



THE OLD FARMHOUSE

Pencaitland, East Lothian EH34 5DE



The Old Farm

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An attractive period 5/6-bedroom family home situated within the delightful village of Pencaitland, offering beautiful, spacious interiors and a landscaped garden together with a large garden studio

Haddington 6 miles, Edinburgh Bypass 8 miles, Edinburgh City Centre 15 miles (all distances are approximate)

Accommodation:

Ground Floor: Entrance Hall, Dining Kitchen, Dining Room, Conservatory, Snug, Study/Bedroom 6, Rear Hall, Double Bedroom, Shower Room and Utility Room

First Floor: Landing, Drawing Room, Principal Bedroom with Ensuite Bathroom, Two Double Bedrooms, Single Bedroom/Dressing Room and a Family Shower Room

Loft: Floored Loft with Study (Ramsey ladder access)

Garden: Beautifully landscaped gardens surround the property with a stretch of lawn to the rear bounded by mature trees, shrubs and herbaceous borders, together with a large sun terrace.

Garage: Double Garage and private gravelled drive

Outbuildings: Timber Garden Studio, Garden Shed and a Greenhouse

About: 0.36 acres



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Situation

The Old Farmhouse is situated within the pretty conservation village of Pencaitland and benefits from being only 8 miles from the Edinburgh city bypass. The village has a popular pub/restaurant - The Winton, alongside an historic church, a local primary school, post office, petrol station and a convenience store.

The larger market town of Haddington (6 miles) has an excellent range of independent shops and cafes along its characterful high street, alongside a secondary school, two large supermarkets, a recently opened retail park at Gateside, as well as a farmers' market that takes place every month in the town centre.

Private schools in the area consist of The Compass School in Haddington, Loretto School in Musselburgh, Belhaven Hill in Dunbar and a wider variety in Edinburgh.

East Lothian is renowned for its pretty villages, beautiful beaches and a selection of superb golf courses, to include the open championship course at Muirfield in Gullane, alongside Luffness, Archerfield and the Renaissance Club to name but a few.

Pencaitland is well placed to offer a variety of other sporting activities such as hiking in the local Lammermuir Hills, bike riding, horse riding as well as surfing, water sports and sailing along East Lothian's magnificent coastline. In addition, there are excellent walks locally along the old railway network that runs from Carberry to West Saltoun.

Accommodation

The Old Farmhouse, as its name suggests, is the former farmhouse to Wester Pencaitland Farm – the site likely dating back to the era when East Lothian was a leader in Scottish farming, with many steadings dating from the 17th and 18th centuries. The original part of the house, of pretty sandstone construction under a slate roof, showcases elements of this history with attractive period features to include ornate cornicing, moulded ceiling roses, astragal glazed windows and slightly lower door frames that add an element of charm. The house has subsequently been extended in later years and now offers a fantastic family home with flexible accommodation across two floors.



The large dining kitchen boasts stylish wall and floor mounted units together with various integrated appliances to include an induction hob, oven with separate warming drawer, microwave, dishwasher and a tall larder fridge. The sink has been fitted with a waste disposal InSinkErator and there is plenty of room for a table and chairs to the centre. Off the kitchen is a cosy snug with a fireplace, integrated cupboard and a charming corner window overlooking the rear terrace.

There is a further formal dining room with a door leading through to the stunning conservatory, which has ample space for both a seating and a dining area, alongside two sets of French doors out to the garden terrace - making this a wonderful reception room for entertaining. Adjacent to the dining room is a large study with custom-built desk and bookcase, however this room could also be utilised as a 6th bedroom if required.

Within the extension, there is separate side door access that leads into a rear hall that has been fitted with well designed integrated store cupboards for coats and outdoor equipment. There is a spacious ground floor double bedroom that benefits from French windows out to the garden terrace alongside a modern shower room adjacent. The utility room has a range of stylish wall and floor mounted units similar to the kitchen, with a dual Belfast sink, ceiling pulley rack, condensing combi boiler and space for both a washing machine and tumble drier.

