



LOANSTONE HOUSE

Loanstone, Penicuik, Midlothian EH26 8PH



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A traditional detached country house situated in a charming rural setting with fantastic views across undulating countryside.

Penicuik 1 mile, Straiton 6 miles, Edinburgh City Centre 9 miles, Edinburgh Airport 13 miles

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Drawing Room, Dining Room, Sitting Room, Study, Conservatory, Kitchen, Utility Room and a WC

First Floor: Landing, Principal Bedroom, 3 Double Bedrooms and a Family Bathroom

Second Floor: Landing, 2 Double Bedrooms. Playroom/Bedroom 7, Studio/Bedroom 8 and Family Bathroom with separate Shower.

Outbuildings: Garage/Workshop, Wood Store, Greenhouse, Garden Shed and Lawn tractor shed.

Garden: Beautiful gardens with herbaceous and shrub borders providing colour throughout the year.

About: 1.05 acres (0.42Ha)



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Situation

Loanstone House lies between the villages of Howgate and Auchendinny about one mile from the historic town of Penicuik. The house is an ideal location for those wishing to take advantage of the many outdoor attractions in the area with excellent walking and hiking through the Pentland Hills, a variety of local golf courses and the Scottish ski centre at Hillend.

Nearby Penicuik caters for most daily amenities with a selection of shops, services and leisure facilities, alongside Straiton Retail Park offering a number of national retailers. There are several local primary and high schools in the area with further private schooling available in Edinburgh.

Edinburgh City Centre is approximately 9 miles north and within easy commuting distance by car, as well as there being an excellent bus service from Penicuik. The Straiton Park & Ride service is approximately 4 miles away and offers free parking and easy access into the city.

General Description

Loanstone House is a spacious traditional country house of stone and slate construction with accommodation laid out over 3 floors. The house is approached through impressive gates in a curved stone wall which leads to a tarmacadam in and out drive. The front door is approached by stone steps and opens to a vestibule with a partly glazed door to the reception hall with doors to the principal rooms. The house which benefits from double and secondary glazing is surrounded by the gardens has a wealth of period detail including panelled timber doors, cornicing, open fireplaces and an elegant staircase. The well-proportioned public rooms on the ground floor include a Drawing Room with a Bay window and white marble fireplace, Dining Room with a press cupboard, Sitting Room with a multi-fuel stove, Study with fitted bookshelves and a lovely Conservatory with double doors out to the garden. The kitchen features extensive wall and floor units with burr oak doors and granite worktops along with an oil-fired AGA and earthenware sink. Adjoining the kitchen is a large Utility Room with a Belfast sink, clothes pulley, Klover wood pellet boiler providing hot water and central heating and doors to a pantry and Freezer Room. A door from the kitchen opens to the rear porch which provides access to a WC and the rear garden via the back door.

The first floor is approached by a wide timber staircase with cast iron balustrades and



a timber handrail which rises past a large window with coloured glass side panels to a half landing where there is a WC. The principal landing has a staircase to the second floor and doors to the principal bedroom with a bay window, 3 further double Bedrooms and a Family Bathroom.

A smaller staircase rises to the second floor landing which has a useful Storage Room and 4 rooms substantial rooms which have in the past been used as Double Bedrooms, a Playroom, Gym and Studio, in addition there is a large family Bathroom with a separate Shower cabinet.

Outbuildings

A substantial stone garage/workshop with a flat roof adjoins the boundary wall and has an electric up and over garage door and a pedestrian door. The workshop area has electricity, a solid fuel stove and a sink unit. The building could be converted to numerous uses depending on the owner's requirements.

A timber framed wood and bin store is situated behind a hedge adjacent to the house.

At the bottom of the garden adjacent to the pond there is a stone and slate secure building built to house the garden tractor.

Garden

Loanstone House sits in 1.05 acres of colourful gardens enclosed by stone walls, hedging and fencing which provide an appropriate setting for the house. To the front terraced lawns flanked by a herbaceous border are backed by a hedge through which an opening leads to a formal lawn flanked by wildflower meadows which gently slopes down to an ornamental pond with a central water feature. The meadows are flanked by an orchard of apple trees and a variety of mature Scots Pine and Larch trees one of which has a timber tree house in its branches. At the top of the garden behind the hedge is an aluminium and glass greenhouse. To the rear and side of the house there are further lawns on either side of the drive which have a variety of shrubs and conifers bordering them including a magnificent multi stemmed Lime tree.

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.

