



BEACONSFIELD

37 Broomieknowe, Lasswade, Midlothian EH18 1LN



BEACONSFIELD

37 Broomieknowe, Lasswade, Midlothian EH18 1LN

A charming 5-bedroom detached family home situated on one of the most desirable streets in Lasswade, with a spacious rear extension/annex, stunning garden and far-reaching views of the Pentland Hills

Loanhead 2 miles, Dalkeith 2.5 miles, Edinburgh City Centre 8 miles, Edinburgh Airport 13 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Dining Room, Study/Playroom, Breakfast Room, Kitchen, Utility Room and WC

Adjoining Annex: Living Room, Bedroom and Shower Room

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Three Further Double Bedrooms and a Family Bathroom

Garden: Beautiful gardens reside to the rear with areas of lawn interspersed by colourful herbaceous borders, mature trees and shrubs, with an enclosed tarmac drive to the front

Outbuildings: Twin Garages, Coal Shed, Timber Summerhouse, Timber Shed & Glazed Greenhouse, Timber Woodstore and a Painted Timber Garden Store

About: 0.38 acres



BEACONSFIELD

37 Broomieknowe, Lasswade, Midlothian EH18 1LN



Situation

Beaconsfield occupies a delightful position within the Broomieknowe Conservation Area – a scenic, semi-rural location within the small thriving town of Lasswade. The area is renowned historically for its large villas for those involved in the local paper mills throughout the 18th and 19th centuries, and now the location makes it ideally positioned to enjoy the best of country living whilst still within commuting distance of Edinburgh.

There are beautiful walks in the immediate vicinity with nearby Springfield Mill being a site of special wildlife interest, and the Dalkeith to Penicuik path is less than a mile away which offers beautiful and safe walking and cycling routes. In addition, the country parks at Dalkeith, Vogrie and Roslin all provide further outdoor amenities together with vibrant café restaurants and adventure playgrounds for young children. Lasswade Riding Stables is less than 2 miles away and there is a popular racecourse at Musselburgh. The Pentland Hills offer further picturesque hiking routes and the Midlothian Snow Sports Centre is located nearby at Hillend. The beautiful villages and beaches of East Lothian are all within close proximity providing wonderful water sports and sailing facilities. For golfing enthusiasts, there are a number of excellent golf courses in the area to include Kings Acre, Broomieknowe and Melville, as well as the renowned links courses throughout East Lothian.

Respected state schools within the catchment area include Lasswade Primary and Lasswade High School, and there is a school bus service that runs locally to the independent schools of George Watson's College in Edinburgh and Loretto School in Musselburgh. Other excellent independent schools within Edinburgh include Merchiston Castle, Fettes College, George Heriot's and the Edinburgh Academy.

Lasswade is within easy reach of the city bypass by car as well as Edinburgh Airport and the motorway links north, south and west. The area is well served by a local bus service to include Straiton Park and Ride, whilst Eskbank Train Station is circa 2 miles away. There is local shopping in Bonnyrigg and Lasswade together with Straiton Retail Park offering a wider array of national retail outlets.



Description

Beaconsfield is an exceptionally charming, detached family home that exudes the quintessential 'picture-postcard' qualities that so many look for in their forever home. Situated towards the end of a no-through lane, the position of Beaconsfield is exceptionally peaceful with stunning views towards the Pentland Hills.

Of attractive, sandstone construction under a slate roof, the original single-storey house was built in 1832 but was extended in 1932 to create the first floor. The current owners further extended the home in 2006 to create a fabulous annex which is sympathetically in-keeping with the rest of the home. Directly adjoining the kitchen, the extension can be utilised either as additional living space, or it could function as a separate 1-bedroom annex as desired.

The house boasts many attractive period features to include open fireplaces, astragal glazed windows, dado picture rails and ornate corning, with the added benefit of every room in the original part of the house featuring dual aspect windows which allow through plenty of natural light. The front door opens into an entrance vestibule with a black and white tiled floor and mullioned windows, allowing space for storing coats and outdoor equipment together with a door to a WC. The inner hall then provides access to all the principal rooms on the ground floor.