Ascending the stairs to the first-floor landing, there are French doors midway that lead out to steps down to the garden terrace. The bright and spacious drawing room benefits from triple aspect windows alongside a fireplace with a woodburning stove. The principal bedroom is situated in the extended part of the house and benefits from integrated wardrobes alongside a beautifully spacious ensuite bathroom that includes a standalone bath, large walk-in shower, wash basin and WC. The bedroom has been sympathetically created to incorporate similar ornate corning and a ceiling rose in-keeping with the period features throughout the rest of the house.

There are two further double bedrooms as well as a single bedroom that is currently being utilised as a dressing room. A modern family shower room and a dressing area with integrated wardrobes on the landing then complete the accommodation on the first floor. A floored loft with a study area can be accessed from the landing via a Ramsey ladder.

Garden

The gardens surrounding The Old Farmhouse are a real feature of the property, including a stretch of lawn to the rear interspersed by a variety of mature trees, shrubs and herbaceous borders. A large patio terrace incorporates a delightful metal framed pagoda alongside a pond and various water features that provide an ambient trickle of water to relax to. There are several seating areas to enjoy alfresco dining, with direct access from both the conservatory and the ground floor bedroom, as well as the stairs.

To the front of the property, a small pedestrian gate leads from the driveway to a further gravelled terrace leading to the front and side doors, with gate access around the back to the rear terrace. The perimeter boundary is demarcated by a mixture of stone walls and tall mature hedging, making the garden feel particularly private.

Outbuildings



To the base of the garden are two large timber garden sheds with pitched roofs, windows and supplied with electricity. One is currently being utilised as a music studio, but could easily be transformed into a home office, and the other is being used as a garden shed. There is also an attractive stone, painted timber and glazed greenhouse with finials to the pitched roof that is supplied with electricity.

Garage

A private gravelled driveway provides parking for several cars in front of a double garage with electric doors and a workshop to the interior. A pedestrian door provides direct access from the patio outside the side door of the house.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the brochure are included in the sale. The sale will include all integrated kitchen appliances, the tumble drier, the tall freezers in the garage, the desk and bookcase in the study and the majority of curtains and light fittings. Some curtains and light fittings will be retained by the client.

Drive

The drive leading from the road up to the garden boundary between Neep Cottage and The Old Farmhouse is shared between both properties (1/2 share). The small area of drive at the entrance from the road is shared between five properties (1/5 share). The drive outside the garage is privately owned by The Old Farmhouse.

Garage

Note there is a 1-bed mews flat situated above the double garage which is privately owned but with separate access from another lane to the east end of the building (not in view of The Old Farmhouse).

Services

Mains gas, electricity, water and drainage with a combi gas condensing boiler

Viewing

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

What3Words

For navigation, the What3Words address is [///present.uttering.simulates](https://www.what3words.com/present.uttering.simulates)

EPC – 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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