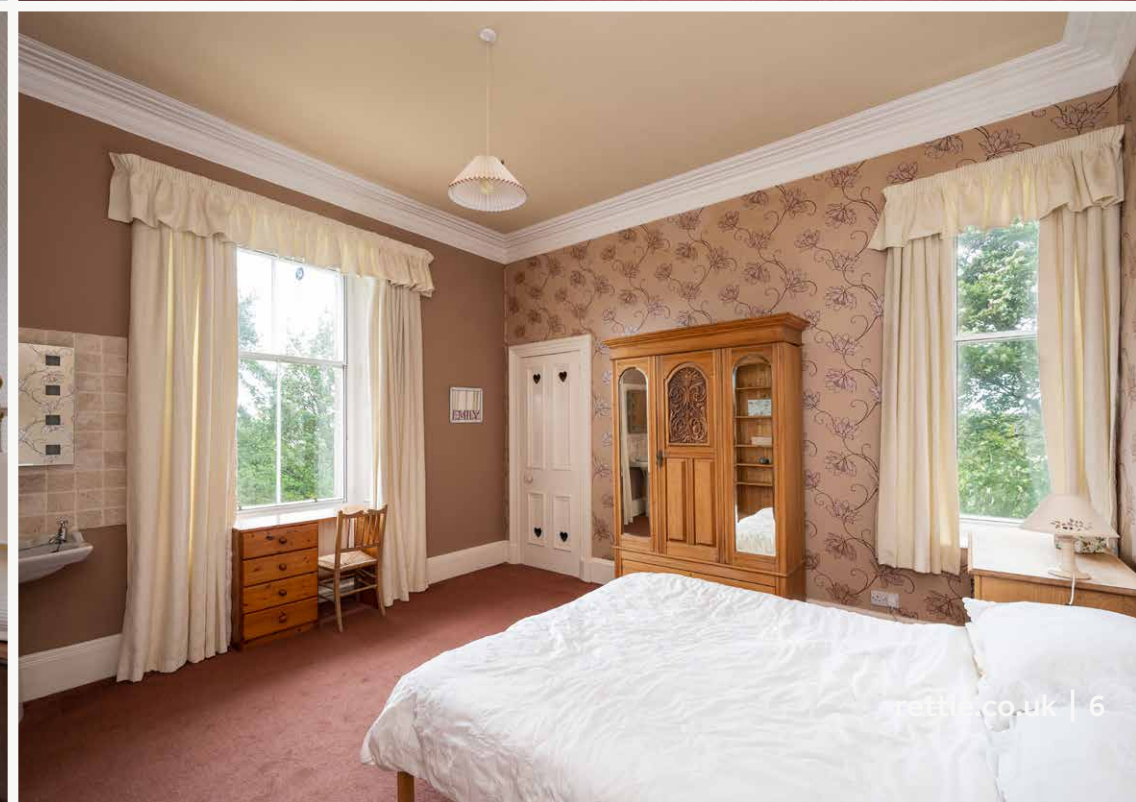
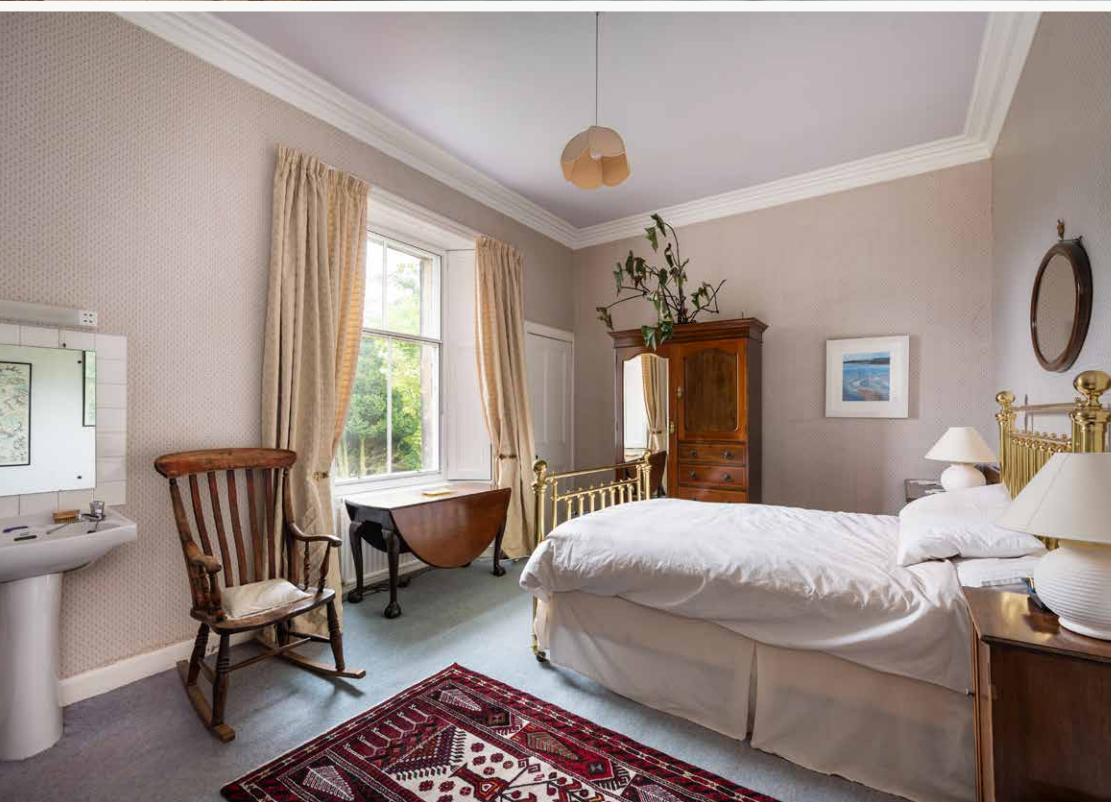
Satellite Navigation – What3Words

