



## HOLMCROFT

4 Tweeddale Avenue, Gifford, Haddington, East Lothian EH41 4QN







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**A charming 4-bedroom traditional detached cottage in the heart of Gifford, with spacious interiors and a beautiful surrounding garden to include a separate studio**

Haddington 5 miles, East Linton 9 miles, North Berwick 13.5 miles,  
Edinburgh City Centre 21 miles

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### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Inner Hall, Sitting Room, Dining Room, Snug, Kitchen/Breakfast Room, Conservatory, Two Double Bedrooms, Bathroom and a Cloakroom

**First Floor:** Landing, Principal Bedroom and a Dressing Room/Bedroom  
4

**Garden:** Beautiful, mature gardens surround the property with a pond and various terraces

**Outbuildings:** Artist's Studio, Garage and a Summer House

**About: 0.34 acres**





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### Situation:

The highly regarded village of Gifford is situated approximately 21 miles from Edinburgh in the foothills of the Lammermuir Hills. The attractive village is steeped in history with its picturesque village green, stone cottages and the beautiful Yester Estate. Most of the traditional stone buildings were originally estate cottages - of charming, mellowed stone construction, and with the Gifford Water running through the village, it is not hard to see why this location is so highly sought after.

The village has a range of local amenities with a village hall, local store, newsagent/post office, park with a play area, village pub/hotel, garage, church, two popular cafes and a highly regarded primary school. Gifford has a very active community hosting over 20 interest groups to include an award-winning community film club, art group, mini rugby, cricket club, bridge club, as well as the horticultural society and community woodland group.

A much wider range of facilities are available in the nearby town of Haddington to include a Tesco and Aldi supermarket as well as a leisure centre with swimming pool. The Compass is a popular private junior school in the town, alongside the Knox Academy secondary school. Loretto School (prep and senior) at Musselburgh is also only around 20 minutes' drive away, with further private schooling available in Edinburgh.

Holmcroft is ideally placed for the wealth of outdoor sporting opportunities available throughout East Lothian. There is a popular sports club in the village, excellent hiking/biking facilities in the nearby Lammermuir Hills and a variety of sailing and water sports offered around the coast. For golfing enthusiasts, Gifford Golf Club is on the doorstep, however East Lothian boasts some of the finest golf courses in the country with the likes of Muirfield, Archerfield, Gullane and Luffness all within a few miles.

### Description:

Holmcroft is a beautiful detached 4-bedroom cottage, of traditional design with white rendered walls under a slate roof. The house was most recently home to the prolific Scottish artist Joan Renton RSW, SSA, SSWA (1935 - 1925) who was famed for her landscapes, botanical studies and Still Life paintings - the majority of which will have been created within her artist's studio in the garden at Holmcroft where she resided for the past 30 years.

Situated along a quiet, leafy avenue, predominantly used only by residents, the cottage is set back from the road with a private gravelled driveway to the front that allows off street parking in front of the garage. This deceptively large cottage provides versatile accommodation that could have the potential to extend (subject to obtaining the correct planning permissions).













A cosy snug boasts an attractive central fireplace with a wood burning stove alongside integrated bookshelves and additional cupboard storage. A larger sitting room resides next door benefitting from attractive cornicing and a central gas fireplace that provides a focal point to the room. The far end of the sitting room opens into an open plan dining area, making this an excellent entertaining space. In addition, there is also access to the south facing conservatory, of white painted wooden construction with hexagonal stone floor tiles, glazed windows and French doors out to the garden.

Returning to the dining area, a door leads through to the central hall, which also has access from the sitting room, providing a circular access route throughout the ground floor. The bright and spacious kitchen extension to the rear of the cottage has a range of wall and floor mounted units to incorporate a Rangemaster oven with a six-ring gas hob, a tall fridge freezer and a dishwasher, together with a dining area adjacent that boasts French doors out to the garden.

Two double bedrooms, both with integrated wardrobes, complete the ground floor together with a family bathroom and an additional cloakroom with WC and washbasin.

A staircase ascends from the inner hall, with two under stairs storage cupboards, to the first-floor landing which provides access to the principal bedroom with integrated mirror wardrobes and eaves storage, together with a dressing room/bedroom 4 opposite that could be transformed into an additional bathroom (subject to the correct planning consents).