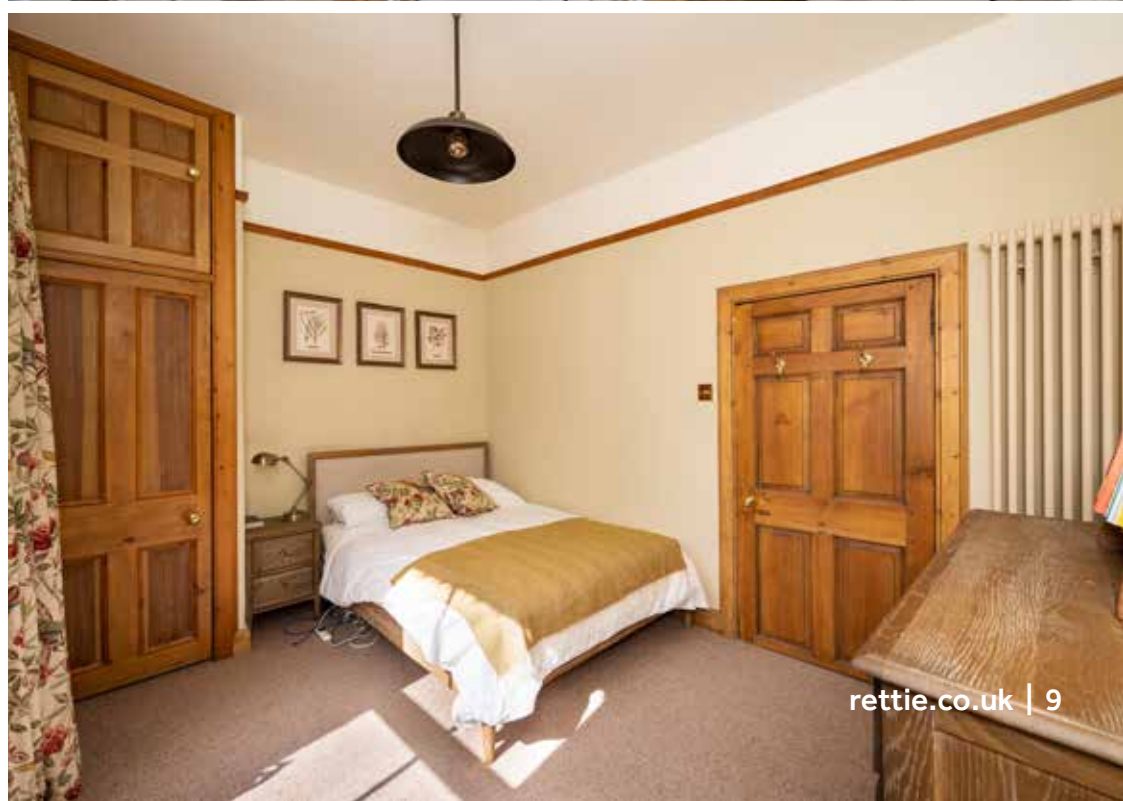
Proof and Source of Funds/Anti Money Laundering

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.

Misrepresentations





1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

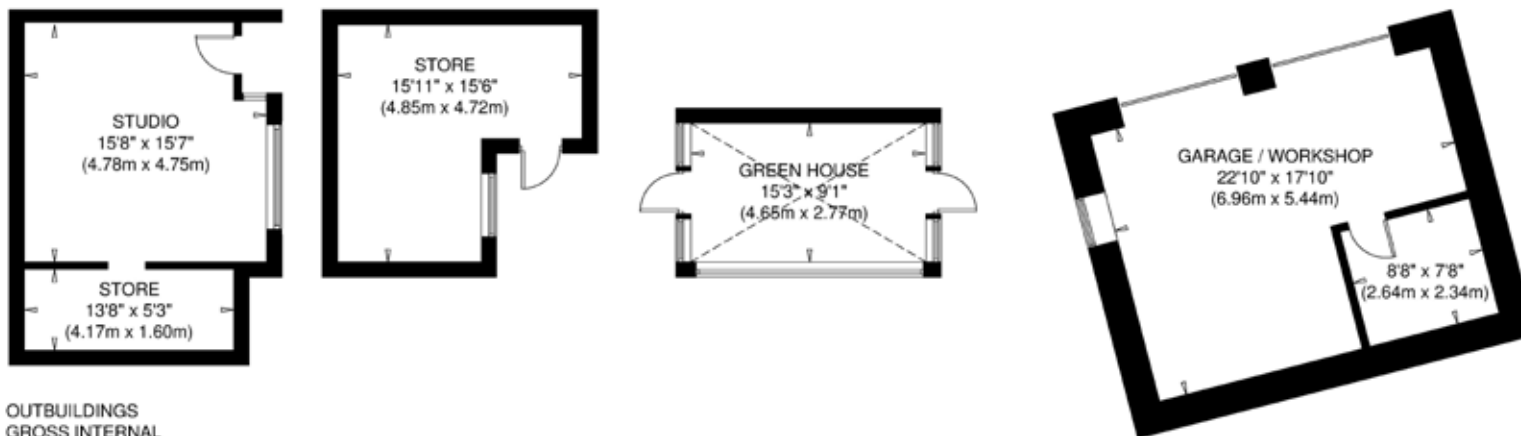
Rettie & Co, their clients and any joint agents give notice that:

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.

