



GLENARROL FARM

Ballencrieff, Longniddry, East Lothian, EH32 0PJ.



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A charming and secluded farmhouse set within approximately 7 acres, offering a wealth of versatile outbuildings. These include a well-equipped stable block with loose boxes, a hay barn, dedicated kennelling, and a substantial barn with additional loose boxes. Ideally positioned, the property enjoys a peaceful rural setting while remaining within easy reach of Longniddry's amenities and offering convenient commuting access to Edinburgh.

Longniddry 3.3 miles, Gullane 4.7 miles, North Berwick 7.6 miles, Edinburgh 17.3 miles, Edinburgh Airport 25.9 miles (All distances are approximate).

Accommodation

Ground Floor: Entrance Vestibule, Kitchen – Dining Room, Sitting Room, Conservatory, Principal Bedroom with En Suite Shower, Bathroom and Two Hall Cupboards.

First Floor: Landing, Two Double Bedrooms.

Garden: A beautiful garden wraps around the house on three sides, predominantly laid to lawn with colourful herbaceous borders and specimen trees.

Outbuilding: A large hay barn, with adjoining workshop with electricity.

Stable Block: A hardstanding area with 6 loose boxes, tack room and additional store.

Barn: A substantial barn with hardstanding, water, electricity, 5 loose boxes and turnout pen.

Kennels: 12 Kennels with electricity, heat lamps and an external run.

Paddocks: 3 large grass paddocks extending to approximately 5.9 Acres, with two smaller turnout paddocks extending to approximately 0.23 Acres.

About: 7 Acres



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Situation:

Ballencrieff and nearby Longniddry enjoy a highly desirable East Lothian setting, combining peaceful countryside surroundings with excellent local amenities and connectivity. Longniddry offers a range of everyday conveniences including a Co-op supermarket, local shops, cafés, and a well-regarded golf course, while further retail and leisure options can be found in nearby Gullane, North Berwick and Haddington. The area is particularly appealing for outdoor enthusiasts, with beautiful coastal walks, beaches, and open farmland all within easy reach. Commuters benefit from Longniddry railway station, providing regular services to Edinburgh in around 20 minutes, as well as convenient access to the A1 for travel by car. Schooling is well catered for, with Longniddry Primary School serving the village and Preston Lodge High School in nearby Prestonpans, alongside a selection of respected private schooling options within commuting distance. Overall, the location offers an attractive balance of rural charm and modern convenience.

General Description:

Glenarrol Farm is approached via a shared access road leading to a private driveway, with parking provided to the side of the house. Glenarrol Farm is an attractive detached property, set centrally within its generous grounds. The house features a rendered façade beneath a traditional slate roof, with a timber porch opening into a practical boot room. A glazed door leads through to the welcoming entrance hall, which provides access to the principal ground floor.

The kitchen is well-appointed with a range of wall and base units and includes an oven and twin Belfast sinks positioned to enjoy views over the garden. An alcove opens into a charming dining/sitting area overlooking the front garden. Adjoining the kitchen, double doors lead into a bright conservatory, flooded with natural light and offering delightful views across the surrounding gardens, with direct access outside. From the dining area, double doors open into the formal sitting room.

Adjacent to the kitchen is a useful utility room/pantry, while the entrance hall benefits from large built-in cupboards providing excellent storage. The formal sitting room is generously proportioned and bathed in natural light from a large bay window overlooking the garden. It features an open fireplace with a tiled surround, and double doors open directly onto a patio and garden beyond.



Opposite the sitting room lies the principal double bedroom with garden views, complete with open alcove shelving and an en suite shower room fitted with a shower, WC and wash hand basin. Completing the accommodation on the ground floor is a bathroom fitted with a bath with electric shower over, WC and wash hand basin, along with two linen cupboards offering additional storage.

From the inner hall a staircase rises to the first-floor landing, giving access to two further double bedrooms - one enjoying garden views and the other views across to Fife.

Garden:

The gardens wrap around the house on three sides and are predominantly laid to lawn, interspersed with mature shrubs, trees and herbaceous borders. A striking pink cherry tree and a large eucalyptus add seasonal colour and structure.

Outbuilding:

An old mill, currently used as a hay barn and for lorry parking, includes an adjoining workshop with electrics.

Stable Block:

A hardstanding area leads to a stable block comprising six loose boxes, a tack room and storeroom.

Barn:

Behind the mill sits a substantial barn, partially brick-built with a corrugated roof with hardstanding, electrics and water, offering 5 further loose boxes, a large internal turnout space with water trough, and access to the paddock via large double doors.

Kennels:

Adjacent to the barn are 12 kennels with an outdoor exercise area. The Kennels have electricity and heat lamps.