#### **Garden**

The previous owner took great pride in her garden and it was often entered into the Gifford Open Garden Scheme where it won many awards. Mature trees and shrubs with colourful herbaceous borders wrap around the property, with various gravel and paved pathways and terraces that meander through different lawned areas. A striking weeping willow to the rear stands majestically outside the kitchen with French doors providing direct access to a terraced area for alfresco dining. Further French doors lead from the conservatory to a stretch of lawn where an attractive timber summer house catches the evening sun. A charming bridge resides over a pond with a running water feature and at the base of the garden a pedestrian gate leads into the Gifford Community Woodland – providing lovely walks directly from the house.

Adjacent to the rear of the garage, a shielded area houses the LPG Gas tank as well as the former oil tank (now redundant), with an outside tap and a raised bed that can be utilised to grow vegetables.

#### **Garden Studio**

A large timber garden studio resides within the garden that Joan Renton used as her artist's studio. Supplied with electricity and plumbing, there is currently a small kitchenette area to include a sink and fridge alongside large windows that provide plenty of natural light.

#### **Garage**

A garage adjoins the property that is supplied with electricity and has space for up to two cars with a workshop area at the far end and a separate door that provides access to the rear garden.

#### **GENERAL REMARKS AND INFORMATION:**

##### **Fixtures and Fittings**

The sale will include all fixtures and fittings to include all light fittings, integrated furniture and white goods.

##### **Services**

Mains electricity, drainage and water, with gas fired central heating (LPG tank).





### Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: [townandcountry@rettie.co.uk](mailto:townandcountry@rettie.co.uk)

### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH41 4QN

### EPC Rating – Band F

### Local Authority

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

### Council Tax – Band G

### 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 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, their clients, and any joint agents give notice that:

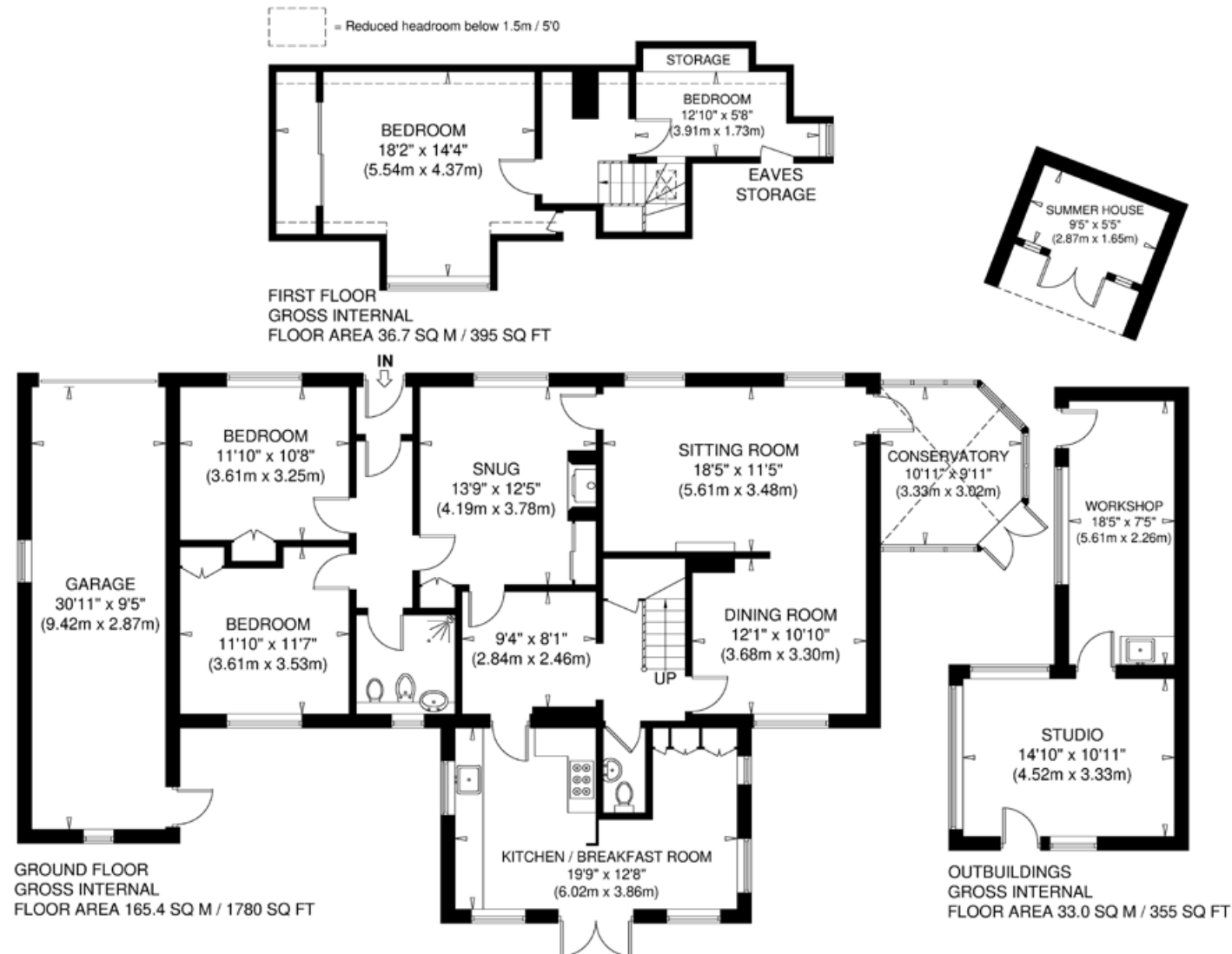
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.

