



# 1 SHEEPWASH COTTAGES

PEASTON | NR HUMBIE | EAST LoTHIAN



**RETTIE**



# 1 SHEEPWASH COTTAGES PEASTON, EH35 5AL

Humbie 3 miles, Ormiston 4 miles, Edinburgh 15.5 miles, Edinburgh Airport 22 miles (All distances are approximate).

A stunning recently re-developed traditional stone cottage, finished to a high standard with 3 generous bedrooms and a timber clad extension, enjoying far-reaching views over the East Lothian countryside to the Lammermuir Hills.

## SUMMARY OF ACCOMMODATION:

Ground Floor: Entrance Vestibule, Hall, Open Plan Living/Dining/Kitchen, Principal Bedroom with Ensuite Shower Room, Two Double Bedrooms, Family Bathroom, and Utility Room

Garden: Concrete and Gravel Driveway. Large Garden laid to lawn, with stunning views to the Lammermuir Hills

About: 0.16 acres





#### SITUATION:

Peaston is a small hamlet consisting of a handful of residential properties in the countryside to the North of Humber, East of Pathhead, and South of Ormiston.

Ormiston is a popular village that benefits from a range of local shops including a Co-op, Post Office, and Chemist along with a modern Medical Centre and well thought of local Primary School. A wider range of shops, leisure facilities and amenities can be found in nearby towns of Dalkeith, Haddington, and Newcraighall. The Cottage lies in the Parish of Ormiston village and is therefore in the Ormiston Primary School and Ross High School catchment areas.

Peaston is well situated for easy access into Edinburgh via the A68, or by train from the nearest station at Wallyford or Gorebridge. The cottage is surrounded by beautiful countryside and is close to many walking routes that include the Pencaitland Railway Trail and the Hillfoot Walk, as well as routes around Ormiston Hall and up into the Lammermuir Hills which are within view of the cottages. The many picturesque beaches and Golf Courses of East Lothian are a short drive away, as well as further outdoor activities at Vogrie Country Park which is nearby.

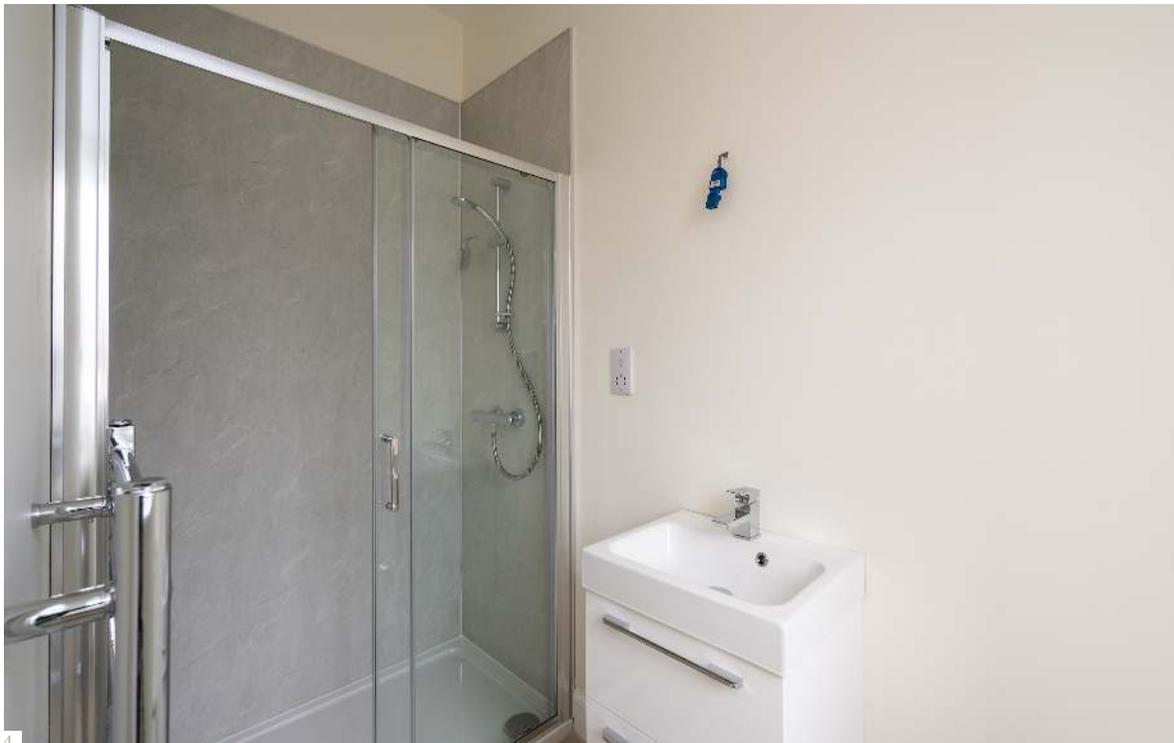
#### DESCRIPTION:

1 Sheepwash Cottages is a stunning stone farm cottage in a row of 4 handsome properties that have recently been renovated to a high standard and are now presented for sale. The cottage offers a stylish blend of modern and traditional design with a combination of slate and corrugated red pitched roofs offsetting the traditional stone and larch clad walls. Set on one level, the property would similarly suit a growing family or those looking to downsize and enjoy the tranquillity of rural living.