Paddocks:

The grounds also include three large turnout paddocks extending to approximately 5.9 Acres with water troughs, along with two smaller paddocks extending to approximately 0.23 Acres beside the stable block.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH32 0PJ.

Fixtures and Fittings

A static caravan, located to the side of the mill, is included in the sale.

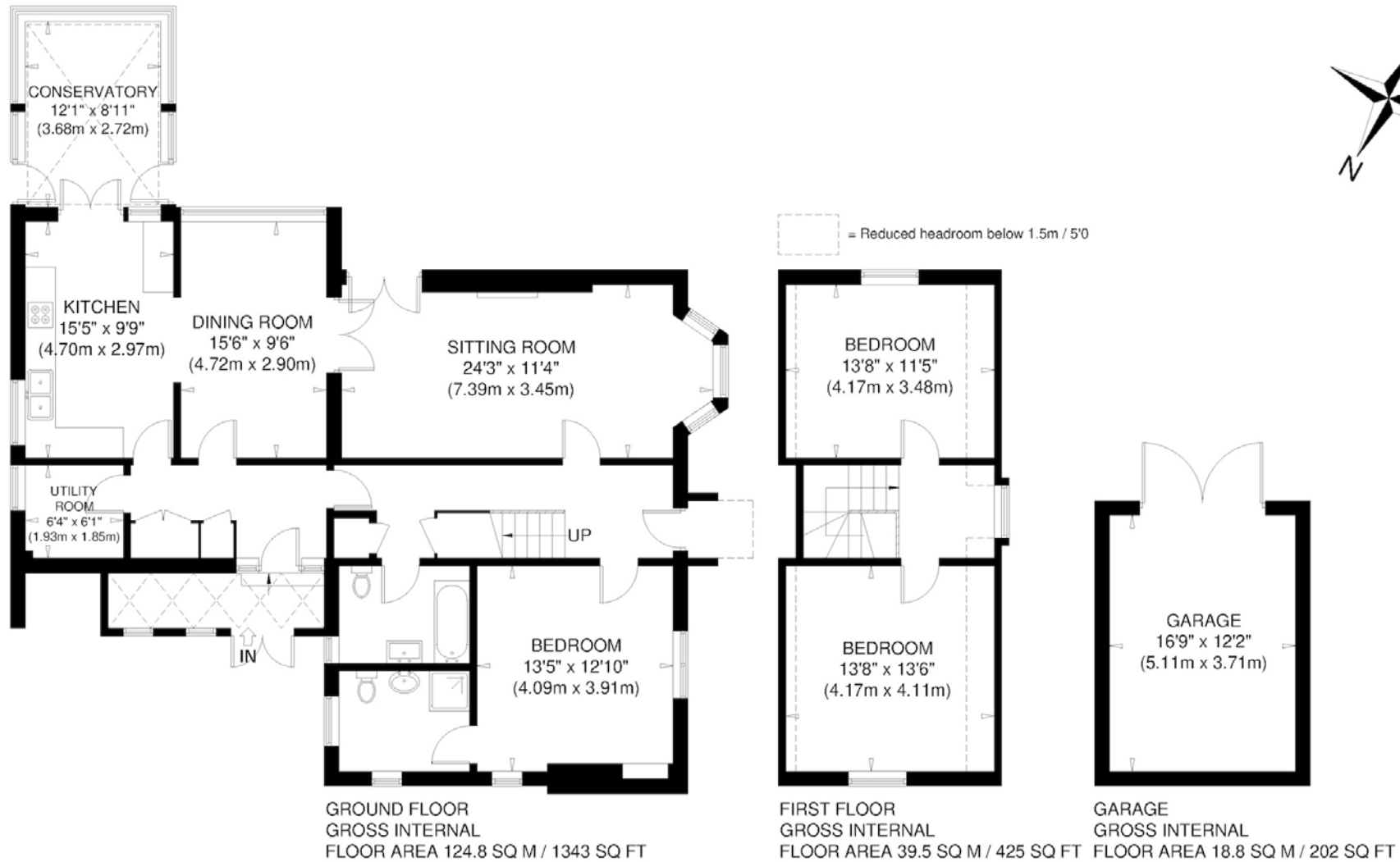
Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.









GLENARROL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 164.3 SQ M / 1768 SQ FT

GARAGE AREA = 18.8 SQ M / 202 SQ FT

TOTAL AREA = 183.1 SQ M / 1970 SQ FT

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

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Services

Electric heating, drainage to septic tank, mains electricity and mains water supplied by private pipe.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.
Tel: 01620827827

Council Tax

Band E

EPC Rating

Band F

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.

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.





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