



TANNERY HOUSE, 15 SIDEGATE

Haddington, East Lothian, EH41 4BZ



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A genuinely unusual opportunity to purchase a wonderful 4-bedroom family home in the heart of Haddington, with an exceptional, sheltered walled garden (about 0.57 acres). Conveniently located less than 200m from Haddington's High Street and within close proximity of the county town's many amenities and easy commuting to Edinburgh via the A1 or by regular express bus service.

Drem Station 4.5 miles, Longniddry Station 5 miles, Edinburgh 19 miles, Edinburgh Airport 28 miles (all distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Open Plan Kitchen-Dining Room, Pantry and Understairs Cupboard.

First Floor: Principal Bedroom, three further Double Bedrooms one with En Suite Shower, Family Bathroom, Separate WC and Airing Cupboard.

Garden: Exceptional walled garden to the rear of the property (about 0.52 acres), predominantly laid to lawn, with herbaceous borders, productive vegetable beds, an orchard, fruit bushes and a greenhouse.

Neighbouring Property: Please be aware that the adjoining property, 13 Sidegate, is available for sale separately and could be acquired alongside 15 Sidegate.

About: 0.57 Acres



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An Exceptionally Convenient Location:

Tannery House, 15 Sidegate, boasts a remarkably convenient location close to Haddington's High Street, yet within easy commuting distance to Edinburgh city centre and the International Airport. Within close proximity to the property are Tesco's, cafes, restaurants, River Tyne walks, Neilson Park, Poldrate Mill and the Aubigny Sports Centre.

There is a good local bus service with regular express buses to Edinburgh's Princes Street and West End (X7, X6) from the High Street (about 45 minutes). The train stations at Longniddry or Wallyford also provide fast links to Edinburgh, with Dunbar on the east coast mainline linking with the south, Kings Cross and Penzance.

The surrounding coastal towns and villages of East Lothian with their golf courses, beaches, restaurants, and the Lammermuir Hills are easy to access.

An extensive range of shops can be found within a short walk of the property on the High Street with local supermarkets including a Tesco & Aldi supermarket, with independent shops, cafes and restaurants, and a monthly farmers' market.

Primary and secondary schools are available in Haddington with the independent sector catered for by the Compass School in Haddington and Belhaven Hill School in Dunbar, as well as Loretto School in Musselburgh and the numerous day and boarding schools in Edinburgh.

4 Bedroom Georgian Family Home with Remarkable Walled Garden:

This is a B-listed, 200-year-old home that feels like a country house with a safe, family garden and having the added benefit of being close to Haddington's many attractions.

Tannery House sits back from the main road and is sheltered by its front garden, featuring a painted stone façade sitting beneath a slate roof. A partially glazed door opens to an entrance hall, which has a paved tiled floor, and gives access to the principal rooms on the ground floor. The sitting room is a generous size with two sash and case windows with shutters overlooking the front of the property, featuring two Edinburgh presses and a Georgian open fireplace with cast iron slip and decoratively carved wooden mantel.

Off the hall there is a spacious understairs cupboard for coats and storage.



From the entrance hall a door opens to the kitchen/dining room, which is bathed in natural light from its dual aspects, boasting beautiful views over the rear garden. The kitchen area has a tiled floor with base mounted units, featuring an island with breakfast bar with a quartz marble work surface. Modern appliances include a gas oven with four ring gas hob, a freestanding fridge, dishwasher and basin with display shelving above. From the kitchen there is a walk-in pantry cupboard to the side of the kitchen, which has plentiful shelving and space for a washing machine. A panelled cupboard to the side of the kitchen houses the gas boiler.

The dining area has ample space for a dining table and chairs and features a log burning stove sitting beneath a decoratively carved wooden mantel. Two sets of French doors lead out to the rear garden and side of the property.

Stairs ascend to the first floor and landing, giving access to the principal bedroom, which has breathtaking views over the rear garden from the Juliet balcony, featuring an open fireplace with decorative tiles, built-in wardrobes and an open bookshelf. The adjacent double bedroom is a generous size with an open fireplace under a wooden mantel.