Entering the property from the driveway the front door, which is set back under a timber clad veranda, opens into an Entrance Vestibule with grey tile flooring. The Hallway beyond is bright and spacious and leads through to the Open Plan Kitchen Living and Dining Area, which is characterised by large windows on two sides of the room that overlook the garden to the stunning views beyond. High ceilings with attractive open beams, and spotlight feature lighting also give the open plan living area a bright and spacious feeling that is well suited to modern living. A Charnwood stove is set above a slate hearth and adds charm and ambiance. The Kitchen is a stylish area fitted with light grey cabinetry with ample storage on both sides. Integrated appliances include a Lamona hob and dishwasher, and Bosch double ovens.

The Principal bedroom is located at the end of the bright hall and features a large picture window that faces out into the garden and to the countryside views beyond. There is an ensuite shower room, furnished with shower cubicle, basin with vanity storage, corner WC and a heated towel radiator. Two further double bedrooms lead from the hall and offer well-apportioned accommodation. The family bathroom is furnished with a stunning suite that includes a P-shaped bath with shower over, basin, WC and heated towel rail. The bathroom is finished in style, with grey floor tiles and white timber panelling, and grey stone effect wet wall panels.

The Utility Room lies adjacent to the Entrance Vestibule and is furnished with a worktop with sink and storage, and plumbing for a washing machine, as well as a cupboard housing the hot water tank, fuse box and electricity meter.



#### GARDEN:

The large garden surrounding the cottage is a blank canvas that is currently laid to lawn, with stunning views to the Lammermuir Hills and out over the arable fields that abut the grounds. There is a spacious concrete driveway with an additional gravel area for further parking.

#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings -

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### Services

Mains electricity and water, drainage to a shared sewage treatment plant, and underfloor heating powered by a Vaillant air source heat pump. OpenReach have fitted fibre cabling up to the telephone pole beside Grieves Cottage, and there is a duct laid from there to 4 Sheepwash Cottages to enable fibre connectivity.

##### Deed of Conditions

The sellers solicitor is drawing up a Deed of Conditions in relation to the maintenance of the road, sewage treatment plant, etc and further details will be available from the selling agents.

##### Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [townandcountry@rettie.co.uk](mailto:townandcountry@rettie.co.uk)

##### Navigation

Please use the What3Words code [///cured.lime.pure](https://www.what3words.com/#!/cured.lime.pure) to locate the properties.

##### EPC

Band C

##### Local Authority

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

##### Council Tax

The property has yet to be assessed for council tax.

##### 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 & 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.

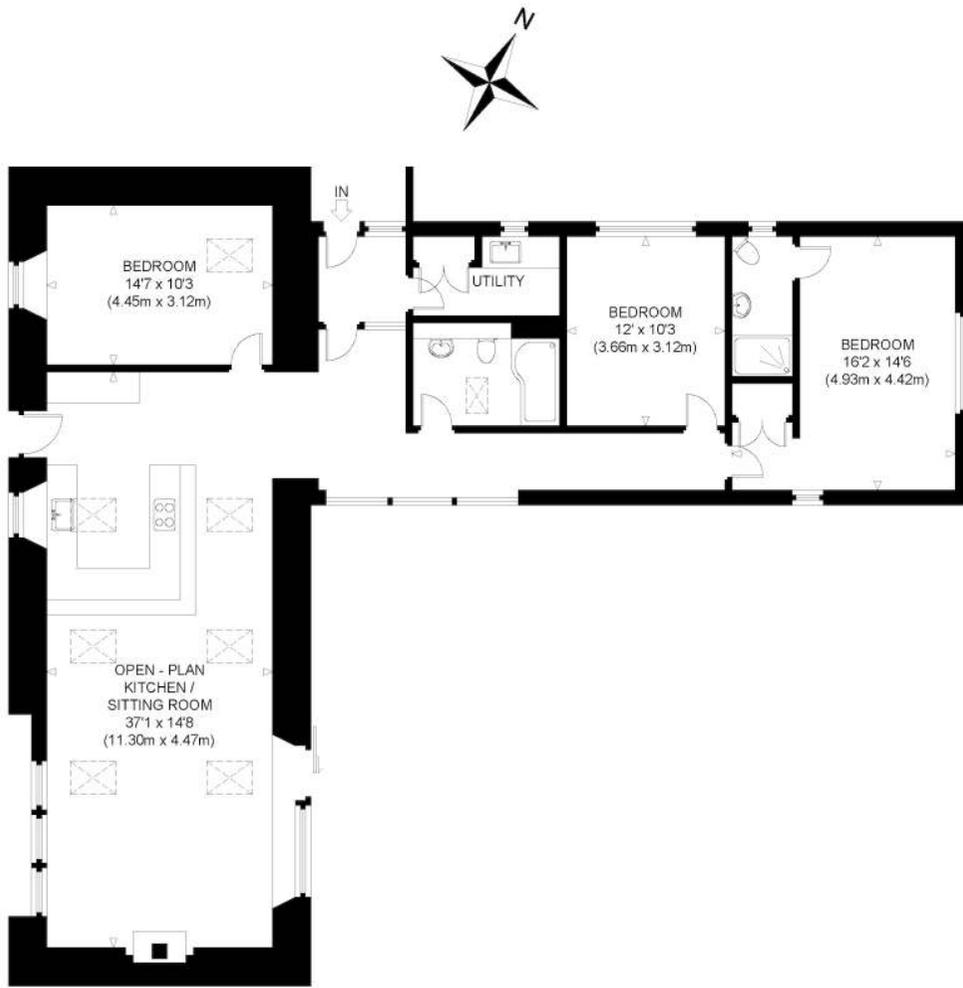
#### Servitude Rights, Burdens & Wayleaves:

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:

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.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1439 SQ FT / 133.7 SQ M

**SHEEPWASH COTTAGES**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1439 SQ FT / 133.7 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**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.