



MARTINKNOWE

11 Gosford Road, Longniddry, East Lothian EH32 0LF



MARTINKNOWE

11 Gosford Road, Longniddry, East Lothian EH32 0LF

A fantastic 5-bedroom traditional family home, situated on one of the most sought-after streets in Longniddry, with spacious interiors and a superb garden.

Aberlady 2.5 miles, Gullane 5 miles, Haddington 6 miles, North Berwick 8 miles, Edinburgh City Centre 14 miles (all distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Open Plan Kitchen/ Sitting Room, Drawing Room, Sitting Room, Snug/Dining Room, Spa Room/Gym, Boot Room, Utility and a Storeroom

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Double Bedroom 2 with Ensuite Shower Room, Double Bedroom 3 and a Family Shower Room

Second Floor: Landing, Double Bedroom 4 with Ensuite Shower Room and Bedroom 5

Garden: Beautiful established gardens to the front and rear with various sun terraces and an oak gazebo, together with an established fruit and vegetable garden

Outbuildings: Garden studio/office, workshop and two timber garden sheds

About: 0.5 acres



MARTINKNOWE

11 Gosford Road, Longniddry, East Lothian EH32 0LF



4



5



4

Situation

Martinknowe is situated along Gosford Road in Longniddry – one of the most desirable streets in the village due to its proximity to the beach and golf club, which in turn has established an elegant neighbourhood of substantial properties.

Longniddry is ideally situated for commuting into Edinburgh with the train station offering regular services into the city, together with the A1 providing easy access by car and bus. Now with a thriving population of over 3000, the village has a variety of local shops and amenities together with a library, pub/restaurant and an excellent primary school. Private schools in the area include The Compass School in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh, with further private schooling available in Edinburgh.

The nearby towns of Haddington and North Berwick offer more varied shops and amenities, with larger supermarkets and numerous leisure facilities in the surrounding areas. In addition to Longniddry Golf Course, East Lothian is renowned throughout the world for its numerous top class links courses which include Muirfield, Luffness, Gullane and Archerfield all within a short drive.

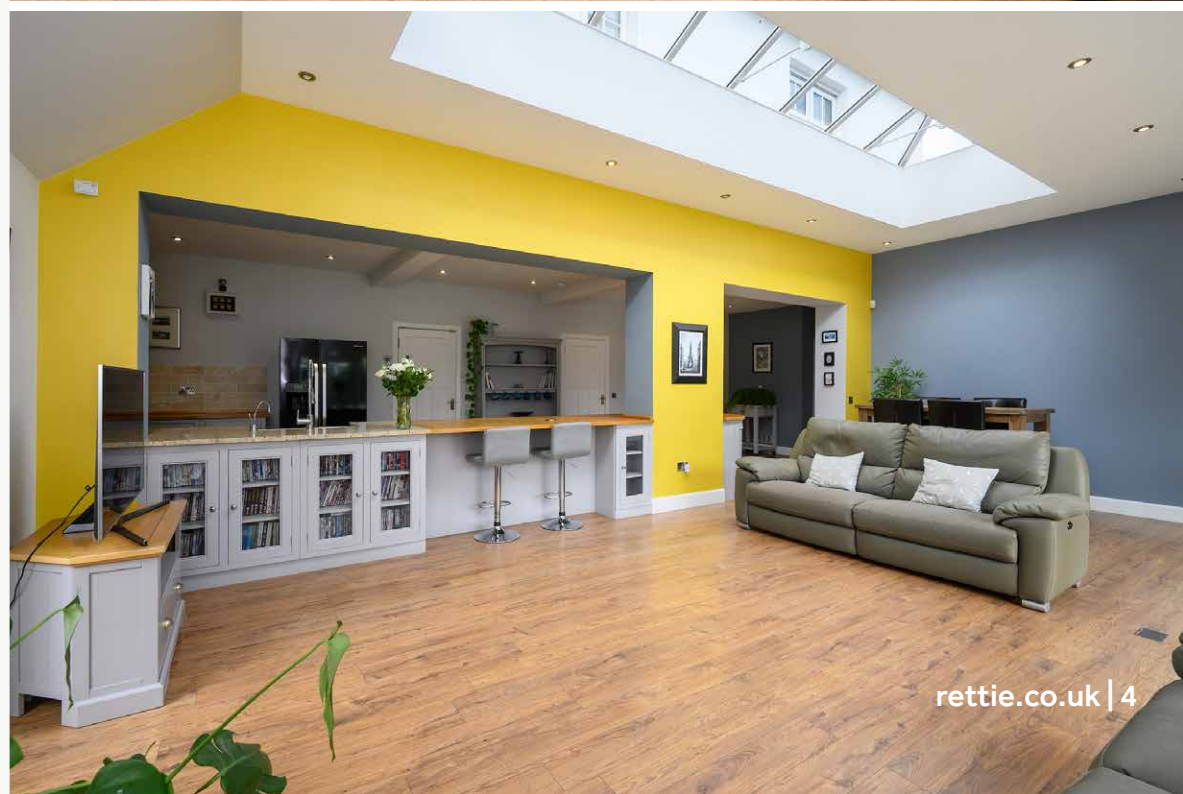
East Lothian is also famed for its fabulous coastline and Longniddry Bents boasts a beautiful sandy beach which is popular with dog walkers, horse riders and families, as well as being a favoured location for windsurfers, kite surfers and sea kayakers.

