



THE OLD MILL

Whittingehame, East Linton, East Lothian EH41 4QB



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A charming detached 3-bedroom cottage that was originally a former grain mill, requiring renovation but offering superb potential and situated within a large garden plot overlooking open meadows, with a garage and outhouses

East Linton 5 miles, Haddington 6 miles, Dunbar 8 miles, North Berwick 11 miles, Edinburgh city centre 25 miles (all distances are approximate)

Summary of Accommodation

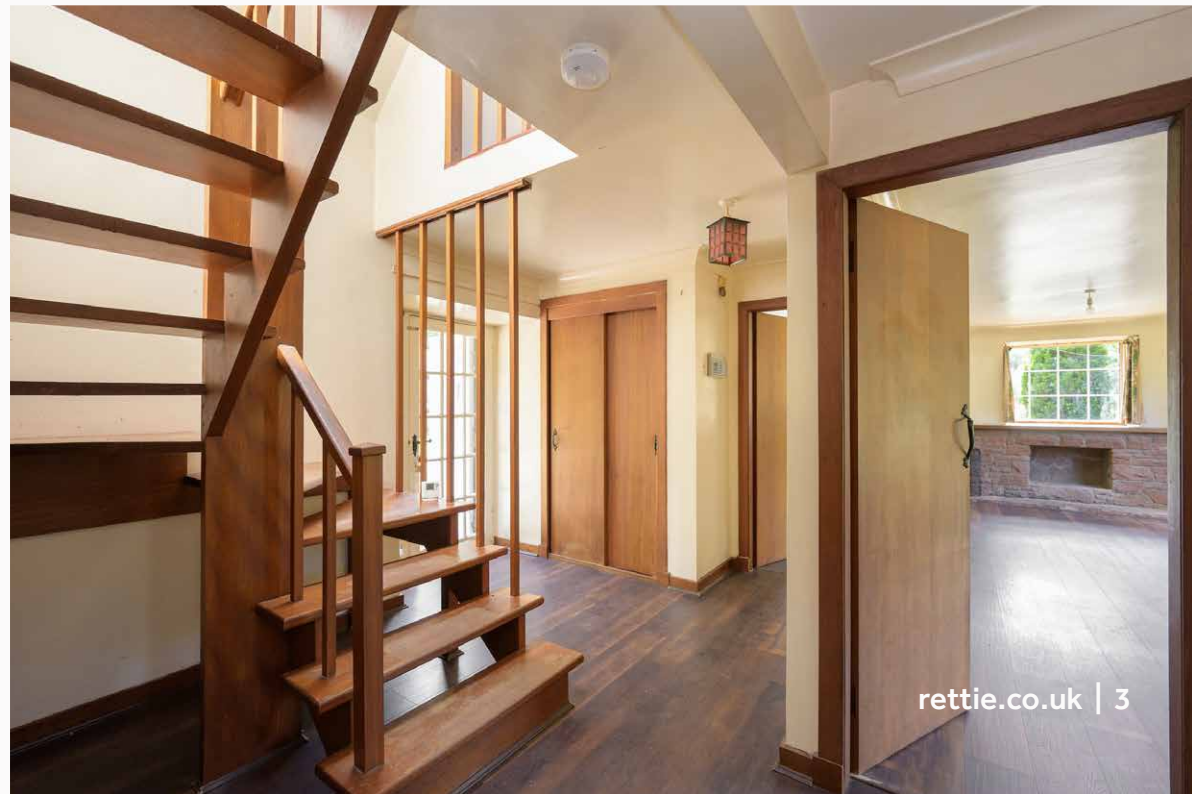
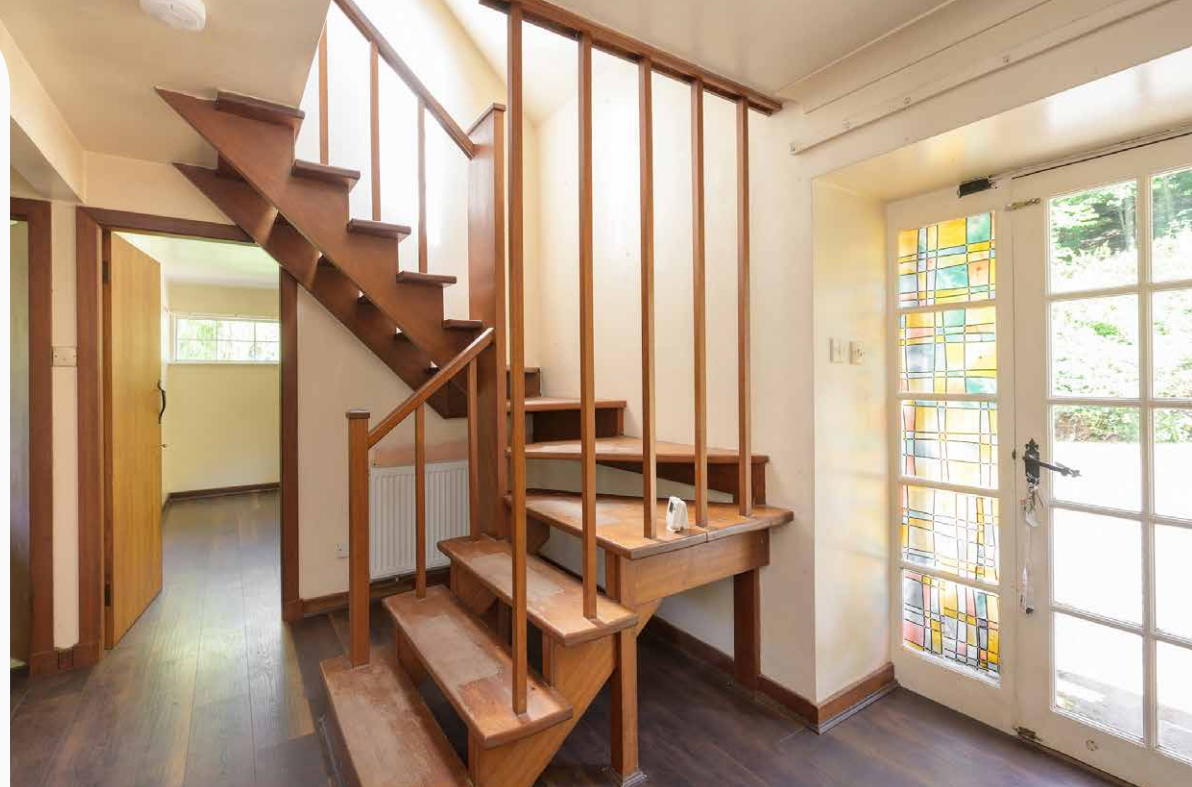
Ground Floor: Entrance Vestibule, Entrance Hall, Living Room, Kitchen, Dining Room/Study/Bedroom 3 and a Family Bathroom