The sitting room benefits from a central open fireplace, wooden floors and a dado picture rail, as well as twin windows overlooking the garden. One window combines as a door that leads directly out to a patio, and another glazed door enters the conservatory. Of dwarf wall and glazed construction, the conservatory offers a wonderful space to relax, with two sets of French doors to the front and rear that lead out to the garden as well as the rear gate to the drive. The sitting room and conservatory combination creates a wonderful space for entertaining with combined access between the rooms and garden.

The spacious study adjacent could also be utilised as an additional reception room and benefits from integrated bookcases around a central open fireplace. The dining room features an open fireplace and ornate corning above the dado picture rail, with twin panelled doors leading into the breakfast room, which also has an additional entrance from the hall. Within the breakfast room there is ample space for a kitchen table in front of a large fireplace that features a gas-fired woodburning stove.

The adjacent kitchen has a range of wall and floor mounted units with Corian worktops, a 2-oven gas-fired AGA and plumbing for a dishwasher. There is a rear door out to the drive as well as doors through to the utility room and the adjoining annex within the extended part of the house. The spacious utility room benefits from further wall and floor mounted units together with a large American style fridge freezer and plumbing for a washing machine and tumble drier. A glazed door leads out to a gravelled patio/barbeque area and there is a large walk-in pantry with integrated shelving.







The annex is currently used as an extension to the main house and combines an exceptionally spacious living room with integrated cupboards and windows overlooking the drive, together with a double bedroom and a large shower room. The sitting room and bedroom have been constructed to include gas, electricity and drainage connections so that it could be converted to include a kitchen if a separate, self-contained annex was required. Although the annex is accessed directly from the kitchen, it also benefits from a rear door to the garden as well as French doors out to the drive – which could provide a separate main entrance if necessary.

Returning to the hall, stairs ascend to the first-floor landing which, in turn, provides access to four further double bedrooms which all benefit from dual aspect windows and integrated storage. The principal bedroom incorporates a spacious ensuite shower room, but all three front bedrooms boast beautiful views over the garden to the Pentland Hills in the distance. A family bathroom completes the accommodation on the first floor with a shower over bath, wash basin and WC.

A hatch in the front bedroom provides access via a Ramsay ladder to a partly floored loft that provides additional storage.

Garden

The established gardens are a particular feature of Beaconsfield with beautifully manicured lawns interspersed by colourful herbaceous borders, mature trees and shrubs. Of particular note is an elegant Walnut tree which has been documented as being one of the finest specimens throughout Scotland. Well maintained pathways meander through the different areas of garden with an attractive pergola alongside timber and rope climbing frames for trailing plants. A mini orchard resides to one corner to include apple, pear, plum and crab-apple trees, whilst a well that provided water to the house throughout the 19th century creates a distinctive feature in front of the walnut tree. A large, gravelled patio/barbeque area resides to one side of the house whilst a circular paved terrace in front of the house provides an additional garden seating area.



A tarmac drive is accessed through double gates from Broomieknowe lane which provides off-street parking for two or more vehicles. There is unrestricted roadside parking outside the property with a separate pedestrian gateway that leads into the drive. Attractive stone wall planters demarcate the edge of the driveway, with steps leading down to the front door and a patio pathway around the house that provides additional seating areas to enjoy the morning sun. The perimeter boundary is enclosed by a combination of stone walls, timber fencing and mature hedgerows making it feel incredibly private as well as fully secure for those with children and pets.

Garage & Outbuildings

There are twin garages supplied with electricity that have vehicle access from the street as well as pedestrian access from the drive; one of which benefits from a workshop area to one side and a sunken mechanic pit. A former coal store resides next door which is now used for storage.

There are various timber outbuildings within the garden to include a summer house, two garden sheds, a glazed greenhouse and a woodstore, all of which provide ample garden storage throughout.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the brochure will be included in the sale. The sale will include all integrated appliances, carpets, blinds, curtains and light fittings.

