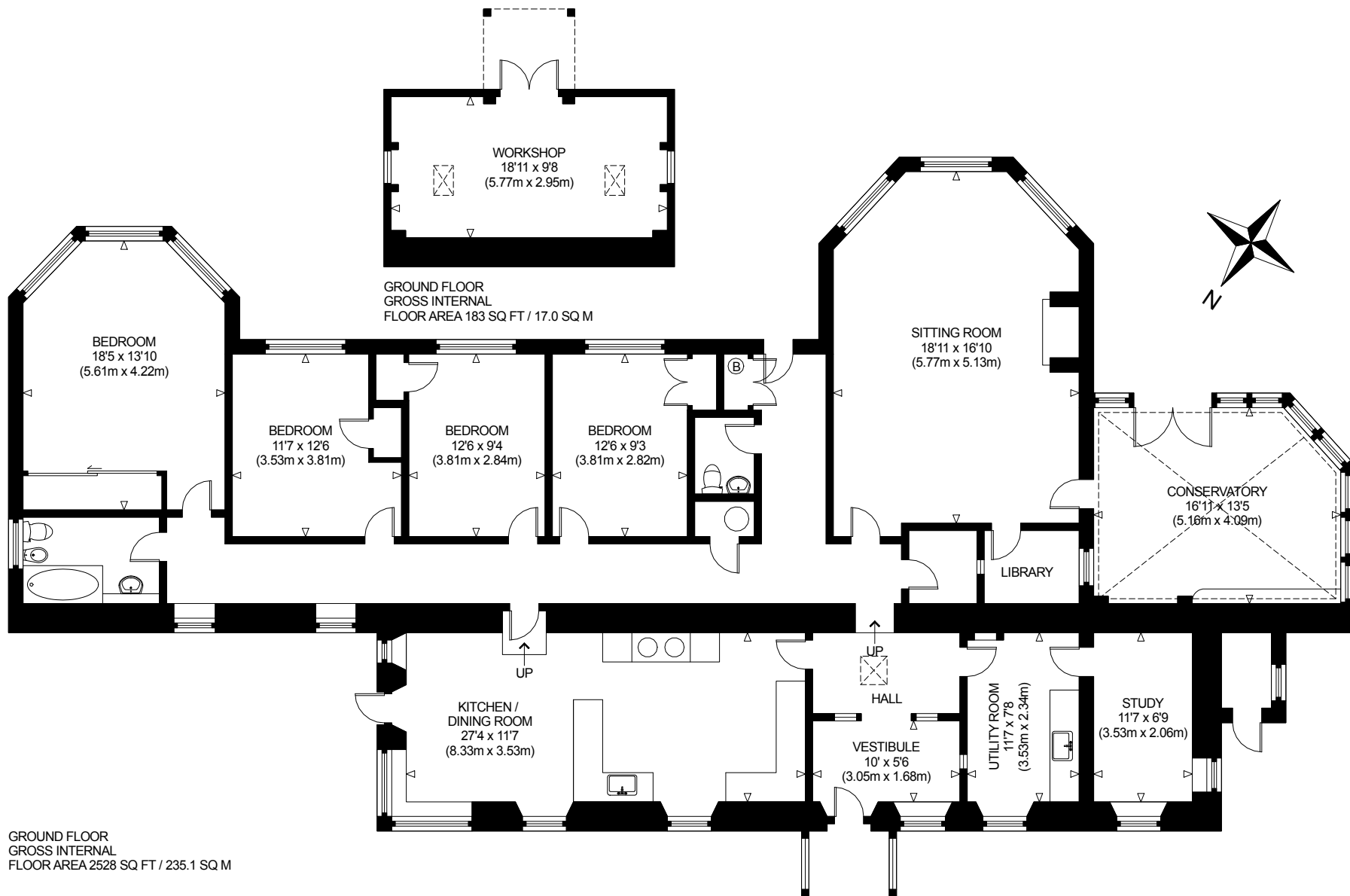
To the south of the rose clad house a large sheltered terrace is the perfect place for alfresco dining and admiring the garden. Beyond the terrace is a lawn flanked by shrubs and herbaceous borders which provide a wealth of colour and interest throughout the year. To the east behind a high beech hedge there is a productive kitchen garden with two aluminium and glass greenhouses, 10 raised beds and a composting area. There is a large fruit bed with blackcurrants and raspberries, while the walls support a variety of fruit trees including apple, pear, plum and fig.

