



THE GARDEN COTTAGE

45 Polton Road, Loanhead EH20 9DB



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An attractive Victorian 4-bedroom house, situated within a scenic conservation area close to Lasswade, with a spacious rear extension and set within 2.5 acres of garden grounds

Loanhead High Street 0.5 miles, Lasswade High Street 2 miles, Bonnyrigg 2 miles, Straiton Shopping Centre 2 miles, Edinburgh City Centre 6 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Front & Rear Entrance Vestibules, Hall, Sitting Room, Dining Room, Dining Kitchen with Pantry & Utility Room/Study, Conservatory, Double Bedrooms 3 & 4, Family Shower Room and Integral Double Garage

First Floor: Landing, Principal Bedroom, Bedroom 2 with Walk-In Closet/Store and a Family Bathroom

Garden: Spacious garden grounds surround the property extending to 2.5 acres, to include a walled garden, large areas of lawn, sun terrace with pond, patio terrace, orchard, raised beds and woodland

Garage: Large double garage adjoining the house with a separate large garage/workshop within the grounds

Outbuildings: Coal shed, greenhouse and a former chicken barn that could be redeveloped (subject to planning).

About: 2.5 acres



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Situation

The Garden Cottage is situated within Mavisbank Conservation area – a scenic, semi-rural location between the small thriving towns of Lasswade and Loanhead in Midlothian. The area is renowned historically for its large villas for those involved in the local paper mills throughout the 18th and 19th century, and now the location makes it ideally positioned to enjoy the best of country living whilst still within commuting distance of Edinburgh.

There is local shopping in Bonnyrigg and Loanhead together with Straiton Retail Park offering a wider array of national retail outlets. There is an excellent choice of private schools in Edinburgh, with respected state schools within the catchment area to include Lasswade Primary and Lasswade High School.

For golfing enthusiasts, there are a number of excellent golf courses in the vicinity, as well as the renowned links courses in nearby East Lothian to include Muirfield, Luffness and Archerfield. There are numerous areas to enjoy countryside walks and bike rides, with two large country parks nearby as well as Springfield Mill nature reserve and Roslin Glen - which is within walking distance of the house. Lasswade Riding Stables is only 2 miles away and there is a popular racecourse at Musselburgh. The beautiful villages and beaches of East Lothian are all within close proximity providing wonderful water sports and sailing facilities.

The area is well served by a local bus service - including Straiton Park and Ride, which links the surrounding towns and Edinburgh City centre, whilst Eskbank Train Station is just over 2.5 miles away. The location also makes it easily accessible to reach the City By-Pass by car as well as Edinburgh Airport and the motorway links north, south and west.

Description

The Garden Cottage is a charming detached 4-bedroom home dating from 1846, of stone construction under a pitched slate roof. It was originally the gardener's cottage and stables to the neighbouring Blairesk Hall (formerly Bilston Lodge), which is a notable 19th century B listed country house. Built in 1819, Blairesk Hall was likely designed by the renowned Scottish architect William Playfair and was built for Dr Alexander Brunton – a minister for the Tron Kirk and an Edinburgh University professor.

From the front exterior of The Garden Cottage, two dormer hayloft windows reflect the building's original purpose whilst adding to its historical charm. The cottage now benefits from a spacious rear extension added in the 1980's that encompasses an attractive conservatory as well as an integral double garage – which could also be developed into additional accommodation if required (subject to planning).



The front door opens into a tiled entrance vestibule with an entrance hall beyond that benefits from twin cupboard stores. The large sitting room features dual aspect windows with lovely views over the surrounding gardens, as well as a central fireplace with a wood burning stove. The spacious dining room also benefits from dual aspect windows to include a beautiful bay window that floods the room with natural light.

The sizeable dining kitchen has three large windows overlooking the garden patio with ample space for a large dining table and chairs to the centre. There are a range of floor and wall mounted oak units alongside a 2-oven AGA and plumbing for both a washing machine and tumble drier. There is a useful walk-in pantry as well as a boiler/study room that is currently used as a library but could be utilised as a separate utility room if required.

The later extension encompasses a fantastic bespoke glazed conservatory by Mozolowski & Murray with beautiful views of the surrounding garden. Two sets of French doors lead out to a patio terrace and a wood burning stove allows the room to be used year-round.