First Floor: Landing, Two Double Bedrooms and a WC with Wash Basin

Garden: Large garden plot extending to 0.5 acres to include a driveway surrounded by lawns, a patio, rock gardens, an orchard and a small pond.

Garage & Outbuildings: Large single garage with an adjacent barn/store and a rear potting shed

About 0.5 acres





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Situation

The Old Mill by Papple Bridge is situated adjacent to the beautiful Whittingehame Estate, with easy access to a number of delightful villages such as East Linton, Garvald, Stenton and Gifford, all amidst the glorious East Lothian countryside. Combining rural tranquillity with accessibility, there are beautiful walks around neighbouring Papple Steading and Whittingehame woodlands, whilst also being ideally positioned for those seeking easy access to Scotland's capital. The nearby A1 provides a direct route to Edinburgh city centre alongside Edinburgh Airport, whilst the recently reopened East Linton train station offers regular services to Edinburgh and the south. Additional rail connections are also available from Dunbar, located on the East Coast Main Line, with direct routes to London, and there is a very good bus service linking Edinburgh, Haddington, East Linton and Dunbar.

The surrounding area offers an excellent balance of countryside living and modern convenience. Less than a 2-minute drive by car is the newly opened Papple Steading and Eve's Court restaurant/wine bar and gallery which is very well regarded, and the nearest pub is the delightful Garvald Inn. East Linton provides a range of everyday amenities including a hotel, traditional pub, butcher, pharmacy and popular Bostock bakery, and Dunbar, North Berwick and Haddington offer a wider selection of supermarkets, independent retailers, restaurants, cafés and professional services.

The area is particularly well regarded for schooling, with good local nursery and primary schools in East Linton and secondary schooling available at Dunbar Grammar. Respected independent schools in the area include Belhaven Hill in Dunbar, Loretto in Musselburgh and The Compass School in Haddington. Edinburgh's leading independent schools are also easily accessible, many with dedicated transport links from East Lothian.

The surrounding countryside is a haven for wildlife as well as offering unparalleled outdoor access with many opportunities for sports and leisure. There are numerous expansive sandy beaches along the coast offering good sailing and water sports facilities, and the Roman hill fort, Traprain Law offers superb walking/hiking trails. On the property's doorstep there are further walks through Whittingehame Estate - directly opposite The Old Mill's drive entrance, as well as footpaths running through the wildflower meadow at the rear of the property. The area is famous for its links golf courses with Muirfield, Gullane, Dunbar, Archerfield, Renaissance and North Berwick Golf Clubs all within easy reach. John Muir Country Park is only a short distance away and the Lammermuir Hills to the south provide lovely hiking, fishing and shooting opportunities. Horse enthusiasts are also well served by various local livery stables offering fantastic hacking and lessons.





