



## IVY BANK

*Dunbar Road, Haddington, East Lothian EH41 3PN*







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**An attractive 5-bedroom late Georgian detached villa, with a large south facing walled garden and various outbuildings, situated within the historic market town of Haddington and within easy commuting distance of Edinburgh.**

Haddington High Street 0.2 miles, Longniddry 6 miles, North Berwick 9 miles, Edinburgh City Centre 18 miles (All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Hall, Sitting Room, Dining Room, Dining Kitchen, Family Room, Family Bathroom, Study and Store/Utility Room

**First Floor:** Landing, Principal Bedroom, Four Further Double Bedrooms, Family Shower Room and additional WC

**Garden:** South facing walled garden, mainly laid to lawn, bordered by mature trees and herbaceous borders, together with a large gravel sun terrace and rear courtyard.

**Outbuildings:** Garage, Four Stone Outbuildings, Summerhouse, Woodstore and Potting Shed

**About:** 0.30 acres



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### Situation

Ivy Bank is located in the historic market town of Haddington - the main administrative, cultural and geographical centre for East Lothian. An extensive range of shops can be found locally within the town to include various independent stores, a Tesco and Aldi Supermarket within Haddington's Retail Park, as well as a monthly farmers' market. There is a leisure centre with swimming pool in the town, together with additional sporting facilities available at the cricket, boxing, football and rugby clubs.

Situated only 6 miles to the train station at Longniddry, and within close proximity to the A1 trunk road, Haddington is ideally placed for commuting into Edinburgh. The main East Coast Rail lines at Dunbar and East Linton also provide further rail options to the south and London.

Haddington is also ideally placed for the wealth of outdoor pursuits available throughout East Lothian with excellent walking, hiking and biking facilities in the nearby Lammermuir Hills. The county is renowned for its beautiful coastline, offering a variety of sailing and watersports activities as well as a plethora of glorious sandy beaches - Aberlady Bay being the closest at only 5 miles away. For golfing enthusiasts, Haddington 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.

Both primary and secondary schools are available in Haddington to include St Mary's Primary, Haddington Primary and Knox Academy secondary school. The independent sector is further catered for by the Compass School in Haddington and Belhaven Hill Preparatory School in Dunbar, as well as Loretto School in Musselburgh and a number of further day and boarding schools within Edinburgh.

### Description

Ivy bank is a spacious C-Listed 5-bedroom family home, of stone construction sitting beneath a slate roof, that benefits from a large lawned garden and several stone outbuildings. Dating from 1837, the villa showcases some beautiful period features to include parquet flooring within the entrance hall, black and white tiled flooring in the vestibule, decorative stair rods and banister rail, large sash and case windows with working shutters and superb original fire surrounds in the sitting and dining room.





The sitting room is tastefully decorated with attractive cornicing, two south facing windows overlooking the front lawn and a beautiful marble fire surround encompassing a Morso woodburning stove. The dual aspect dining room benefits from a large south facing bay window, with ample room for an 8+ seater dining table, together with a beautiful period fireplace and an additional sofa area to one end.

The large triple aspect dining kitchen is situated at the rear of the house with access both from the rear hall and the dining room. Benefitting from a range of floor and wall mounted units, as well as a kitchen island/breakfast bar, there is a fabulous Rangemaster Cooker with induction hob, alongside space for a washing machine, dishwasher and American style fridge freezer. There is additional space to one end for both a dining table and a sofa area making this an ideal kitchen for the modern family.

Adjacent to the sitting room is a study with a window overlooking the rear courtyard, together with a further dual aspect family room, which is currently being used as a music room, with a separate side door to access the drive/rear courtyard.

Between the dining room and the kitchen is an additional room which is currently used as a useful store/utility space with integrated cupboard storage and a window overlooking the garden. The hall has additional storage with a cloaks cupboard and a large cupboard under the stairs together with a door to access the rear courtyard. A large family bathroom completes the accommodation on the ground floor with a shower over bath, wash basin and WC.

Ascending the stairs to the first-floor landing, there is a large principal bedroom with a south facing window overlooking the garden. Adjacent to the bedroom is a separate WC which could be incorporated to create a principal ensuite if desired (subject to necessary planning consents). There are four further double bedrooms together with a family shower room which encompasses a large walk-in shower, wash basin and WC.

### Garden & Outbuildings

The south facing walled garden is beautifully maintained and feels incredibly private. Mainly laid to lawn, a stone pathway leads around the perimeter flanked by herbaceous borders with a variety of mature trees and shrubs to include fruiting apple and cherry trees, that showcase wonderful blossoms in the Spring, alongside maple, magnolia and camelia trees. There is a large gravel sun terrace directly adjacent to the house providing a nice area for alfresco dining, alongside a charming timber and glazed summer house adjacent to the lawn. To the far corner resides an additional patio area with a timber pergola that catches the evening sun, and to the west of the house is a courtyard that benefits from a wood store and potting shed, with a further stretch of garden behind.

A shared driveway leads from the road to Ivy Bank with parking for 2-3 vehicles that also benefits from an electric car charging point. A private courtyard at the rear of the property provides access to a garage that is supplied with electricity, together with four further outbuildings, one of which houses the Worcester gas boiler and is currently used as a utility space with plumbing for a tumble drier. The courtyard has ample space for an alfresco dining area with direct access through a rear door to the hall/kitchen.









## GENERAL REMARKS AND INFORMATION:

### Fixtures and Fittings

Only items specified in the brochure will be included in the sale. The sale will include all light fittings and the Rangemaster Cooker but will not include white goods and some curtains.

### Services

Mains electricity, drainage and water, with gas fired central heating.

