



MANSEWOOD

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





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A superb Georgian 5/6-bedroom family home with beautiful surrounding gardens, 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

Summary of Accommodation:

Lower Ground Floor: Hall, Dining Kitchen, Sitting Room/Bedroom 6, Study, Utility Room, Shower Room, Wine Cellar, Cellar Workshop and Boot Room

Ground Floor: Entrance Portico, Entrance Hall, Drawing Room, Dining Room, Principal Bedroom with Ensuite Bathroom, Annex with Double Bedroom, Kitchen, Sitting Room and Shower Room

First Floor: Landing, Double Bedroom with Ensuite Bathroom, Two further Double Bedrooms and a Family Bathroom

Garden: A large established garden surrounds the house with lawns, herbaceous borders, patios and a vegetable patch, with a substantial gravel driveway to the front

About: 0.86 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 at nearby Thorntonloch, 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 London King's Cross from Dunbar Station, and the A1 trunk road also offers easy access by car as well having direct bus services into Edinburgh and the surrounding area.



Description

Mansewood is a beautiful Georgian, 5/6-bedroom, category B listed, family home dating from 1726, that was previously the manse to Innerwick Parish Church. The house underwent significant alterations and extensions throughout the 18th and 19th centuries, and more recently, a modern rear extension now provides a versatile 1-bedroom self-contained annex.

From the gravel driveway, steps lead up to an imposing front door that enters into the entrance portico and hall beyond, giving access to the principal rooms on the ground floor. The elegant drawing and dining rooms reside to the front of the property, both with wooden floors, twin astragal glazed windows that overlook the drive and fireplaces that each benefit from a wood burning stove.

The wonderfully bright dual aspect principal bedroom boasts a fantastic bay oriel window overlooking the garden, alongside integrated wardrobes and an en-suite 'Jack & Jill' bathroom that incorporates a bath, separate shower, washbasin and WC with a secondary door to the hall.

The second double bedroom also benefits from two windows overlooking the garden, integrated wardrobes and an en-suite shower room, with access through to the self-contained annex. The annex incorporates a dining kitchen with a range of floor and wall mounted units, together with an under-counter fridge, freezer, washing machine and dishwasher. The large adjacent sitting room is beautifully bright with a wall of glazed windows overlooking the garden and two separate doors leading out to a paved/gravelled seating area. This versatile annex has its own separate entrance from the rear drive and could be used for dependent relatives, a live-in nanny/staff or as a holiday let (subject to obtaining the relevant licence).

Returning to the hall, a staircase descends to the lower ground floor, which can also be accessed via a separate side entrance from the garden into the kitchen. The large dual aspect dining kitchen has a range of elegant floor and wall mounted units to include integrated double Neff ovens and an electric hob, alongside a freestanding dishwasher and space for an American style fridge freezer. The central island provides additional storage behind the breakfast bar and there is ample room for a large dining table in front of the fireplace that benefits from a wood burning stove. French windows allow access to the garden with a patio and gravel seating area for alfresco dining.



Opposite the kitchen is a family room/snug which could be used as a sixth double bedroom given there is also a shower room located on the lower ground floor. There is a good sized study adjacent as well as a utility room with floor mounted units, a Belfast sink and plumbing for a washing machine. The lower ground floor is completed with access to a wine cellar, a workshop and a boot room.

A stone staircase with decorative cast iron stair rods and a beautifully turned banister ascend to the first-floor landing, lit by a large skylight within the roof. There are a further three double bedrooms on the first floor, with the largest benefitting from an ensuite bathroom, together with a family bathroom and a hatch in the landing ceiling to access the loft.

Garden

Beautiful established gardens surround Mansewood, with lawns bounded by colourful herbaceous borders, shrubs and mature trees; including a wonderfully scented Eucalyptus tree. There are various patio areas for alfresco dining and entertaining, to include a dry-stone wall fire pit, and there is a vegetable patch consisting of various raised beds alongside a greenhouse/shed. Further woodsheds are situated to one corner, with the perimeter of the garden delineated by a substantial stone wall. There is a private drive (with a neighbouring right of access at the entrance) leading to a large gravel driveway situated in front of the house that has parking for several cars.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the particulars are included in the sale. Various items of furniture and white goods are available by separate negotiation.