There are two double bedrooms on the ground floor with views overlooking the garden, alongside a family shower room that encompasses a large walk-in shower with wash basin and WC. From the rear hall, the characterful exposed stone walls provide evidence of the original cottage boundary, with a back door and secondary entrance vestibule from the drive, allowing storage for coats and shoes.

Ascending the mahogany stairs to the first floor, upon the half-way landing, a large floor-to-ceiling feature window looks out over the rear garden. The spacious principal bedroom benefits from dual aspect windows as well as integrated wardrobes and a further double bedroom boasts a walk-in closet that extends into the former hay loft, with ample floored storage space. A family bathroom completes the accommodation on the first floor with a bath, separate shower, wash basin, separate vanity unit and WC.

Garden

The spacious garden grounds at Garden Cottage are a real feature of the property and extend to 2.5 acres in total. The principal area of lawn is within the original walled garden that belonged previously to Blairesk Hall, however given its size, this area could also be utilised as a paddock for livestock/horses, and was at one point used to graze sheep.

From the front gravel driveway, steps lead down to a large, gravelled sun terrace within the walled garden that benefits from a picturesque pond and a patio seating area that is bordered by beautiful wisteria vines and a fruiting fig tree. To the base of the walled garden, a gateway leads through to an additional stretch of lawn/rough garden that leads around to further herbaceous borders that can also be accessed through a door in the wall from the sun terrace. Original water pipes within the grounds show the site of the former Edwardian heated glass house to Blairesk Hall which would have previously housed various tropical plants. Additional areas of garden include a patio terrace in front of the conservatory, an orchard with apple, pear and plum trees as well as an area of raised beds that form a vegetable patch. To the rear of the cottage is an area of woodland that is adorned with bulbs such as daffodils which display an array of colour in the spring.

The house is positioned adjacent to Bilston Burn within Bilston Glen which provides lovely woodland walks to Roslin Glen. This semi-rural location provides an abundance of wildlife to include roe deer, badgers, foxes and birds of prey.



Garage & Outbuildings

There is a double garage adjoining the house alongside an additional large garage/workshop within the grounds that is supplied with electricity and has space to store numerous vehicles. To the far end of the gravel terrace is a former chicken barn which is currently used as a wood store but could potentially be redeveloped into stables or additional garden sheds (subject to planning). By the drive entrance is a coal shed and there is a greenhouse by the walled garden and a timber wood store behind the double garage.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Fixtures and fittings will include light fittings, carpets and curtains, the AGA and white goods to include the washing machine, fridge and freezer. The dishwasher, garden statues and steel farmed garden gate will be retained by the sellers. The large ride on lawnmower is available by separate negotiation.

Services (House & Lodge)

Gas central heating with mains electricity, gas, water and private drainage.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH20 9DB

EPC

Band D

Local Authority

Midlothian Council, Freepost SC05613, Dalkeith, Midlothian, EH22 0BR. 0131 561 5444.