Please note that the what3words property location is more accurate than Satellite Navigation, therefore please use: <https://w3w.co/desks.flick.blitz>

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The Dining Room ceiling light and the garden furniture are specifically excluded from the sale. The Honda Lawn tractor is available by separate negotiation.





Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

The house is served by mains water and electricity, with private drainage and an eco-biomass wood pellet boiler. There are PV panels on the roof providing electricity to the house with any excess generated being exported to the grid.

Local Authority

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

Council Tax

Band G

EPC Rating

Band E

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.

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.

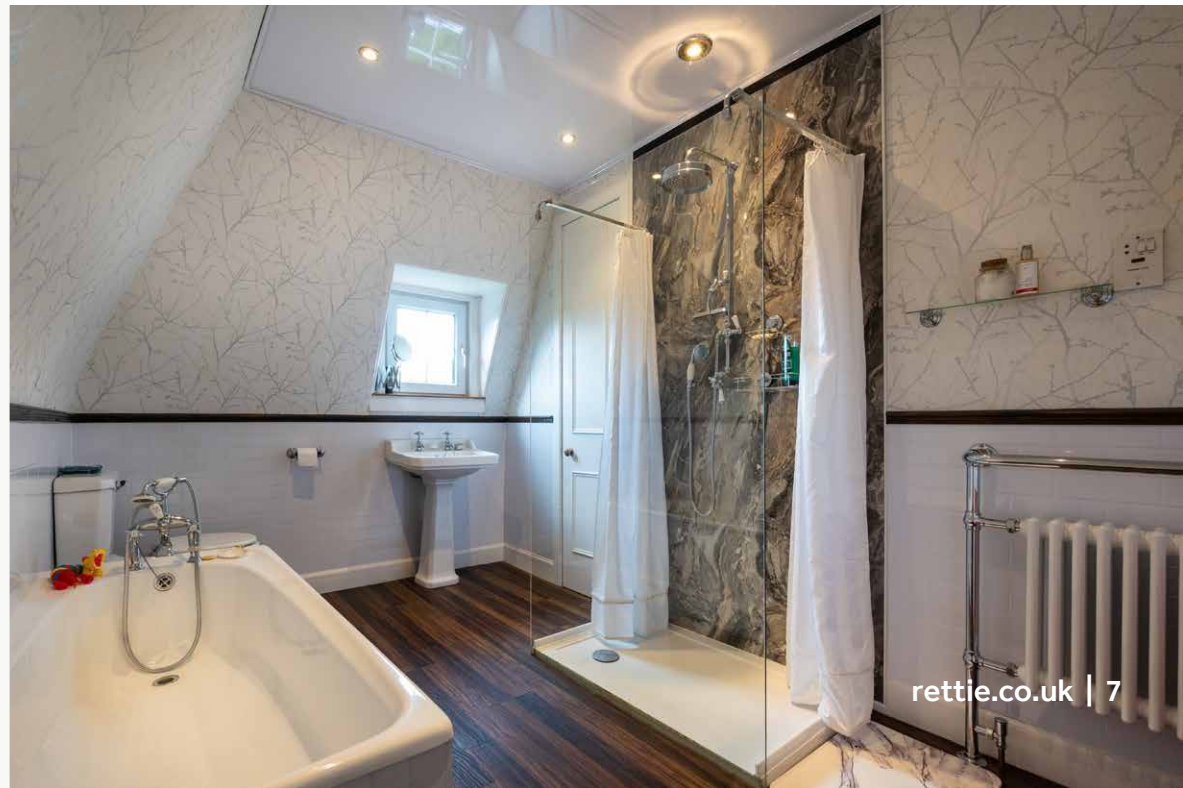
Particulars and Plans

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.





LOANSTONE HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 348.3 SQ M / 3748 SQ FT
GARAGE / WORKSHOP = 46.2 SQ M / 497 SQ FT
TOTAL = 394.5 SQ M / 4245 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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