



LEMPOCKWELLS HOUSE

Pencaitland, East Lothian EH34 5EW



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Lempockwells House, Pencaitland, East Lothian EH34 5EW

An attractive Georgian 6-bedroom family home situated close to the delightful conservation village of Pencaitland, offering spacious accommodation with a large garden and the availability of an additional 4-acre paddock

Pencaitland 1 mile, Haddington 7 miles, Edinburgh Bypass 9 miles, Edinburgh City Centre 16 miles

Summary of Accommodation:

Lot 1 – House & Garden

Ground Floor: Entrance Hall, Drawing Room, Dining Room, Dining Kitchen, Snug, Rear Hall, Utility Room, Boot Room and a Cloakroom

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

Garden: Spacious garden grounds surround the property, mainly laid to lawn with an enclosed walled garden to the west that has colourful herbaceous borders and a patio terrace.

Outhouses: Cart shed/garage, woodshed, dog kennel and summerhouse

About: 2.06 acres

Lot 2 – Grass Paddock

A grass paddock extending to circa 4 acres resides to the south of the property



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Situation

Lempockwells House is situated close to the pretty conservation village of Pencaitland and benefits from being only 9 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 (7 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 New, 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

Lot 1 – House & Garden

Lempockwells House is a traditional B-Listed Georgian 6-bedroom farmhouse, built circa 1804 of stone construction under a slate roof. The spacious interiors offer some lovely period features to include ornate cornicing, open fireplaces, astragal glazed sash windows with working shutters and hardwood floors.

The approach from the road is through a stone pillared entrance and along a tree lined avenue that terminates into a gravel driveway in front of the house. The front door opens into a period tiled entrance hall that provides access to all the principal rooms on the ground floor.

The spacious dual aspect drawing room benefits from a central open fireplace together with twin Edinburgh press cupboards, ornate cornicing and French doors that lead out to the west facing walled garden with a patio terrace – making this a lovely room for entertaining. Adjacent is the dual aspect dining room that also boasts egg & dart dentil cornicing with similar designed fire surround above a gas fireplace.



The large dining kitchen is situated to the rear of the property and benefits from a range of wall and floor mounted units together with various integrated appliances such as a three-oven electric AGA, tall fridge and dishwasher. There is ample space for an 8-seater+ dining table to the centre of the room, and a walk-in pantry offers further wall and floor mounted units together with space for a large American style fridge freezer.

A cosy snug/playroom next to the kitchen boasts an open fireplace with a hatch through to the kitchen, and the rear hall leads towards the back of the house where there is a spacious utility room offering a range of floor and wall mounted units together with twin Belfast sinks, a ceiling pulley rack and space for a washing machine and tumble drier. The boot room at the end of the corridor benefits from integrated coat/shoe racks with storage cupboards that house a secure gun cabinet alongside a door out to the rear courtyard. A cloakroom with a WC as well as an under stairs storage cupboard completes the ground floor accommodation.

From the entrance hall, stairs ascend to the first-floor landing with several integrated cupboards for storage. The dual aspect principal bedroom overlooks the south facing front lawn, with open views towards the Lammermuir Hills, alongside a range of integrated wardrobes and a spacious ensuite bathroom. There are five further large double bedrooms, one with an ensuite shower room, together with a bright family bathroom consisting of a corner shower, separate bath, WC and wash basin. A hatch in the bathroom ceiling provides access to the loft.

Garden

Lempockwells House boasts a beautiful, large garden with a south facing lawn to the front of the property with open views over the adjacent paddock towards the Lammermuir Hills. A walled garden resides to the west of the house with colourful herbaceous borders, mature trees and shrubs alongside an octagonal summer house to one corner and a patio terrace for alfresco dining with direct access from the drawing room. To the rear of the property is a courtyard with access to a garage/cart shed, a lean-to woodshed and a timber dog kennel.

An attractive tree lined drive leads from the road to the gravel driveway in front of the house with parking for several cars. An electric car charger has been fitted to the external side of the house.

Lot 2 - Paddock

A well fenced 4-acre grass paddock resides to the front of the house, beyond the front lawn, and benefits from a water trough, with direct access through a gateway to the edge of the garden as well as a gateway to the road.

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.

Services

LPG Gas central heating (tank in garden) with mains electricity and water alongside private drainage via a septic tank.

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 EH34 5EW

EPC

Band F

Local Authority

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

Council Tax

Band G

Environmental Stipulations

Lempockwells House is category B Listed – a building of architectural and historic interest

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.