Services:

Mains electricity, water, gas and drainage, with a fully functioning alarm system throughout the home

Viewing:

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

Directions:

For the purposes of Satellite Navigation, the postcode for the property is EH18 1LN

EPC: Band E

Local Authority:

Midlothian Council, Midlothian House, 40-46 Buccleuch Street, Dalkeith EH22 1DN, Tel: 0131 270 7500

Council Tax: Band G

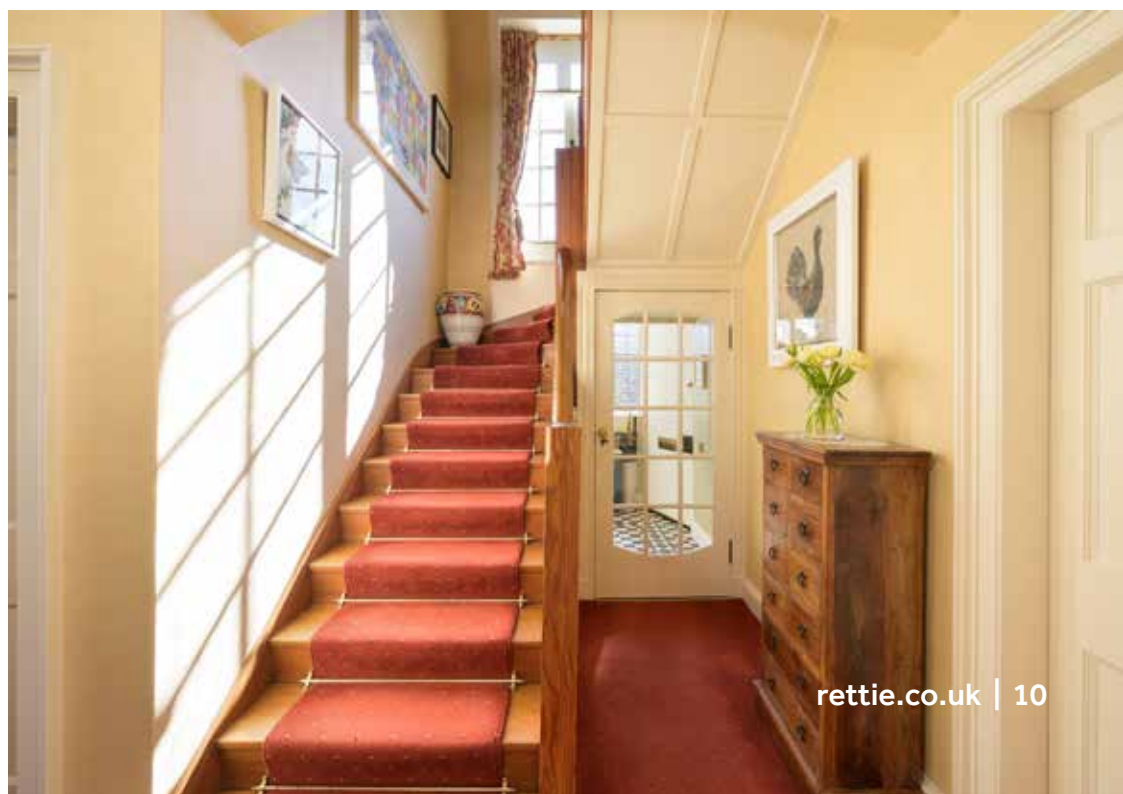
Entry and Vacant Possession:

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 & 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:

