



BROADWOOD

Edinburgh Road, Gifford, Haddington, East Lothian EH41 4JE



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A spacious 6/7-bedroom detached family home with beautifully maintained gardens and grounds, situated in the highly sought after village of Gifford

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

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Reception Hall, Drawing Room, Dining Room, Sitting Room, Conservatory, Dining Kitchen, Utility Room with WC, Boot Room with WC, Cloakroom with WC, Two Store Rooms and a Pantry.

First Floor: Galleried Landing, Principal Bedroom with Large Dressing Room/Bedroom 7 and a Separate Bathroom, Five Further Double Bedrooms, Family Bathroom and a Shower Room

Cellar: Boiler Room/cellar store

Garden: Beautiful, mature gardens surround the property with manicured lawns, colourful herbaceous borders, sun terraces and a vegetable garden, together with further amenity grounds and woodland beyond the burn

Garage: Single garage/workshop adjoining the house

Outbuildings: Car port and two timber garden sheds

About: 1.3 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 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.

Broadwood is ideally placed for the wealth of outdoor sporting opportunities available throughout East Lothian. There is a popular sports club in the village and excellent walking/hiking/biking facilities in the nearby Lammermuir Hills. East Lothian is renowned for its beautiful coastline, offering a variety of sailing and water sports activities as well as a plethora of glorious sandy beaches. 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 Golf Clubs all within a few miles.



Description:

Broadwood is an extremely spacious 6/7-bedroom family home of traditional design with white rendered walls under a red pantile mansard roof, offering flexible accommodation with scope to upgrade. The striking house sits elegantly amongst manicured gardens extending to 1.3 acres that border onto woodland owned by the neighbouring Yester Estate, creating an extremely private space that is home to an abundance of wildlife.

Dating from 1923, the house benefits from beautiful period features to include hardwood flooring, pine stair balustrades, working fireplaces, original Art Deco stained glass light shades and large sash and case astragal glazed windows that allow through plenty of natural light - offer lovely views of the garden from every room.

The ground floor consists of four spacious reception rooms to include a triple aspect drawing room with an open fireplace and a wonderfully large bay window overlooking the garden. A reception hall adjacent provides additional living space as well as access to the south facing conservatory with a productive grape vine and dual French doors out to the garden. The bright, dual aspect dining room resides to the far end of the house alongside a snug/sitting room adjacent that boasts a wood burning stove with an attractive marble fire surround as well as a beautiful bay window with direct access to the garden.



The kitchen and bathrooms have been purposefully left in their current conditions to allow a new owner the opportunity to renovate these areas to their own taste. Subject to planning, there would also be the potential to relocate the kitchen to a different room, which in turn, could produce a larger, open plan kitchen/living area that may be enjoyed by the modern family. The current dining kitchen benefits from a two oven AGA with a range of floor and wall mounted units, an integrated oven, fridge freezer and dishwasher as well as a dining area with bench seating below the large bay window. There is a utility room adjacent alongside a WC, large walk-in larder, storeroom and rear access to the garden. The ground floor is completed with a boot room and a cloakroom each with separate WC's.

Ascending the pine staircase to the spacious first floor galleried landing, there are 6/7 double bedrooms and three bathrooms. The principal bedroom, with feature fireplace, dual aspect windows and twin integrated wardrobes, is accessed through a separate doorway from the landing with a bathroom adjacent as well as a double bedroom. This area could therefore be devised to encompass an ensuite bathroom and separate dressing room that would produce a fantastic principal suite.

To the far end of the house there is also the potential to create a separate self-contained annex with accommodation consisting of a separate entrance, entrance hall, large storeroom with wash basin, separate staircase ascending to a landing with two rooms (that could be devised as a bedroom and a sitting room) alongside a shower room. There are internal doorways both on the ground and first floor to access the main part of the house and the adjoining garage and utility room to either side could also be incorporated to provide additional accommodation. This self-contained annex could therefore be utilised for a dependent relative, a live-in employee or as a guest suite.

Cellar

A cellar with generous head-height houses the boiler and is accessed by steps down from the garden on the eastern side of the house.

Outbuildings

A single car garage adjoins the house which is supplied with electricity and benefits from an electric garage door. There is also a timber car port that stands adjacent to the garage and two timber sheds in the garden.