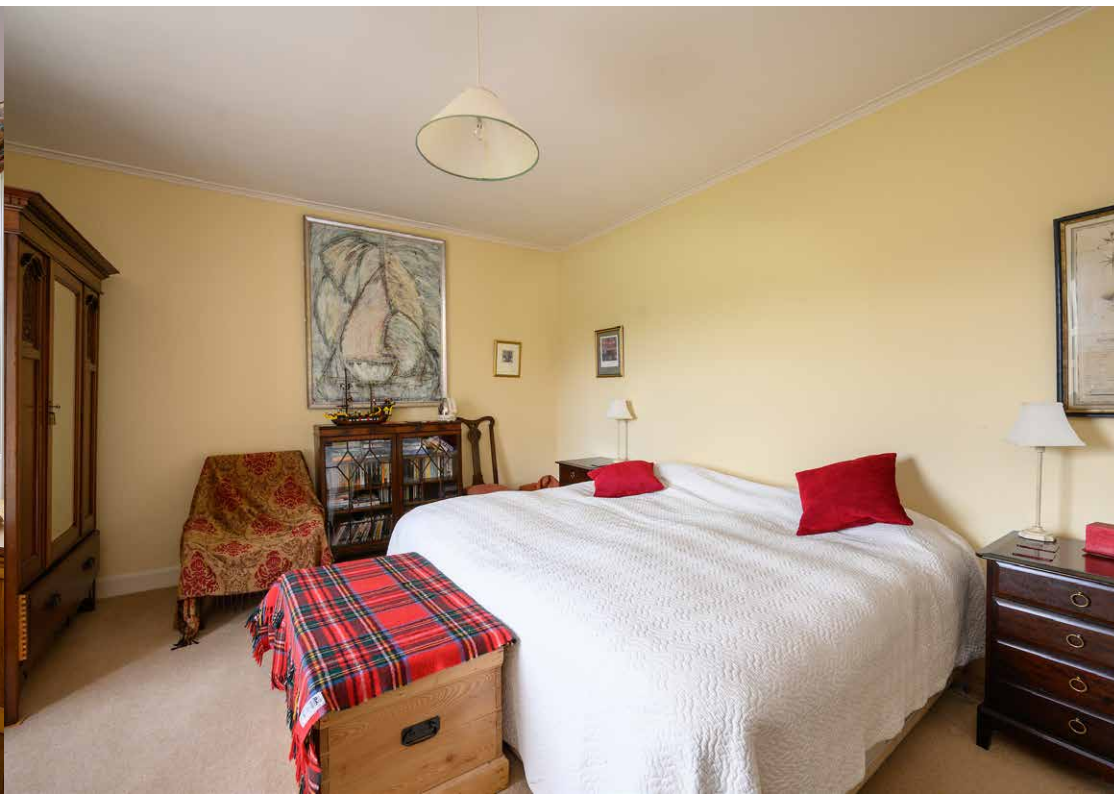
Websites and Social Media

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:

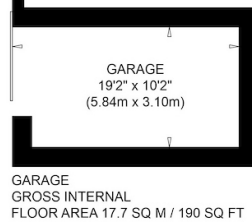
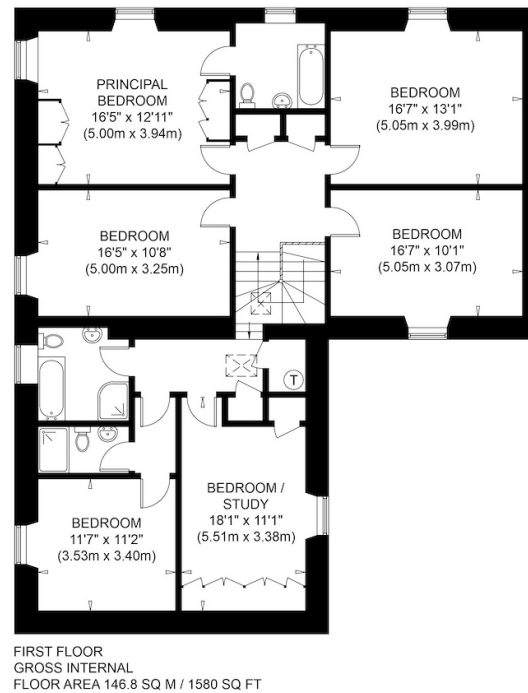
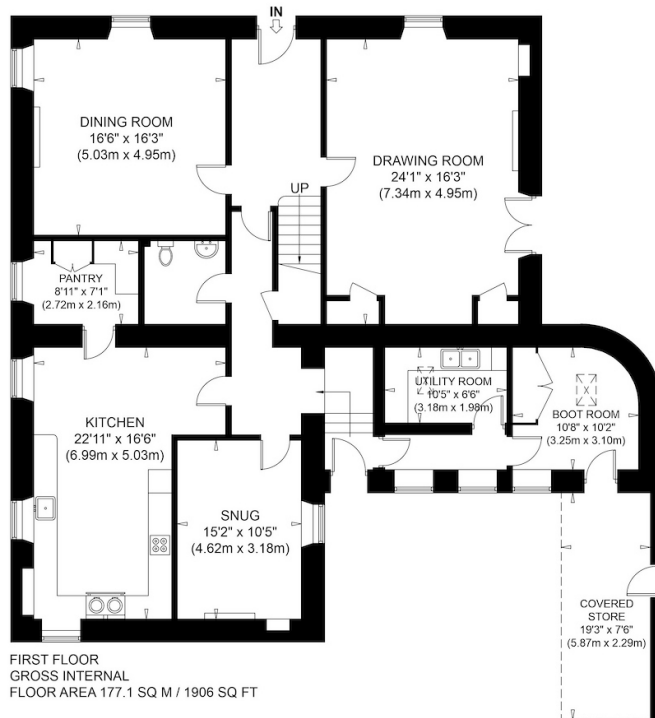
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.

Photos:

Please be aware the external garden images were taken in June 2024.







LEMPOCKWELLS HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 323.9 SQ M / 3486 SQ FT
 GARAGE AREA = 17.7 SQ M / 190 SQ FT
 TOTAL AREA = 341.6 SQ M / 3676 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