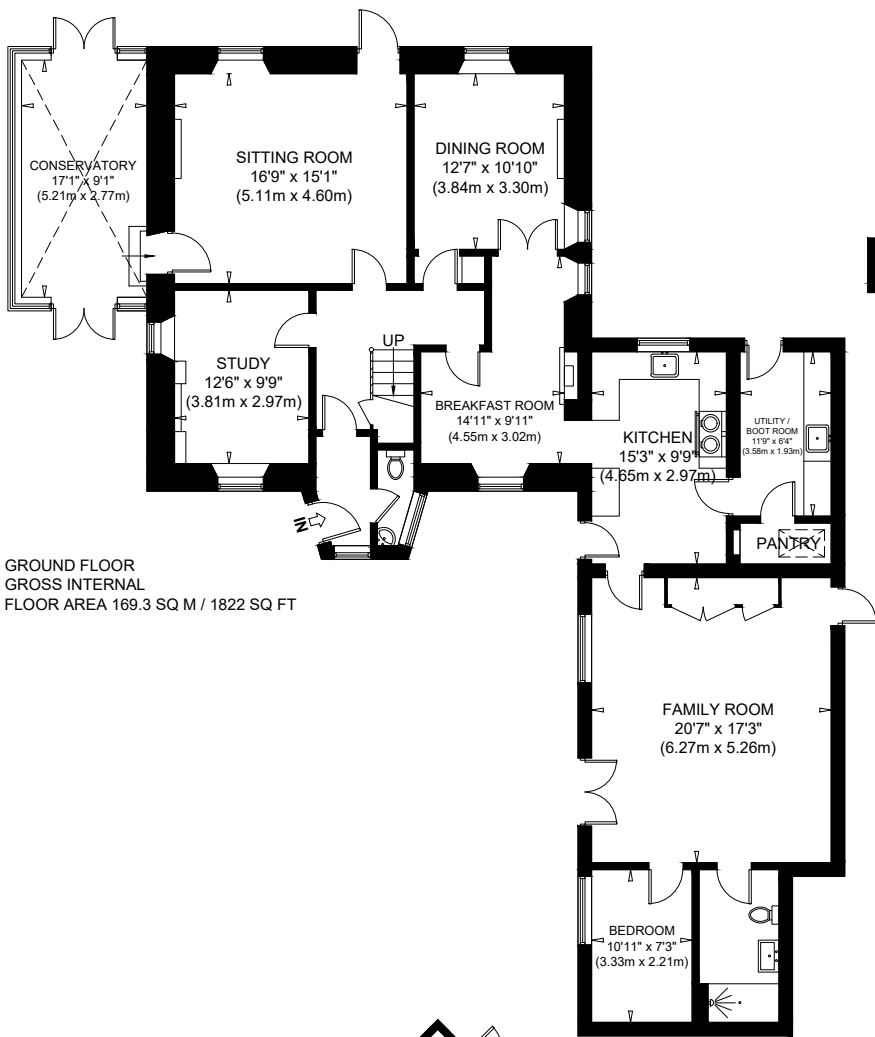
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

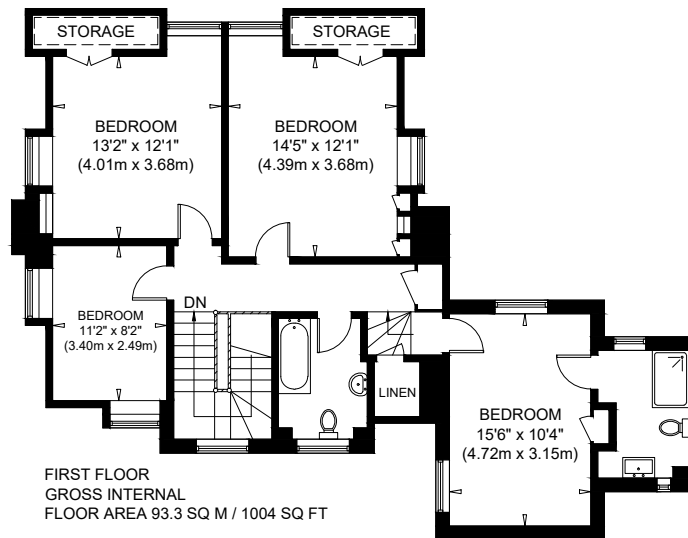
Rettie & Co, their clients, and any joint agents give notice that:

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.