Continuing on the landing there is a further double bedroom, with twin sash and case windows, three Edinburgh press cupboards and an en suite shower room, with a shower, WC and wash hand basin.

There is a further double bedroom with sash and case window, open fireplace with decorative tiles under a cast iron mantel and a built-in cupboard, and a family bathroom with bath with overhead shower, WC and wash hand basin. Opposite the hall is a separate WC, with an airing cupboard adjacent housing the large, modern hot water cylinder.

In addition, the house comes with planning consents for a glazed extension to the kitchen/dining room for a large sitting room, home office, shower room, utility room and folding glass doors to a paved patio. The consent has been confirmed as started so is available in perpetuity.

The Walled Garden:

Two French doors from the kitchen/dining room open to the safe, productive walled garden, which can also be accessed through the Pend. This has a cobbled entrance onto gravel, where there is parking for two cars. Directly outside the dining room door is a paved patio area, perfect for al fresco dining, with a herb garden, opening onto a walled garden, which has an expanse of lawn with herbaceous borders running along either side, with two garden sheds and a lean-to log store.

Due to the south-facing walls, the gardens are sheltered and very productive with a fig tree, pear trees, apple trees, rhubarb and autumn raspberries.

There is a break in a stone wall which opens to Haddington's former market garden with a large lawn (the orchard garden) which has an array of heritage apple and pear trees. There are also vegetable beds with rich soil running along the south-facing wall, a greenhouse, an apricot tree, gooseberry bushes, blackcurrant bushes and artichokes. The lawn can be cut in about an hour with a tractor mower.

At the end of the garden there are compost heaps and an old pigsty. In the orchard garden there is also an old hen shed and brick garden store.

There may be potential for further development within the walled garden (subject to the necessary consents).



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 EH41 4BZ.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

Entry & Possession

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

Services

Mains electricity, water, drainage and gas central heating. The gas boiler and hot water system has additional capacity to service the extension with planning consent.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax

Band F.

EPC Rating

Band TBC

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; 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.

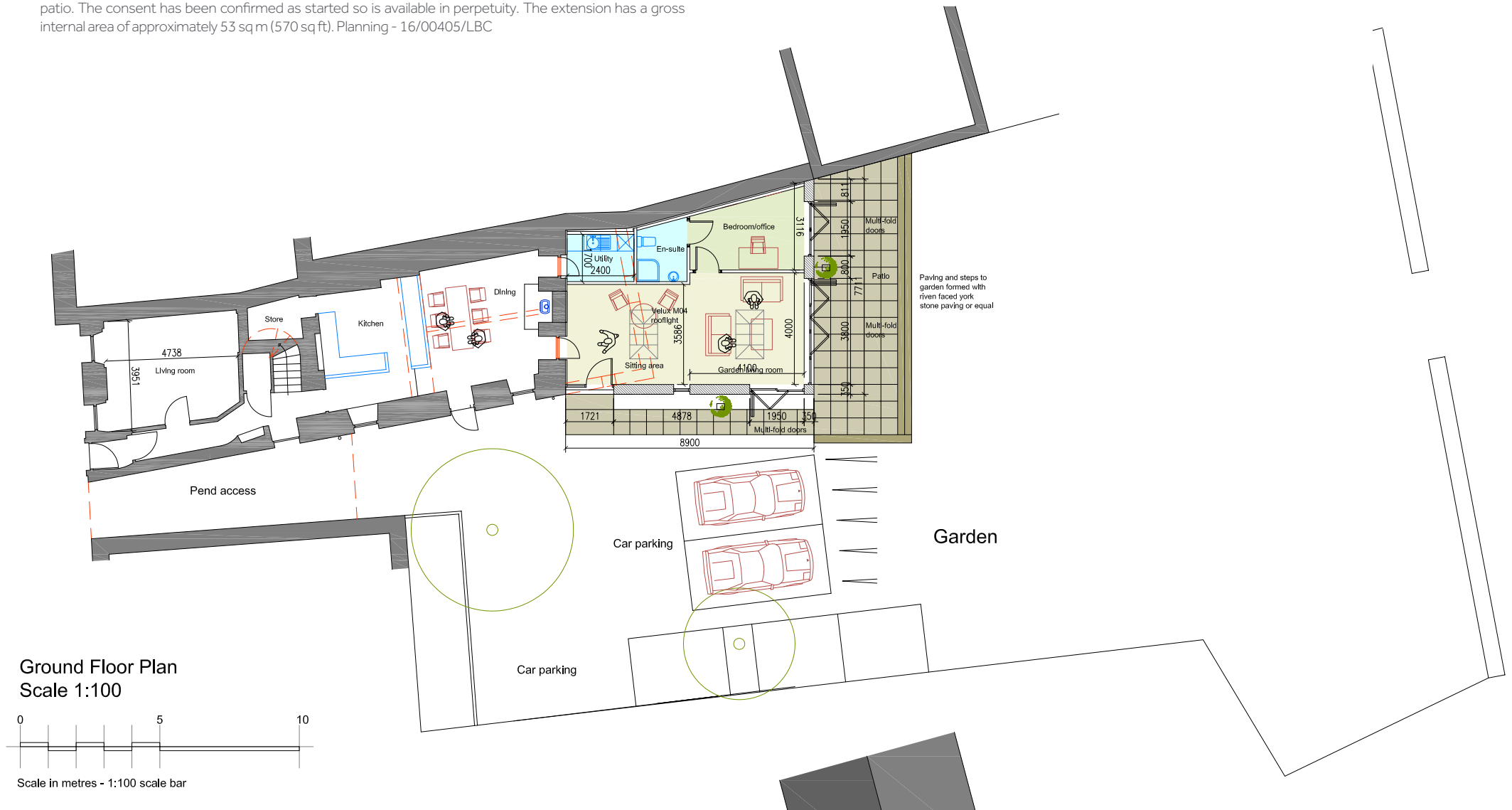
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