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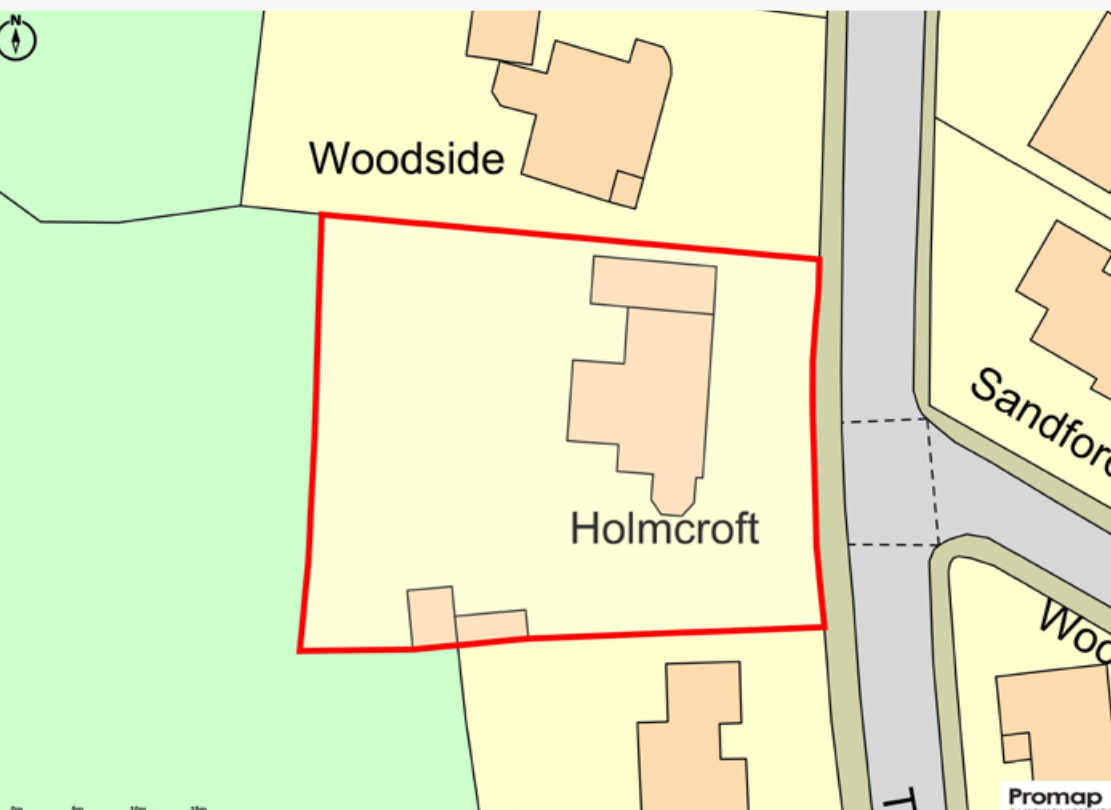


TWEEDDALE AVENUE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 202.1 SQ M / 2175 SQ FT  
 OUTBUILDINGS AREA = 33.0 SQ M / 355 SQ FT  
 TOTAL AREA = 235.1 SQ M / 2530 SQ FT

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

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#### **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.

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#### **RETTIE**

☎ 0131 624 4183

✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

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