



## ARCHWILL HOUSE

*Garvald, East Lothian, EH41 4LN.*







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**A handsome detached 5-bedroom house, situated within mature garden grounds extending to approximately 0.42 Acres, situated within the picturesque conservation village of Garvald and within commuting distance of Edinburgh.**

Haddington 6 miles, East Linton 7 miles, Edinburgh 25 miles, Edinburgh Airport 34 miles  
(All distances are approximate).

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### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen-Breakfast Room, Study, Pantry, Boot Room and Cloakroom.

**First Floor:** Landing, Principal Bedroom with en suite Jack and Jill Bathroom, Four further Double Bedrooms, a Family Bathroom and a separate WC.

**Garden:** The property sits centrally within its garden grounds, offering a front, rear and kitchen garden. The rear garden is well stocked with mature plants, specimen & fruit trees.

**Garage:** A single garage with manual doors, loft storage and electricity.

**About: 0.42 Acres.**





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### Situation:

Archwill House is located within the picturesque conservation village of Garvald, a delightful and highly desirable village situated on the Papana Water approximately 6 miles from the County town of Haddington and 25 miles from Edinburgh. The village itself has a mix of charming red sandstone houses dating back from the first half of the 19th century, along with a very pretty Parish Church, remodelled in 1829 and incorporating fabric from the 12th and 17th century kirks which stood on the same spot. The village has a very active community, with a Village Hall, a popular local inn and a large recreation park. On the doorstep is a wealth of leisure and sporting facilities, including two local golf courses at nearby Gifford, the outstanding beaches and links courses along the East Lothian coast, hill walking, horse-riding, fishing and bird watching. There is local shopping and a highly regarded Primary School (Yester Primary) at Gifford (5 miles). Haddington has a private primary (The Compass School) and a highly regarded secondary school (The Knox Academy). Slightly further afield are Loretto and Belhaven Preparatory schools which both have daily buses from Haddington. Haddington hosts a busy High Street with a range of independent shops, Tesco and Aldi supermarkets, and a modern swimming/leisure complex. The A1 dual carriageway from Haddington provides easy access to Edinburgh, the City Bypass, Edinburgh International Airport and the motorway network.

### General Description:

Archwill House is approached via the main road arriving to stone pillared gates that open to a private driveway where there is ample parking for multiple cars either in front of the house or at the side of the property. The house sits back from the main road sheltered by its front garden and features a beautiful red sandstone facade, sitting beneath a slate roof and offers comfortable accommodation over its two floors.

The front door opens to an entrance vestibule and entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a very elegant room and features high ceilings, with built-in bookshelves, an open bookcase and a log burning stove sitting beneath a wooden mantel, with a sash and case window overlooking the front of the property. Opposite the sitting room is the dining room/living room, which has a dual aspect with sash and case windows, a glazed bookshelf with cupboard below and a log burning stove sitting on a slate hearth.





From the entrance hall an inner hall leads through to an open plan kitchen/breakfast room. The kitchen has a range of base mounted units with a basin, central island and a stable door leading out onto the courtyard. Appliances include an oil-fired Aga, dishwasher and freestanding fridge/freezer. The breakfasting area is bathed in natural light from the windows overlooking the rear garden with a French door opening out onto the courtyard. To the side of the breakfasting area there is a study, which has built-in shelving behind screened doors and is plumbed for a washing machine/tumble dryer. Adjacent to the kitchen is a walk-in pantry store with shelving. From the kitchen an inner hall gives way to an understairs cupboard and boot room, with a cloakroom off, which has a WC and wash hand basin.

Returning to the entrance hall, a split stone staircase with wrought iron balustrade ascends to a half landing, which gives access to a double bedroom and family bathroom, with a bath with overhead shower attachment, WC and wash hand basin. The staircase continues and gives access to the principal bedroom, three further double bedrooms, a further bathroom and a separate WC. The principal bedroom is a generous size and overlooks the front of the property, with a door opening to an en suite Jack and Jill bathroom, with bath, walk-in shower cubicle and twin basins. The adjacent bedroom has extensive built-in wardrobes and views over the rear garden. Across the landing there are two further double bedrooms, both of which have wash hand basins and features original fireplaces.

#### **Garden:**

Externally, to the side of the property there is a paved courtyard area, which has direct access from the rear of the property and kitchen, which is a perfect suntrap to enjoy al fresco dining or a glass of wine on a summer's evening. To the side of the property there is a lean-to log store and garden shed, with steps leading up to a kitchen garden with raised beds which consist of broccoli, kale and runner beans, and a further log store. To the side of the garage steps ascend to the rear garden, which is bounded by a high stone wall offering a sense of privacy and shelter.

The rear garden is predominantly laid to lawn and has a well-stocked herbaceous border, an avenue of apple trees and productive kitchen garden including rhubarb, gooseberries, blackberries and raspberries. The herbaceous borders are well stocked with mature plants, shrubs and further fruit trees. Within the rear garden is an orchard area with a plum, pear and further apple trees against the wall. To the side of the garden there is an oil tank and timber framed garden shed. To the front of the property is a large expanse of gravel, which is bounded by a large Holly hedge at the front of the property offering privacy from the road and in the corner, there is a pond, which has mature shrubs and plants surrounding it, with a stunning yew tree that overhangs the driveway. At the side of the property there is a fenced area, which could be used as a chicken run or a dog run.

#### **Garage:**

There is a single garage with built-in store, which has a render façade sitting beneath a tiled roof. The garage has hardstanding, electricity and manual doors, with a Ramsay ladder leading up to partial loft storage.