Council Tax

Band F

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

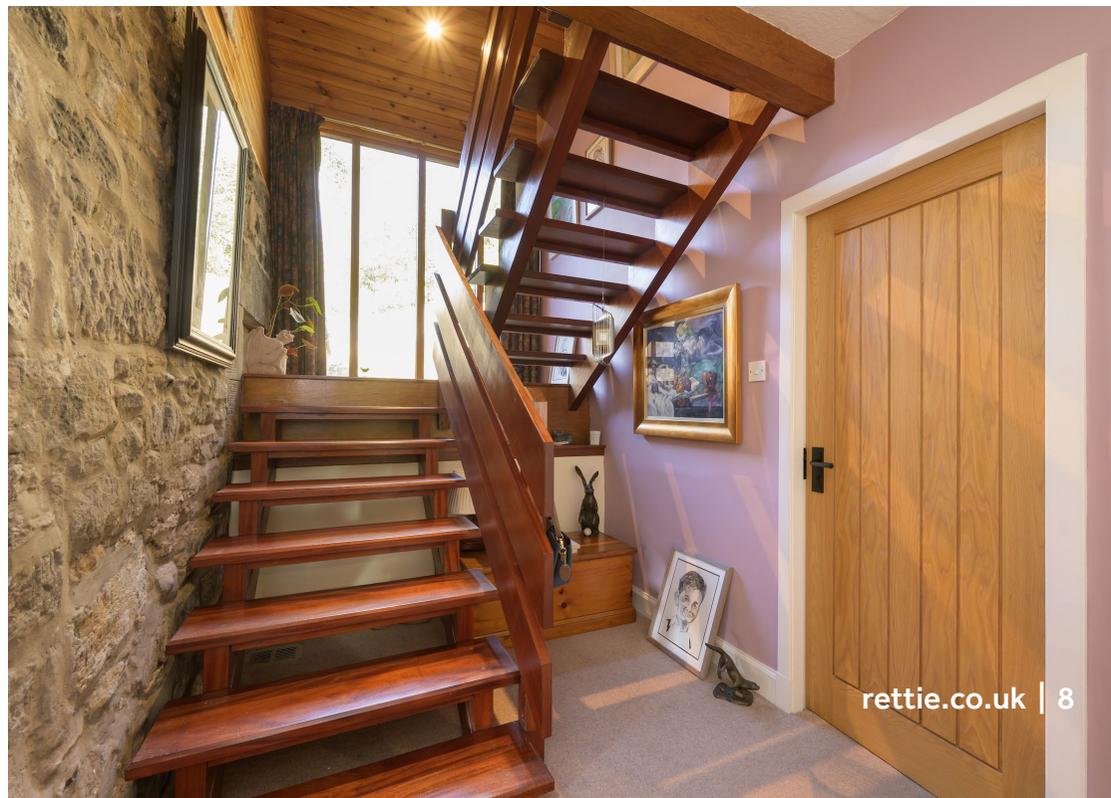
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic 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 plans are believed to be correct but they are in no way guaranteed. Any error, omission or miss-statement 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 & Co 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 & Co, their clients, and any joint agents give notice that:

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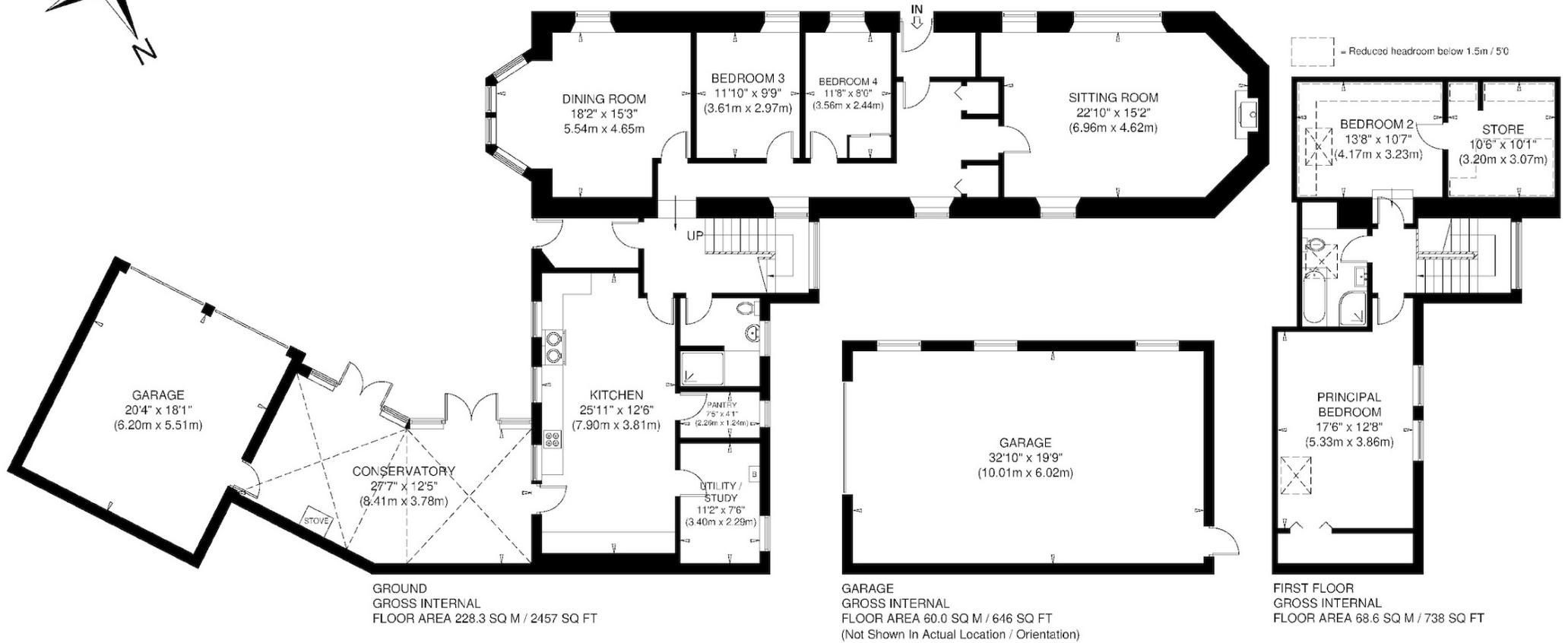
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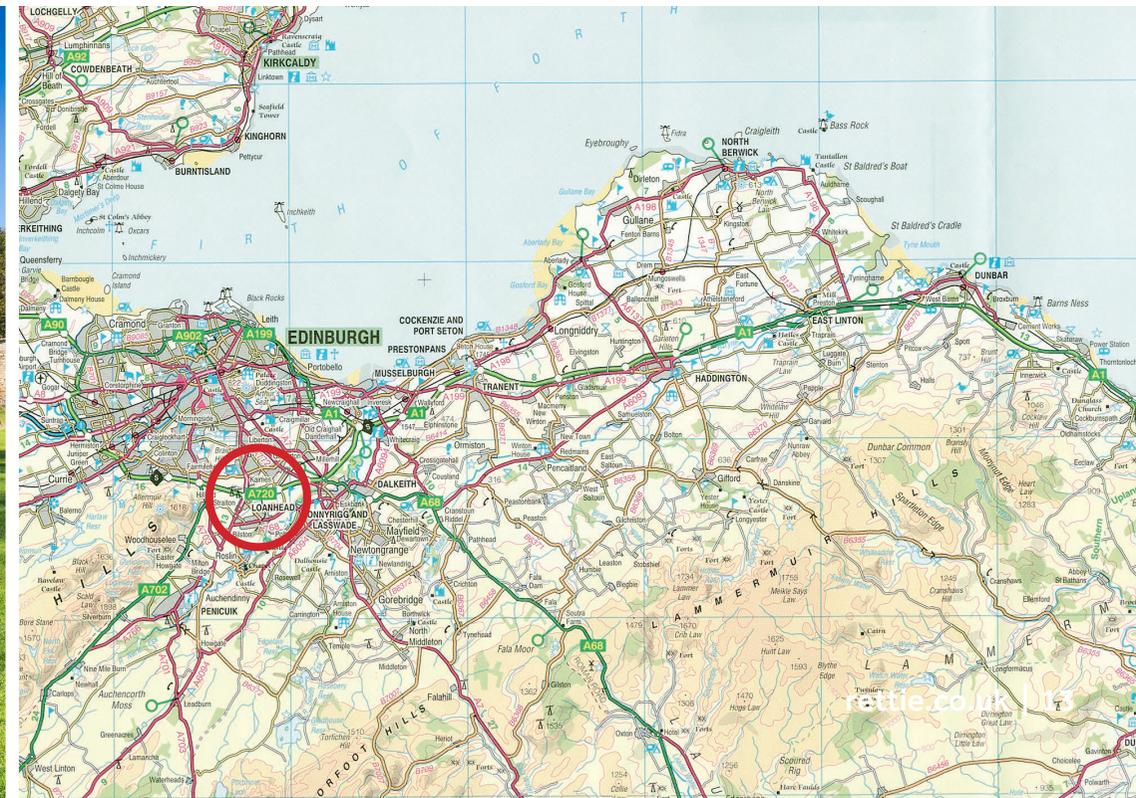




GARDEN COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 296.9 SQ M / 3196 SQ FT
GARAGE = 60.0 SQ M / 646 SQ FT
TOTAL = 356.9 SQ M / 3842 SQ FT

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

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RETTIE

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