### Listed Building Status

Category C Listed

### 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 3PN

### 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 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.
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.



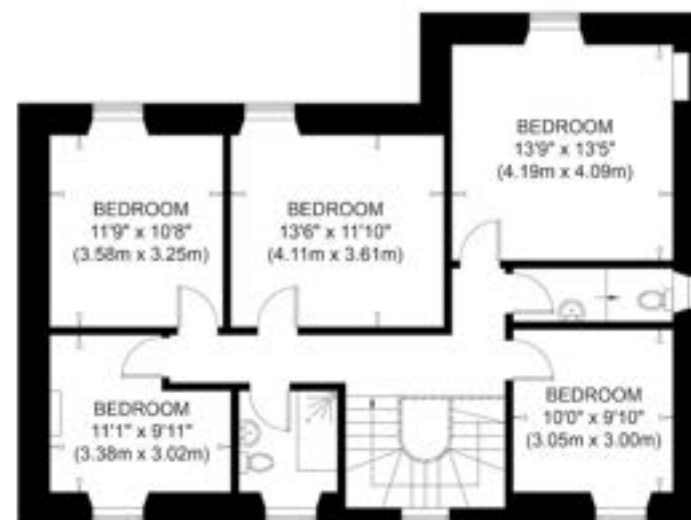
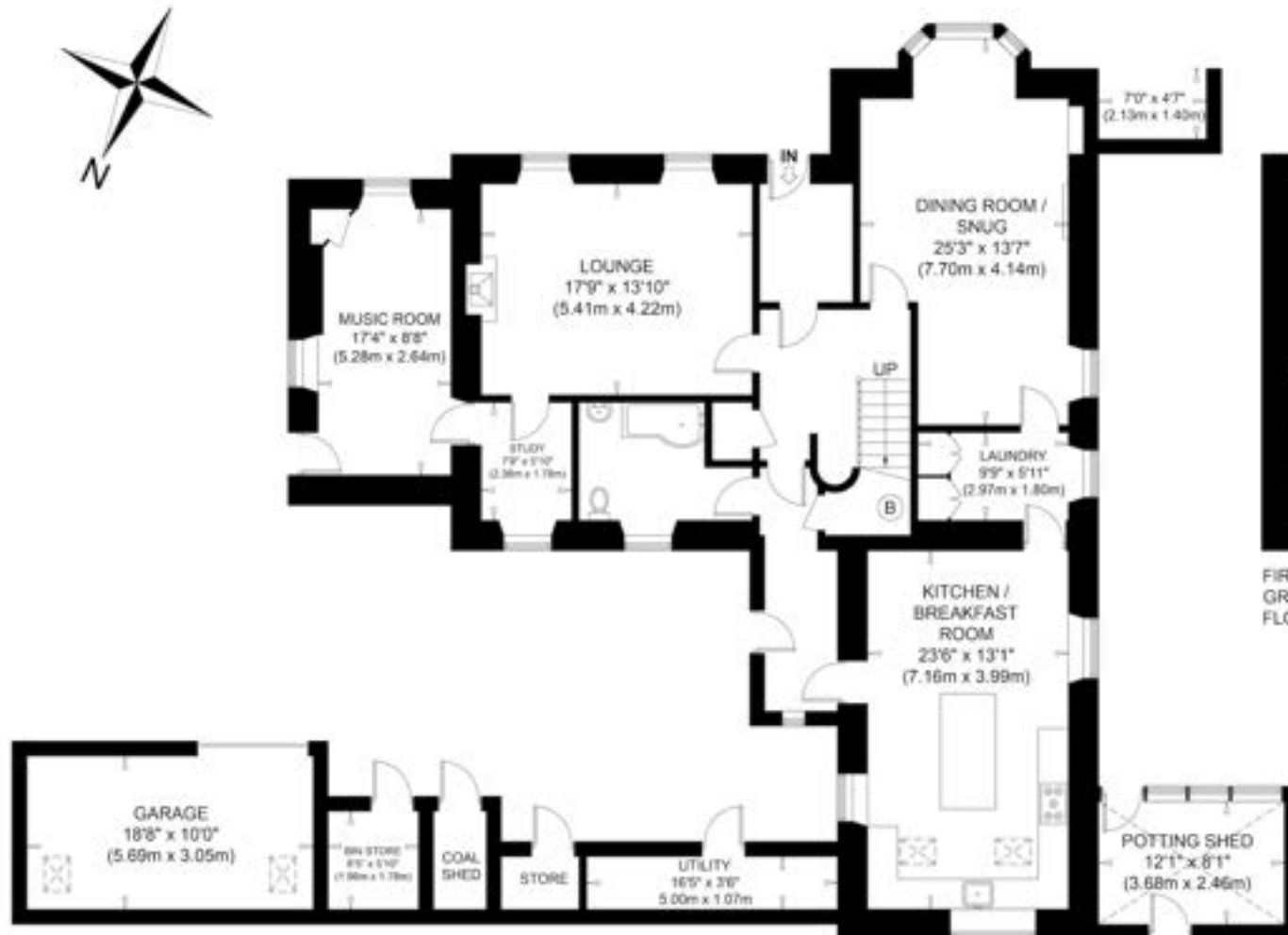












GARAGE, STORE, UTILITY & POTTING SHED  
GROSS INTERNAL  
FLOOR AREA 40.5 SQ M / 436 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 150.5 SQ M / 1620 SQ FT

#### IVY BANK

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 239.8 SQ M / 2581 SQ FT

GARAGE, STORE, UTILITY & POTTING SHED AREA = 40.5 SQ M / 436 SQ FT

TOTAL COMBINED FLOOR AREA = 280.3 SQ M / 3017 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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