Garden

Beautiful established gardens surround the property with a stone gated entrance leading into a gravelled driveway that allows parking for multiple cars. To the rear is a large south-facing lawn surrounded by colourful herbaceous borders, mature trees and shrubs. A paved terrace to the rear is accessed from both the conservatory and snug and a round gravelled terrace to the side allows plenty of space for alfresco dining. A burn runs through the base of the garden with foot bridges accessing further grounds beyond where wild orchids grow and meandering mown pathways create a lovely woodland trail. There is a manicured vegetable garden to the eastern side with a fully enclosed 'puppy pen' that could be utilised for additional fruit and veg or as a secure play pen for either animals or children. The garden bordering the neighbouring woodland has a deer-proof fenced boundary.





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 oil fired central heating.

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 EH41 4JE

EPC Rating – Band E

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:

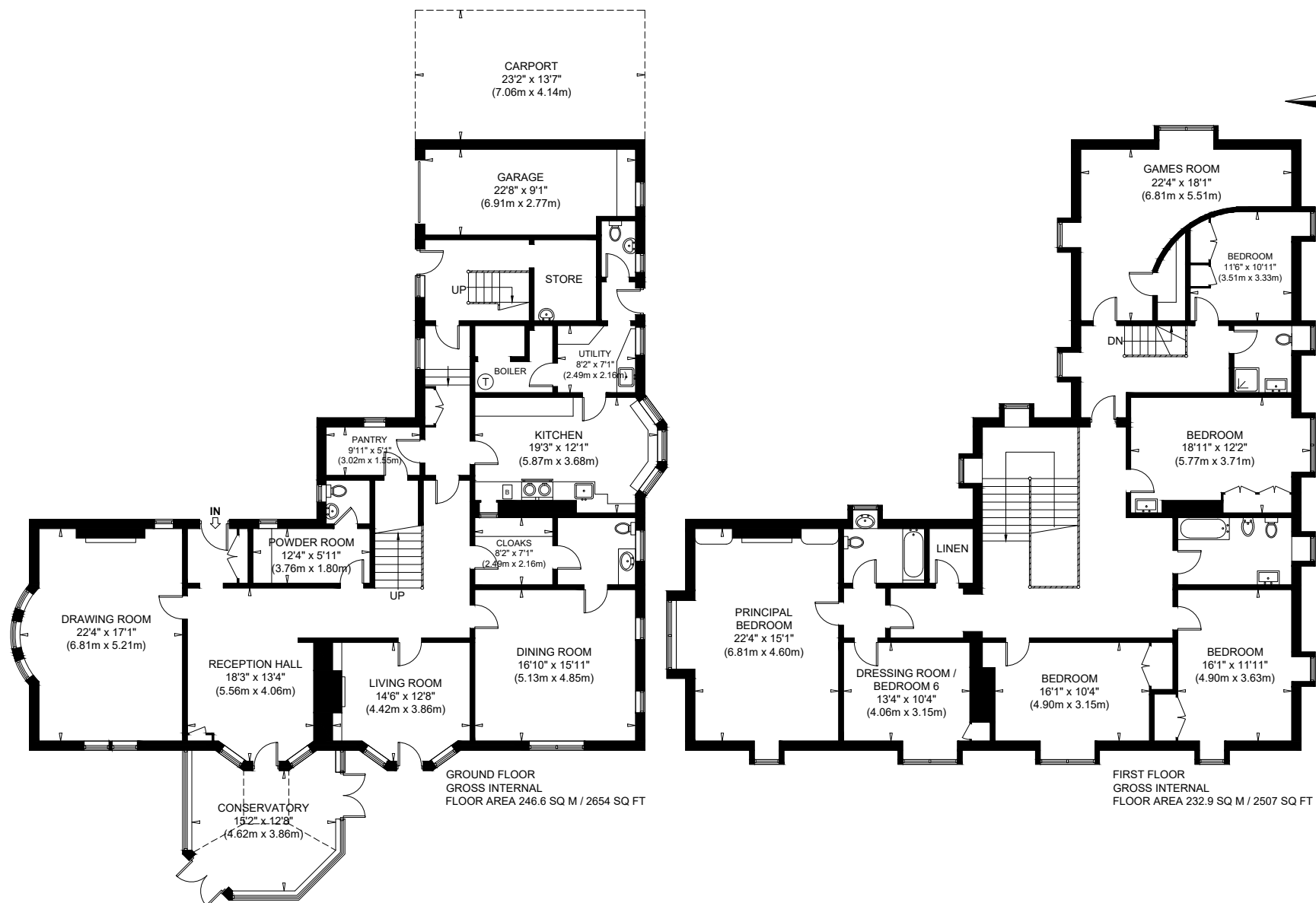
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BROADWOOD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 479.5 SQ M / 5161 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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RETTIE

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