From the upper garden a gap in a mature yew hedge opens to a sunny garden laid to lawn with a large herbaceous border and mature trees on one side and on the other a large pond with colourful surrounding planting overlooked by a spacious west facing timber summer house.

No words or photographs can do justice to the gardens and it is really only once you experience them in person that you appreciate their wonderful design and calming atmosphere.







HARVIESTON COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2528 SQ FT / 235.1 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 183 SQ FT / 17.0 SQ M
TOTAL COMBINED FLOOR AREA 2711 SQ FT / 252.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Fitted carpets and light fittings are included in the sale. Certain curtains and blinds are excluded from the sale. All garden statuary and certain garden furniture is excluded from the sale.

Services

Mains electricity and water, with LPG central heating and an oil-fired AGA. Drainage to a septic tank. Photovoltaic panels on roof.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Directions

On leaving Gorebridge heading south on the A7 take the first left opposite the cemetery car park and continue down the private road. After crossing the second cattle grid turn right down the gravel road and continue down to Harvieston Cottage where there is ample parking.

What3words - For the benefit of those with what3words the reference is usages.aboard.ahead

EPC – Band E

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN. Tel: 0131 270 7500

Listing

The walled garden is listed category C as a structure of architectural and historic interest.

Council Tax - Band F

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.

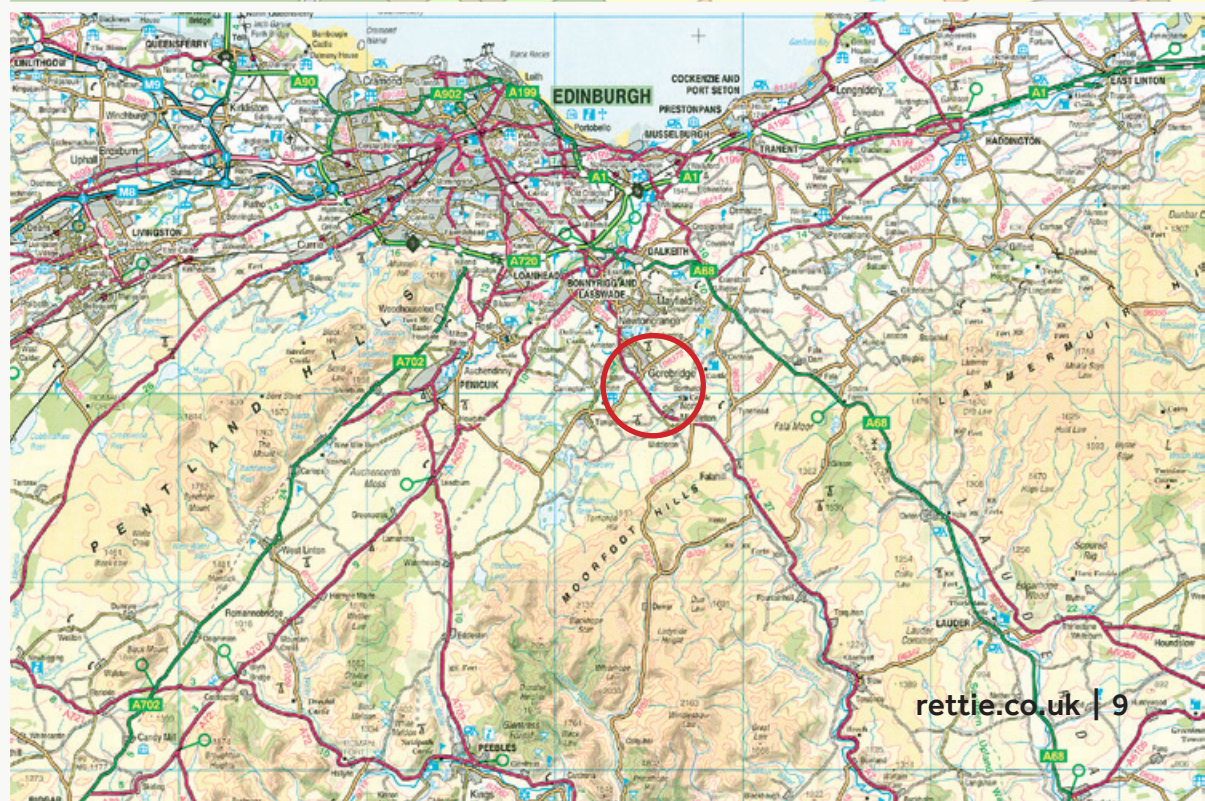
Important Notice:

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.







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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