Neighbouring Gosford House, the magnificent seat of the Earls of Wemyss & March, offers the delightful 'Pleasure Gardens' with its lakes and resident wildlife, providing additional walks and picnic areas, whilst nearby Aberlady also offers fabulous nature reserves and is home to the Scottish Seabird Centre with an abundance of birdlife surrounding the coast.

Description

Martinknowe is a traditional 5-bedroom detached family home of white rendered construction under a red pantile roof, that sits proudly back from Gosford Road with partial sea views of Longniddry Bents from the upper floors.

Built in the 1930's, the house has been modernised to include double glazing throughout as well as having been extended in more recent years to include a second-floor roof conversion, a garage conversion and a wonderful open plan kitchen/living room rear extension that is ideally suited to the modern family. The striking property still retains a number of period features to include the original decorative tiled floor in the entrance vestibule, a beautiful stained-glass window as you enter the hall, as well as oak panelling which has been stylishly painted by the current owners and the original maid's bells which are still in working order.



The main entrance to the house is through an arched double door that leads through the entrance vestibule into the reception hall that benefits from Karndean flooring, a central fireplace and painted wood panelling that continues up the stairs to the first-floor landing. To the right there is a large reception room, that is currently used as a formal dining room, with an open fire and dual aspect windows, to include a large bay window overlooking the front garden. Adjacent is another reception room, currently utilised as a study, that also benefits from a bay window with French doors out to the rear garden alongside an open fireplace.

The large kitchen extension has created a fantastic family space – skilfully designed by the local architect Julian Frostwick to compliment the original style of the house. The kitchen encompasses a long line of floor mounted units benefitting from olive ash timber worktops fashioned locally by the Chippendale School of Furniture, together with a gold granite worktop surrounding the dual Belfast sink. There are a range of integrated appliances to include a Total Control electric 3-oven AGA, a dishwasher and American style fridge freezer, alongside other modern features such as pop-up worktop sockets and an InSinkErator boiling water tap that also provides filtered drinking water.