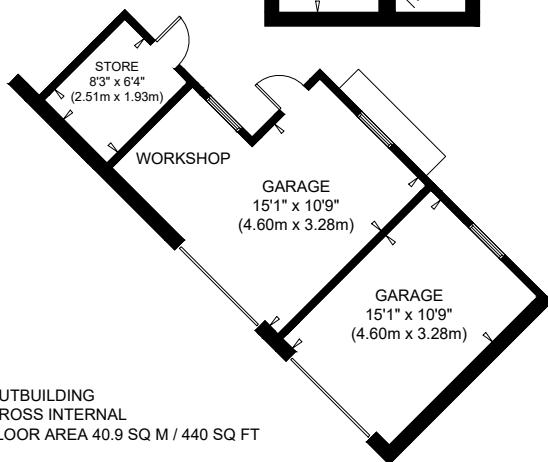




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 169.3 SQ M / 1822 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 93.3 SQ M / 1004 SQ FT

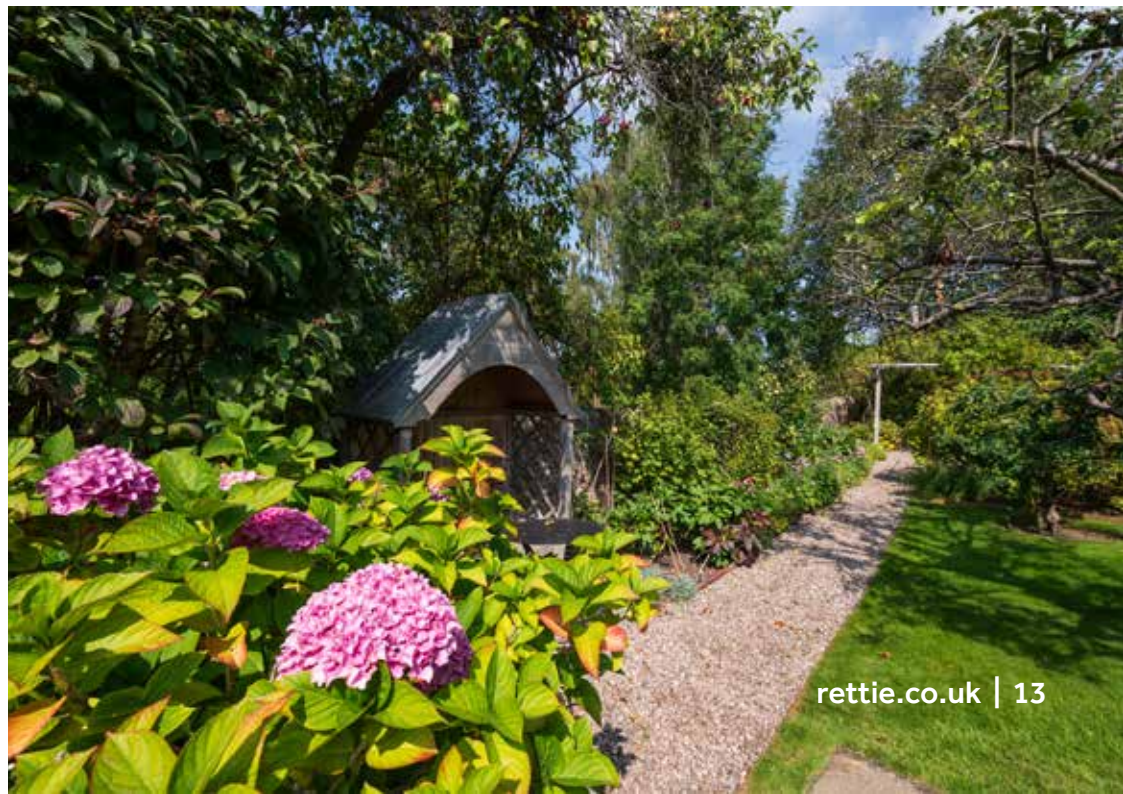


OUTBUILDING
GROSS INTERNAL
FLOOR AREA 40.9 SQ M / 440 SQ FT

BEACONSFIELD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 262.6 SQ M / 2826 SQ FT
OUTBUILDING = 40.9 SQ M / 440 SQ FT

TOTAL = 303.5 SQ M / 3266 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk







RETTIE

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