



FORD MILL COTTAGE

Ford, Pathhead, Midlothian, EH37 5RE.



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A unique opportunity to acquire and modernise a charming detached 2-bedroom cottage, situated within generous garden grounds extending to 0.55 acres, located within the conservation village of Ford and within close proximity to the amenities of Pathhead and commuting distance to Edinburgh.

Pathhead 0.4 miles, Edinburgh 12 miles, Edinburgh Airport 19 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Kitchen, Two Double Bedrooms and a Bathroom.

Outbuildings:

A generous stone outbuilding with slate roof, which could be utilised as a workshop or garage.

Garden:

Generous garden grounds extending to 0.55 acres, consisting of a front and rear garden which are predominantly laid to lawn, interspersed with specimen trees and mature plants and shrubs. To the rear of the property is an old tennis court, which could be reinstated.

About: 0.55 Acres



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Situation:

Ford Mill Cottage is situated within the quiet and picturesque village of Ford which forms part of the conservation area of 'Pathhead and Ford', within walking distance of Pathhead which has a Post office/general store, bakery, health centre, pharmacy, and popular pub. There is a primary school in Pathhead and a secondary school in nearby Dalkeith, making it a popular family area. The golf courses of East Lothian, Muirfield, Gullane, Luffness and North Berwick all within approximately half an hour's drive.

Edinburgh's city by-pass is approximately 5 miles away, with the city centre itself easily commutable at 12 miles away (approx.). The Rail Park and Ride from Newcraighill provides a quick ten-minute train service to Edinburgh Waverly Station.

History:

The house was originally built in 1722 and during World War I it was utilised as a tearoom, where people from Edinburgh would come out and enjoy some countryside air, playing golf locally and tennis to the rear of the property.

General Description:

Ford Mill Cottage is approached from the main road, turning into a shared lane, which arrives to a wooden pedestrian gate in front of the property. The gate opens to a beautiful front garden, which is bounded by a burn on the far side. The cottage sits back from the main road sheltered by its front garden and features a beautiful traditional stone façade sitting beneath a slate roof, featuring sash and case windows with the back door featuring a porthole window. At the side of the house the traditional front door opens to an entrance hall giving access to the principal rooms.



The kitchen has a range of wall and base mounted units with a basin overlooking the side garden, with space for a cooker, fridge and washing machine. A door opens to a cosy sitting room, which features an open fireplace under a tiled surround, with closed bookshelf and a large window overlooking the beautiful front garden. An inner hall gives access to the principal bedroom, which has a beautiful arched window and further sash and case window overlooking the front garden. Adjacent to the principal bedroom is a further double bedroom, which has built-in wardrobe. Completing the accommodation is a bathroom, with bath with overhead shower attachment, WC and wash hand basin. There are two entrances to the house, one of which is the front door, which has a charming cottage garden, the other is the back door that leads into the kitchen.

Outbuilding:

To the rear of the house there is a large expanse of ground, which is partially bounded by a stone wall and fence. It features a stone outbuilding/garage/workshop, which has a slate roof and wooden doors. The wooden door opens to the workshop/ store, which has hardstanding, a stone wall and access to a floored loft.

Garden:

The gardens at Ford Mill Cottage are a serene oasis consisting of a front, side and rear garden formally the tennis court. The front garden is predominantly laid to lawn, with raised flower beds and bordered by mature trees and shrubs and a burn running the length of the garden on the far side. At the end of the front garden there is a stone wall that overlooks the burn beyond and is a lovely place to sit on a summers evening. To the side of the house there is a timber-clad garden shed, log store and paved patio area with greenhouse. To the rear of the property is a former tennis court, which could be reinstated or transformed into further garden ground.

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 EH37 5RE.

Directions

From Pathhead follow the road passing Ford House on your left, take the immediate left hand turn into a shared driveway and Ford Mill Cottage is the first property on the right-hand side. You may find it easier to park on the main street and walk in.

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

Mains water, drainage and a back boiler in the sitting room, electric storage heaters.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN

Council Tax

Band D.

EPC Rating

Band F

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.