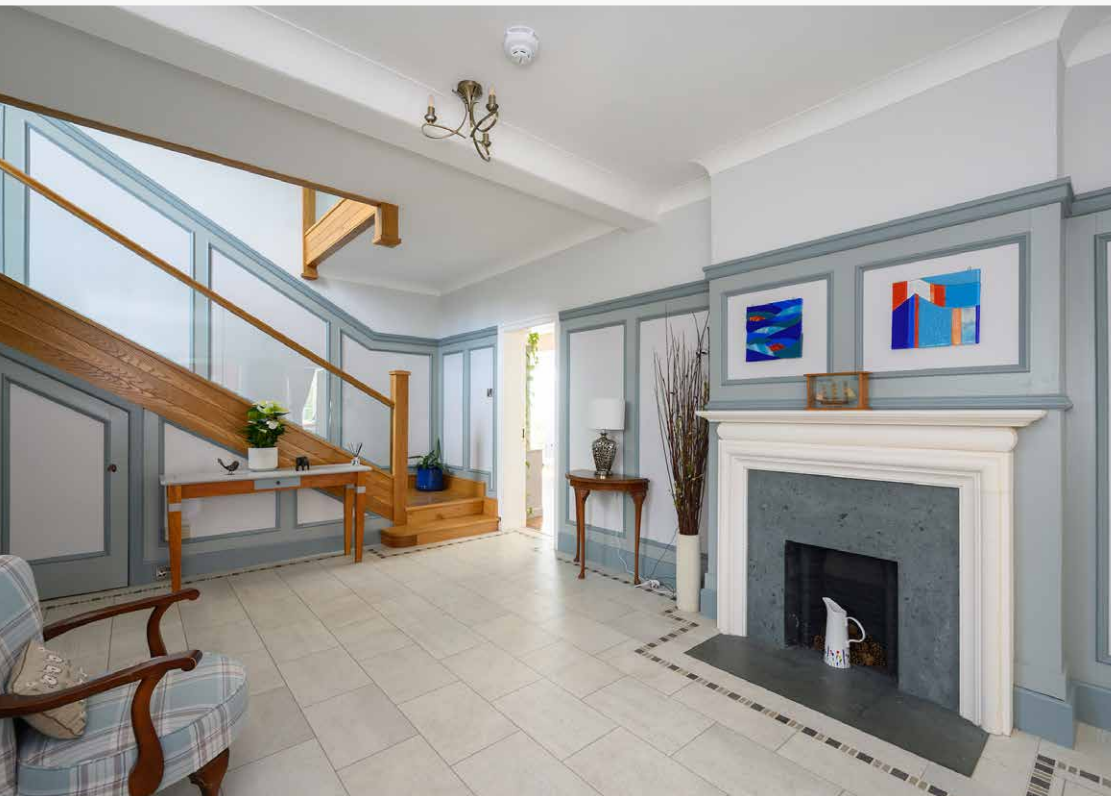
The open plan living space beyond has plenty of space for both a seating area as well as a dining table and chairs, with large, glazed windows encompassing sliding doors out to the rear garden terrace as well as a stunning glazed cupola within the ceiling that further floods the room with natural light. Adjacent to the open plan kitchen is another reception room that is currently utilised as a snug but could also offer a separate dining area with sliding doors leading directly from the kitchen living area.