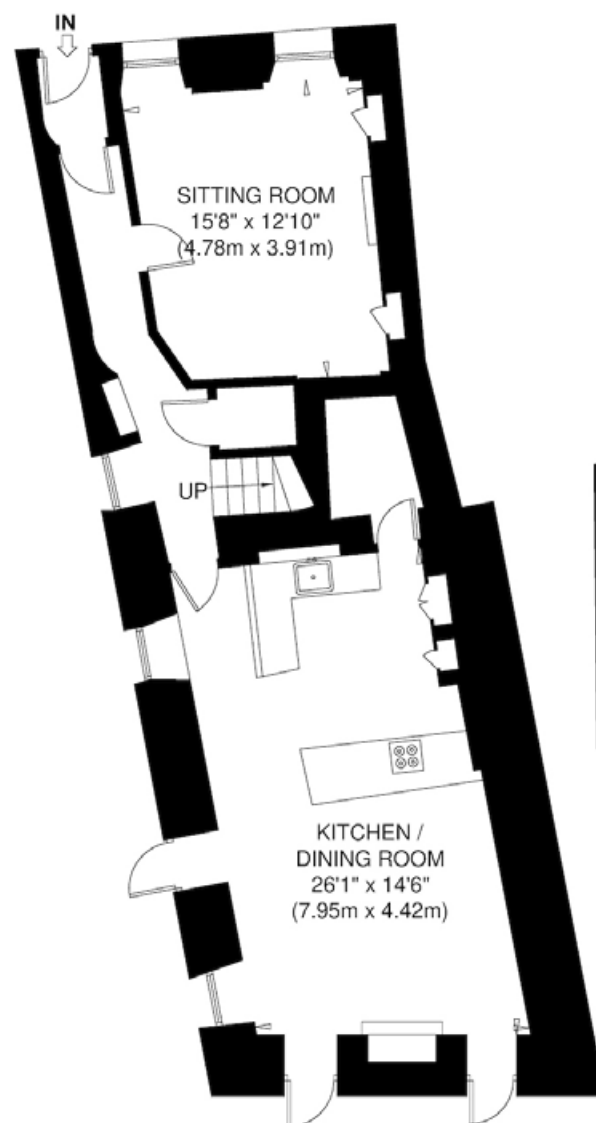




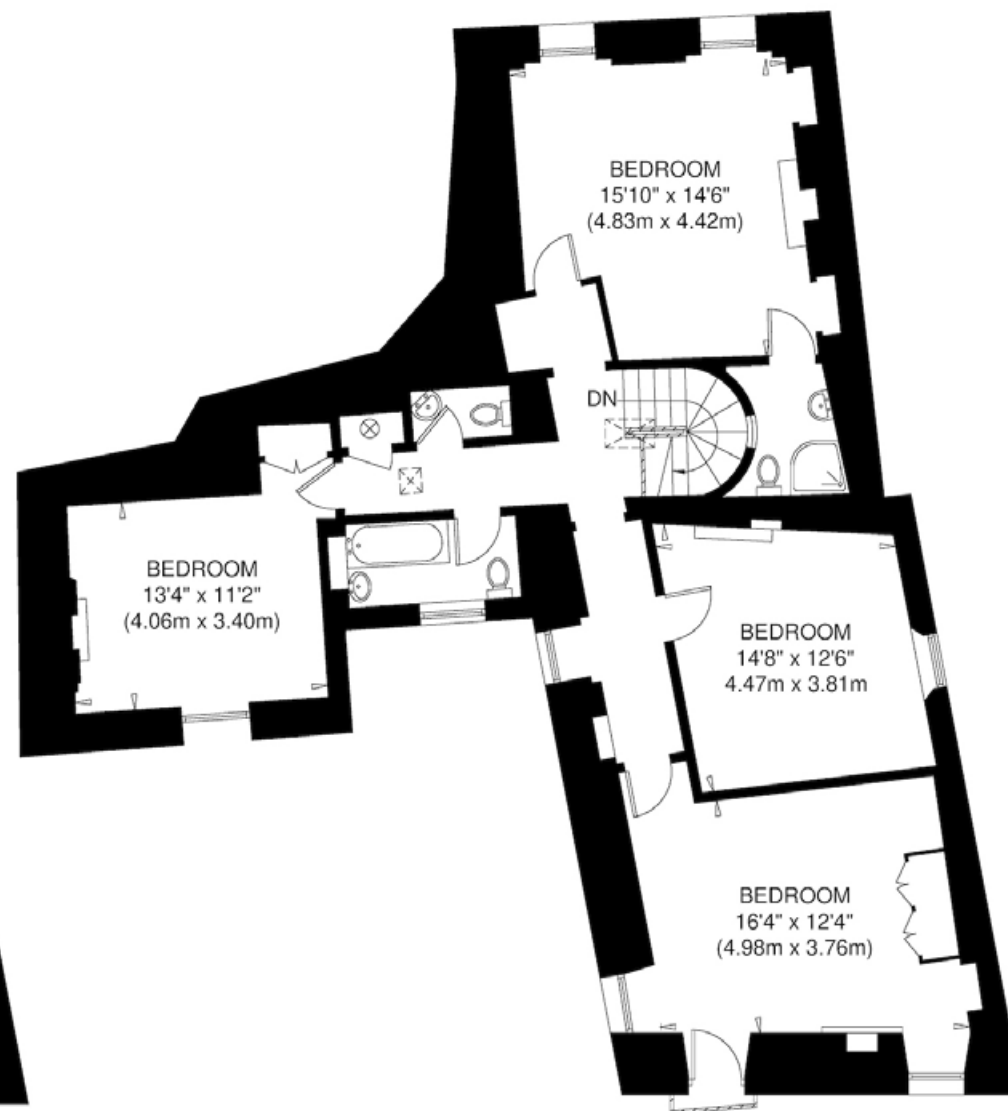
Approved Planning:

Planning & Listed Building Consent for Extension to the ground floor for a glazed extension to the kitchen/ dining room for a large sitting room, home office, shower room, utility room and folding glass doors to a paved patio. The consent has been confirmed as started so is available in perpetuity. The extension has a gross internal area of approximately 53 sq m (570 sq ft). Planning - 16/00405/LBC





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 76.8 SQ M / 826 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 111.9 SQ M / 1204 SQ FT



SIDEGATE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 188.7 SQ M / 2030 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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.

RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