#### **Additional Woodland:**

An area of adjacent woodland is available in addition to Archwill House and further details are available from the selling agents.





## GENERAL REMARKS AND INFORMATION

### Photos

Please note the photos were taken in 2023.

### 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 4LN.

### 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 water, electricity, drainage and oil-fired central heating.

### Local Authority

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

### Council Tax

Band G.

### 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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – Rettie TownandCountry](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:

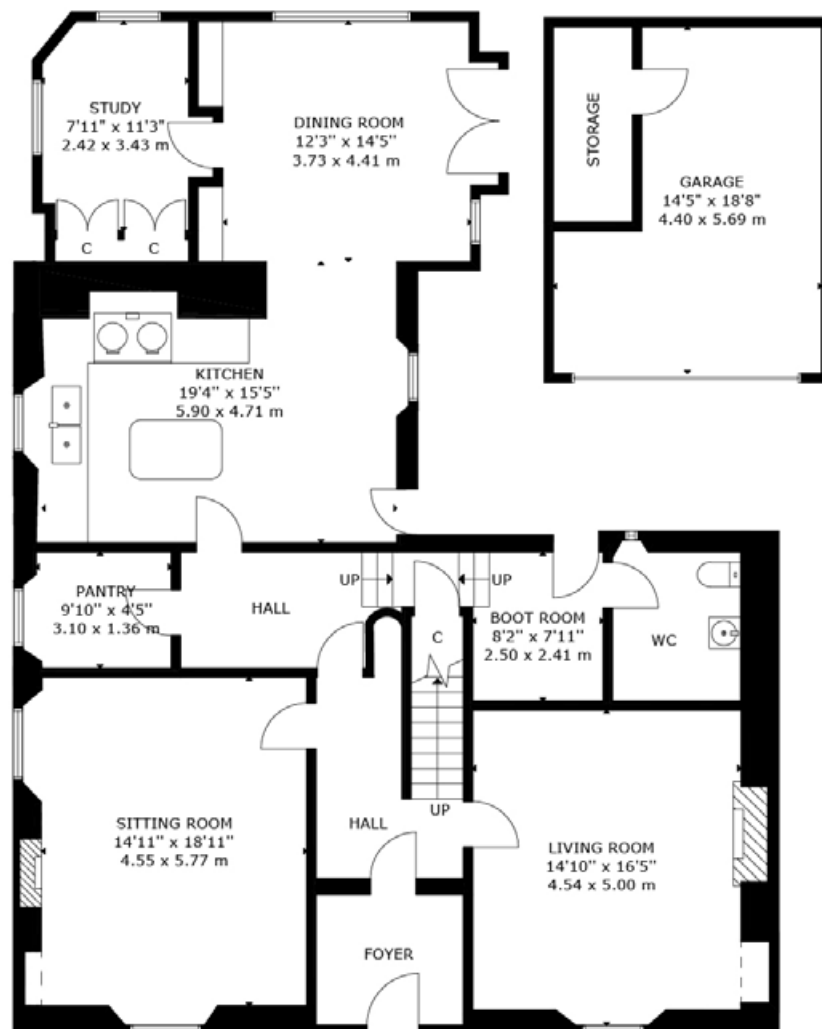
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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



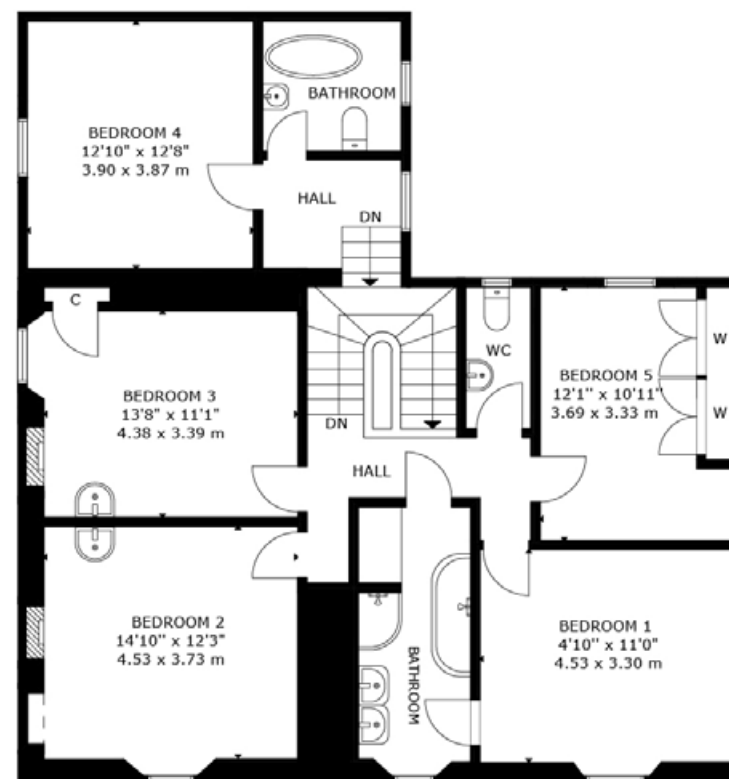








GROUND FLOOR



FIRST FLOOR

ARCHWILL HOUSE, GARVALD, HADDINGTON, EAST LoTHIAN, EH41 4LN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 2,831 SQ FT / 263 SQ M

GARAGE 269 SQ FT / 25 SQ M

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









## RETTIE

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