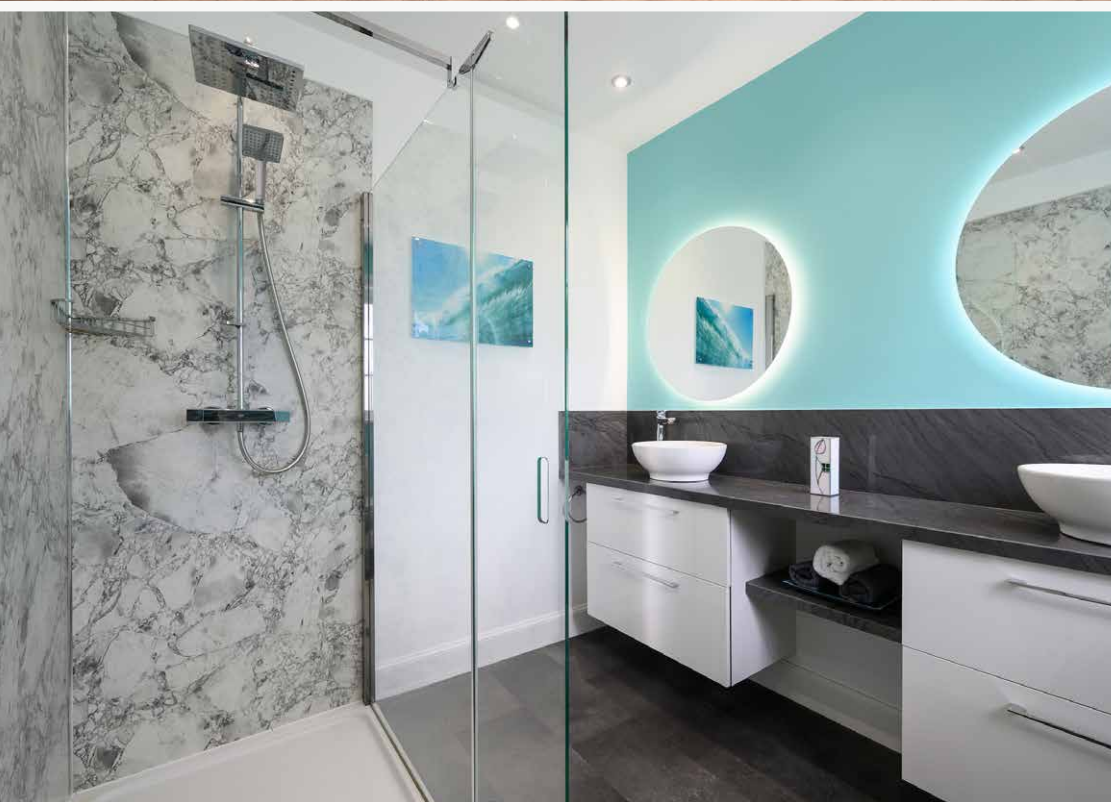
Opposite the snug, the garage has been converted into a spa/gym room that benefits from underfloor heating and is fitted with a 14 foot Arctic Ocean swim spa that produces a counter current for stationary swimming, alongside additional space for gym apparatus. Off the gym is a large storeroom providing workshop space and shelved storage with a door leading to the rear garden. There is a water supply to the gym/store, therefore this area could be made into an additional bedroom with an ensuite bathroom, together with the added potential to extend into the loft space above (subject to planning). This self-contained wing to include the snug, gym and store could therefore be utilised as a separate annex, with its own entrance, for dependent relatives, guests or a live-in nanny.

A utility/boot room resides off the kitchen with a separate door to the front drive. A range of wall and floor mounted units are complimented by granite worktops, together with a sink, washing machine and drier. Returning to the hall, the ground floor is completed by a cloakroom with a wash basin and WC together with a large under stairs cupboard with shelved storage.

Ascending the oak staircase with glazed panelling to the first floor, an expansive landing gives access to three large double bedrooms. The principal bedroom benefits from dual aspect windows with integrated drawers and wardrobes together with and a large ensuite shower room with twin 'his & hers' wash basins, a walk-in shower and a WC. The two further double bedrooms both benefit from dual aspect windows, integrated wardrobes and one with an ensuite shower room. A family shower room then completes the first floor. Ascending the staircase to the second floor, there are two further bedrooms, one with an ensuite shower room and the other, currently used as an office, has access to a large eaves storage space.







Garden

Established gardens lie to the front and rear of Martinknowe, boasting a selection of colourful herbaceous borders, meandering paths, mature trees and shrubs - to include crab apple and cherry trees, and even a pond with resident newts. The house is set back from Gosford Road behind a white rendered wall with a pedestrian gate leading down a paved path flanked by floral borders with lawn to either side. Electric gates (disconnected) lead to a gravelled driveway in front of the house that benefits from an electric 'zappi' car charging point.

To the rear, an expansive paved patio stretches the length of the house with direct access from both the open plan kitchen living room and the sitting room – allowing for two alfresco dining areas which create a superb entertaining space. There is a further patio area to one corner that catches the evening sun, with a charming timber gazebo that is supplied with electricity. A large beech hedge divides the rear garden and to the far side resides an established vegetable garden with an abundance of caged fruit bushes and various raised beds.