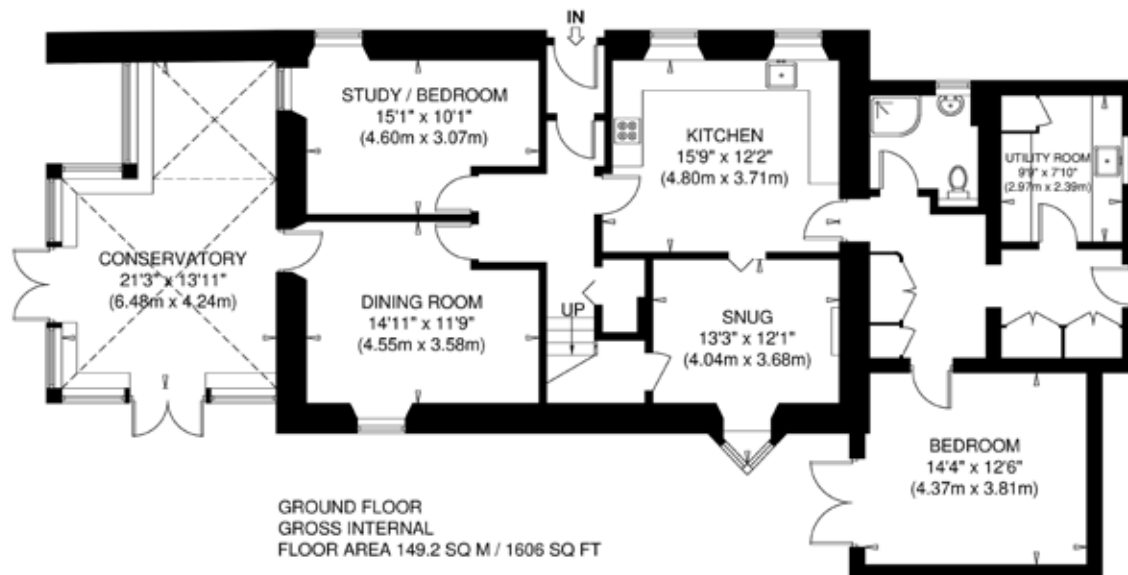
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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 especial 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.

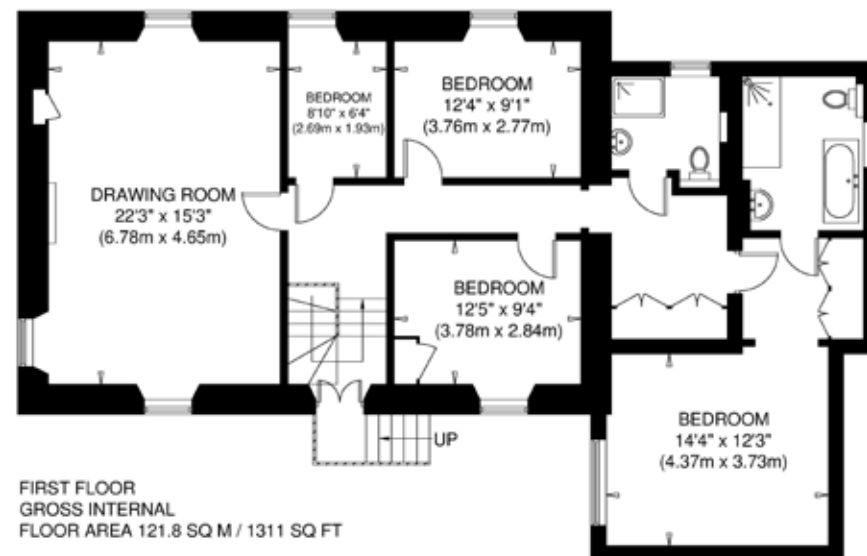




OUTBUILDINGS
GROSS INTERNAL
FLOOR AREA 98.6 SQ M / 1061 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 149.2 SQ M / 1606 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 121.8 SQ M / 1311 SQ FT

THE OLD FARMHOUSE, PENCAITLAND
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 271.0 SQ M / 2917 SQ FT
OUTBUILDINGS = 98.6 SQ M / 1061 SQ FT
TOTAL = 369.6 SQ M / 3978 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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