Services

LPG central heating with mains electricity, water and drainage

Listed building

Category B Listed

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, however What3Words provides a more accurate location: kind-again-retraced

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

Right of Access

Mansewood Lodge has a right of access over the first section of the private drive to Mansewood. The Stables to the south-west of Mansewood have a right of access to the west side of the house.

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:

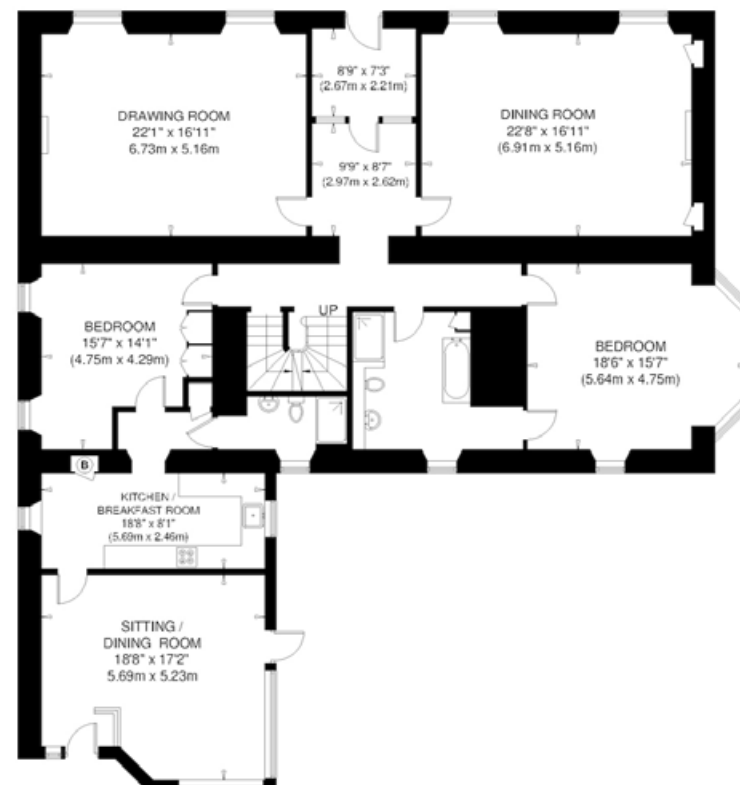
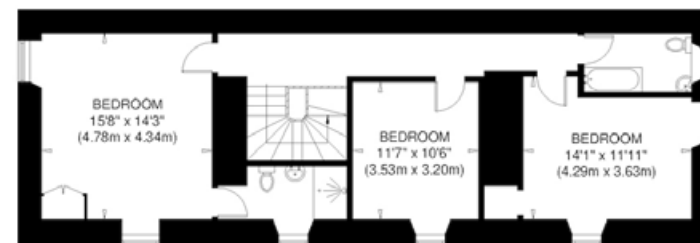
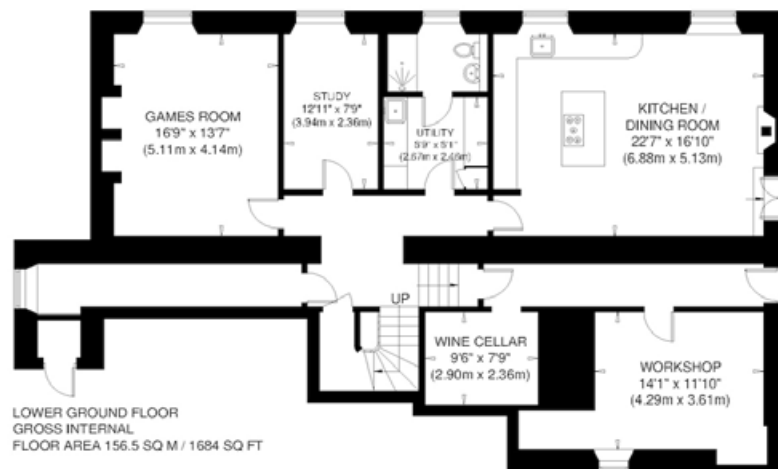
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MANSEWOOD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 467.8 SQ M / 5035 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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