Solar PV panels are positioned opposite the vegetable garden which are not currently enrolled onto a tariff but are utilised to charge an RI-Energy Flow battery that proceeds to charge the electric car point as well as heating the hot water.

Outbuildings

A fully insulated home office resides to the rear of the garden which is supplied with wired, super-fast wifi and electric heating. Additional outbuildings include a timber workshop that is supplied with electricity together with two timber garden sheds and a timber covered bin store.

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 solar PV panels that heat the hot water

Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH32 0LF

EPC Rating

Band D

Local Authority

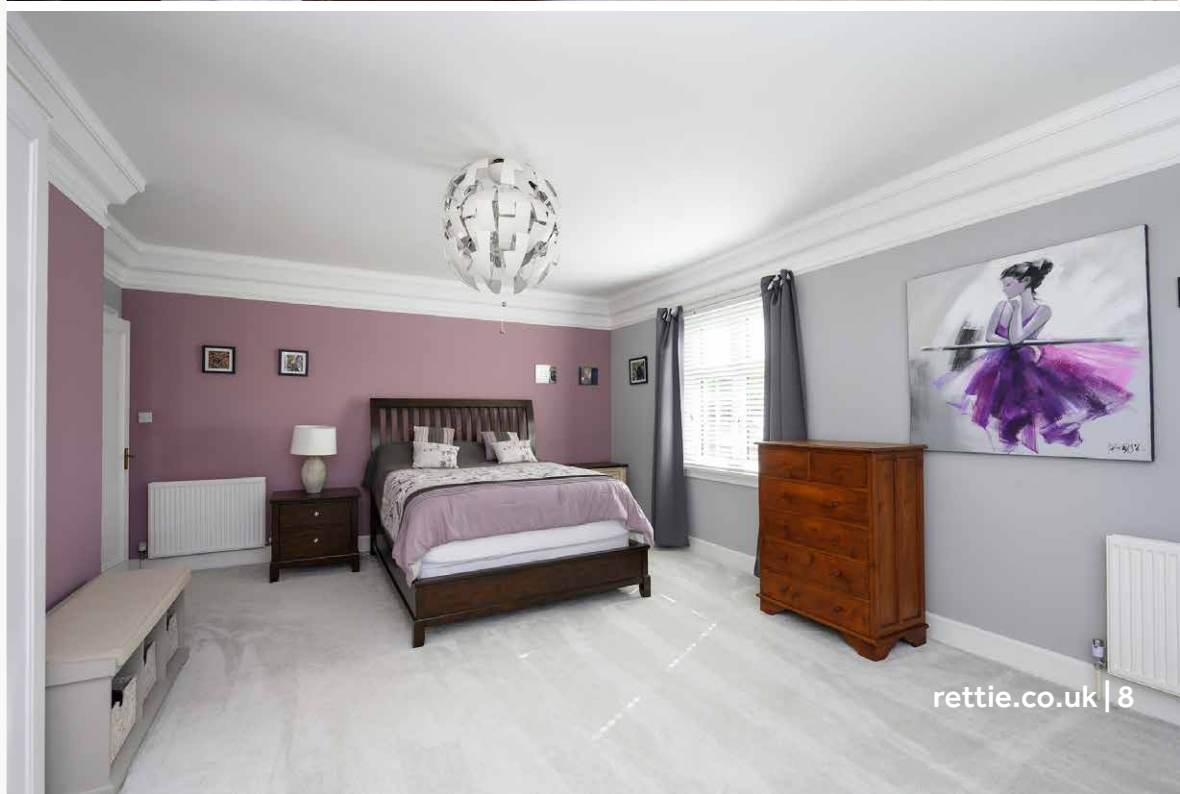
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.
Tel: 01620 827 827

Council Tax

Band H

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.