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

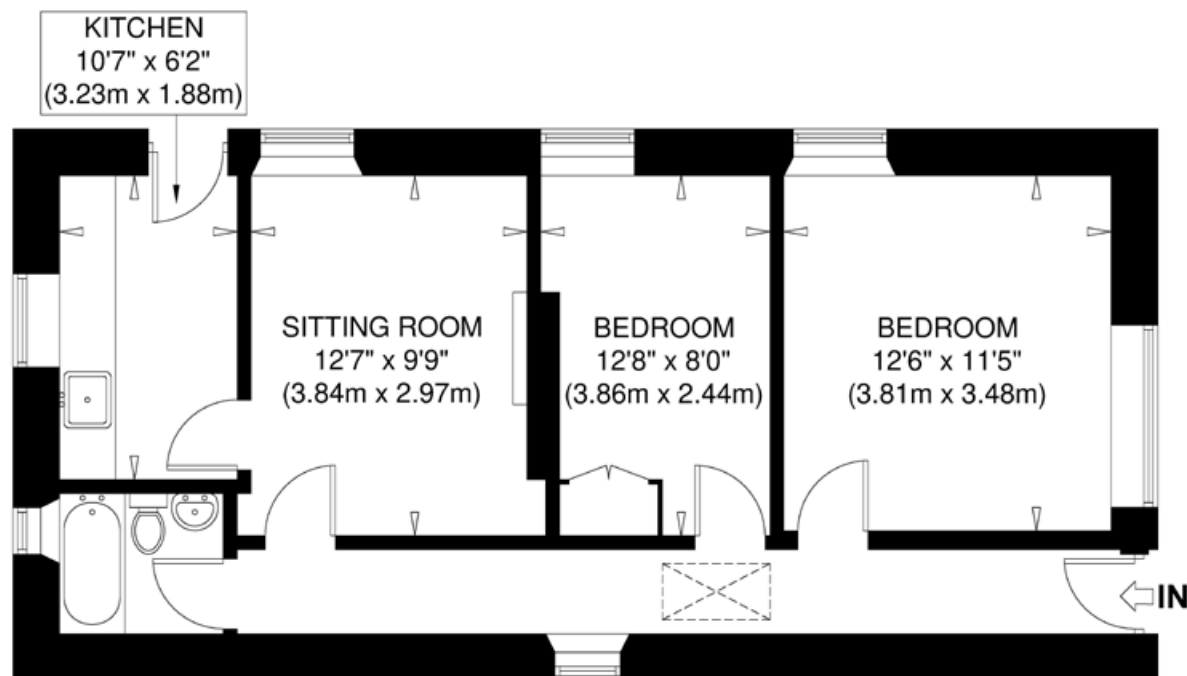
Rettie & Co, their clients and any joint agents give notice that:

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.

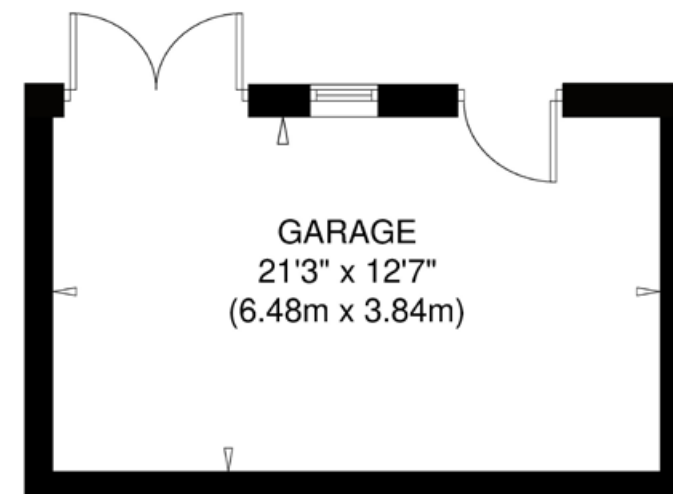
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 55.2 SQ M / 594 SQ FT

FORD MILL COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 55.2 SQ M / 594 SQ FT
EXTERNAL GARAGE FLOOR AREA 24.9 SQ M / 267 SQ FT
TOTAL 80.1 SQ M / 861 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk



GARAGE
GROSS INTERNAL
FLOOR AREA 24.9 SQ M / 267 SQ FT







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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