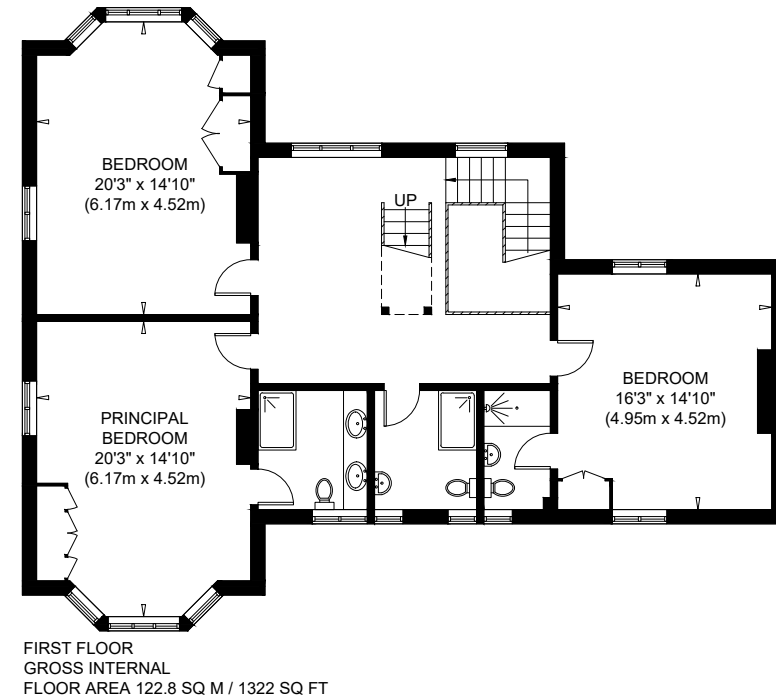
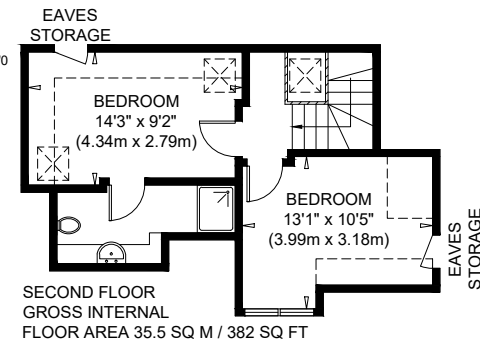
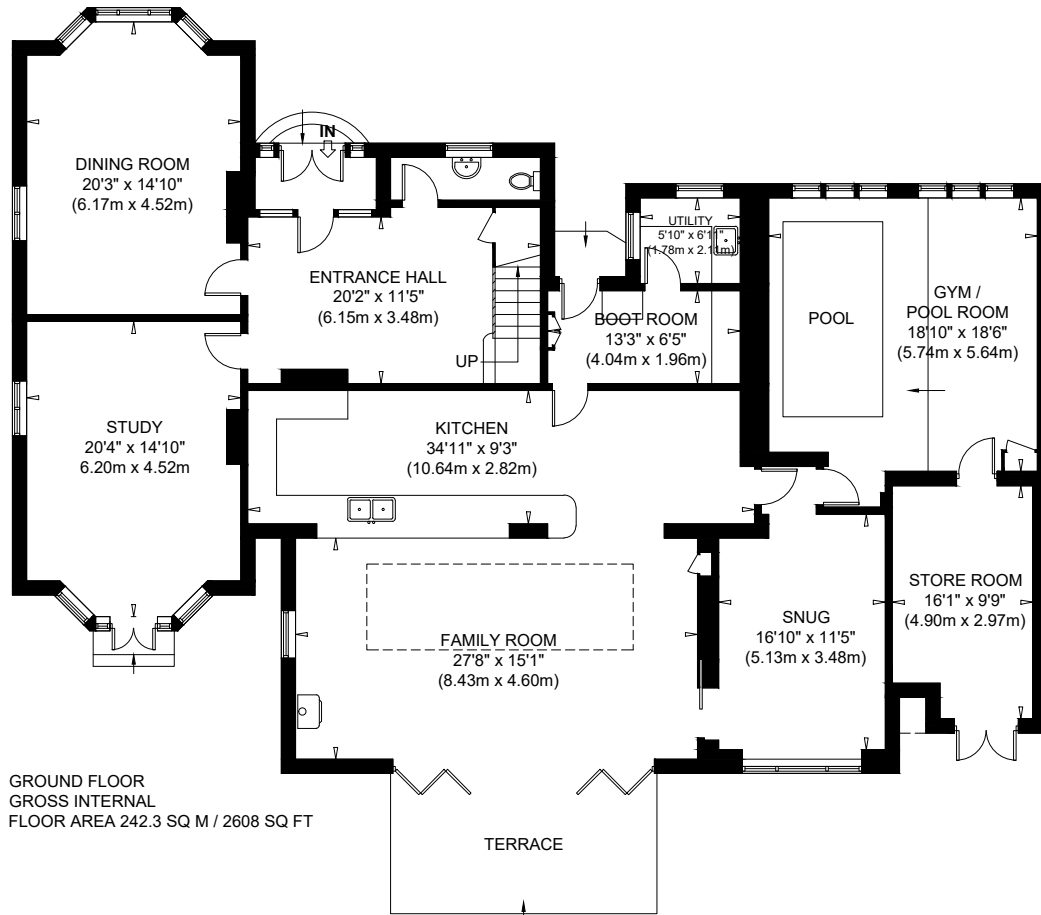
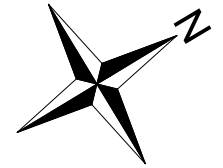
Important Notice:

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 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 particular 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.



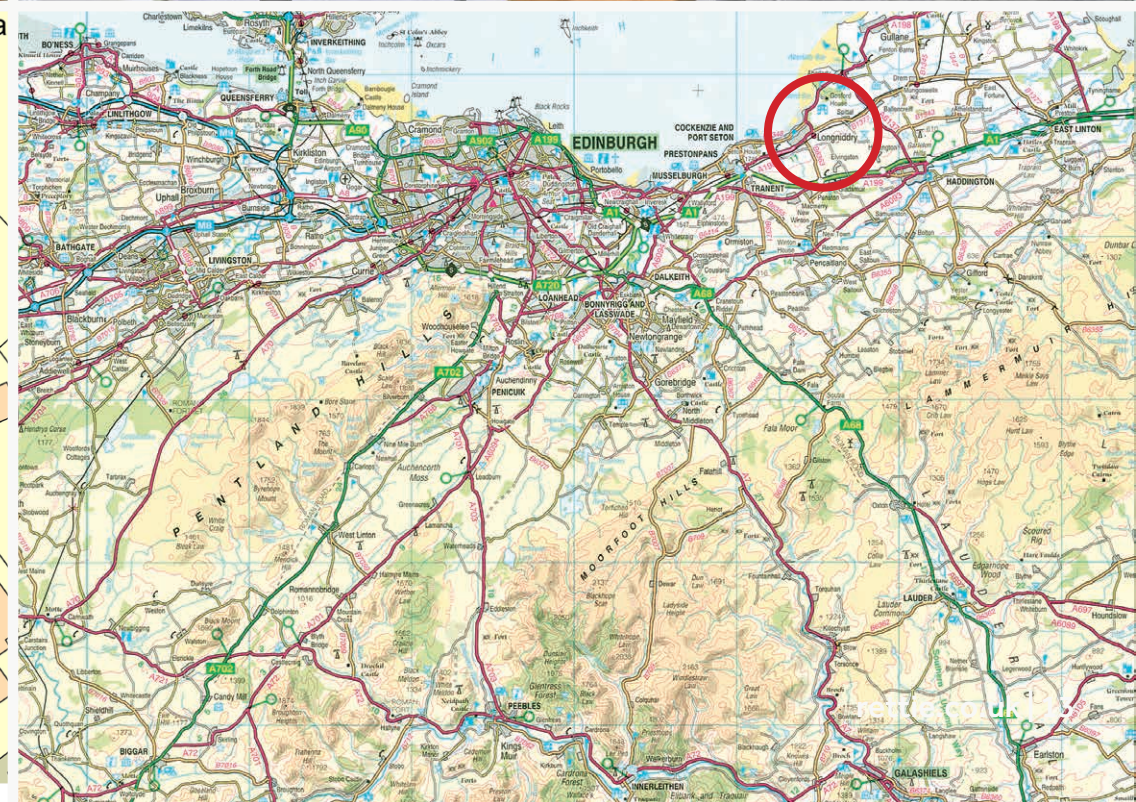
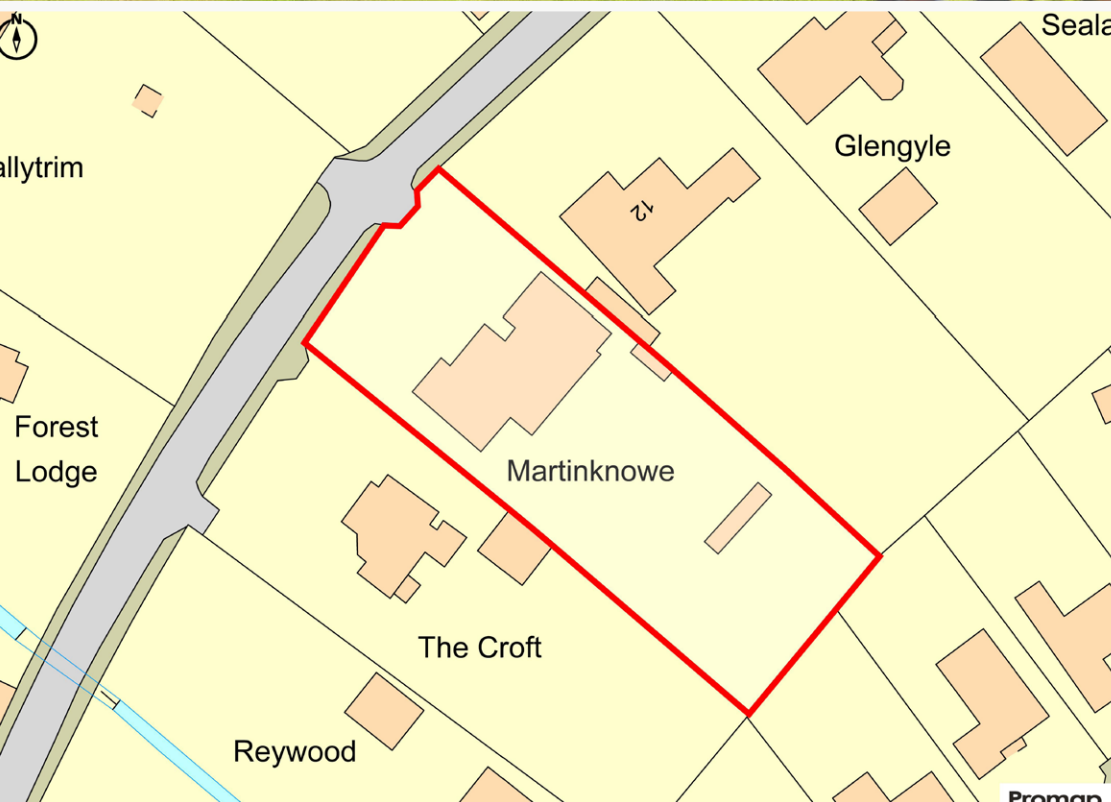
 = Reduced headroom below 1.5m / 5'0"



MARTINKNOWE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 400.6 SQ M / 4312 SQ FT

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

Copyright © exposure
www.photographyandfloorplans.co.uk





RETTIE

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