Description & History

Nestled beside the Papana Water, The Old Mill forms part of one of East Lothian's most historic country estates. For over two hundred years the site has been associated with the working life of the Whittingehame Estate, whose history stretches back to medieval Scotland.

As its name suggests, The Old Mill operated originally as a grain mill and later as a sawmill, utilising a local mill lade connected to the nearby river. Although the exact date of the property is unknown, early estate records from November 1752 mention timber allocation from the sawmill. This historic mill building has since been converted into a private residential property, with its mill lade now formulating a garden path down to a sunken patio terrace in front of the cottage which would have once accommodated the water wheel.

Remarkably, this is the first time the property has been available on the open market since 1977. It would now benefit from a degree of upgrading and modernisation which should potentially be easy to implement given the cottage does not retain any listed status. The Old Mill, with its beautiful period exterior, large garden plot and outbuildings, therefore offers a wonderful development opportunity to create a fantastic home in a quiet, rural location with views overlooking a wildflower meadow extending down to the Papana Water beyond. Its setting, history and connection with one of Scotland's most distinguished estates make it a home of unusual character and enduring appeal.

The Old Mill is a charming 3-bedroom period cottage of traditional red sandstone construction under a red pantile roof, with the front door entering from the drive into the entrance hall. The spacious triple aspect living room has dual entry from the hall with large windows overlooking the garden and meadow beyond. These windows flood the room with natural light. An open fireplace resides to the far wall with French windows leading out to the south side of the garden, making this a wonderful room for entertaining.

The kitchen offers a variety of wall and floor mounted units together with an electric oven and hob, as well as direct access to the drive through an additional side entrance porch. The adjacent dining room/study/bedroom 3 has dual aspect windows overlooking the drive and could be utilised according to the purchasers wishes. A family bathroom completes the accommodation on the ground floor which includes a shower over bath, wash basin and WC.

Returning to the entrance hall, a more modern timber staircase with open treads ascends to the first-floor landing which is lit via an overhead skylight. There are two double bedrooms with large windows overlooking the wildflower meadow which both benefit from large walk-in wardrobes within the eaves storage. Such deep wardrobes could potentially be opened up to provide larger overall room space if desired (subject to planning) or retained to provide excellent storage.

A separate WC with wash basin completes the accommodation on the first floor, which could potentially be made larger to incorporate a shower room (subject to planning).

Garden

The Old Mill benefits from a large 0.5 acre garden plot surrounding the property that is fully enclosed via a large stone wall, mature hedging and wire fencing. Mainly laid to lawn, there is a small pond as well as cobbled pathways and a sunken patio terrace to the rear of the house that has been created out of the former section that housed the mill wheel. There is an orchard with apple and pear trees to the far corner and a large gravel driveway to the front of the cottage that offers parking for multiple vehicles.



The property overlooks a wildflower meadow where the landowner actively encourages public access through a designated entrance with footpaths running along the river. There are therefore some lovely walks by the property which may be useful for those with dogs.

Outbuildings

A detached outbuilding with a pitched tiled roof incorporates a large garage to one side and a barn/store adjacent, both of which are supplied with electricity for lighting. A further shed/store to the rear was formerly utilised as a potting shed.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the particulars are included in the sale.

Services

Oil fired central heating with mains water, electricity and private drainage.

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 EH41 4QB. For a more accurate location, the What3Words position is ///scrapped.wiping.timidly

EPC

Band E

Local Authority

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

Council Tax

Band F

Bat Survey

NatureScot is the government body that administers legal aspects for the protection of bats in Scotland. Licences are required for any proposed work done on a property that has

resident bats. Please note that a bat survey is currently pending and will be made available to prospective purchasers when finalised.

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:

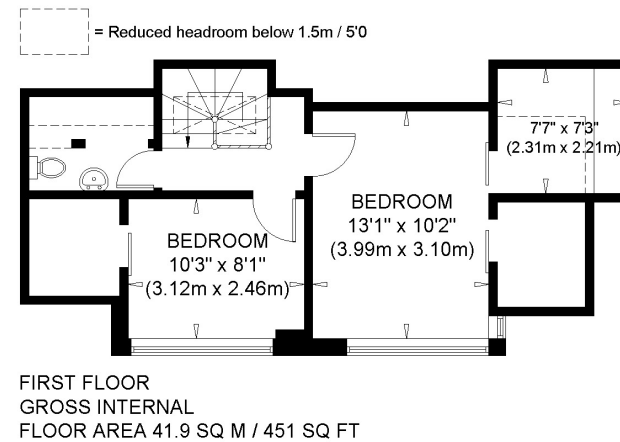
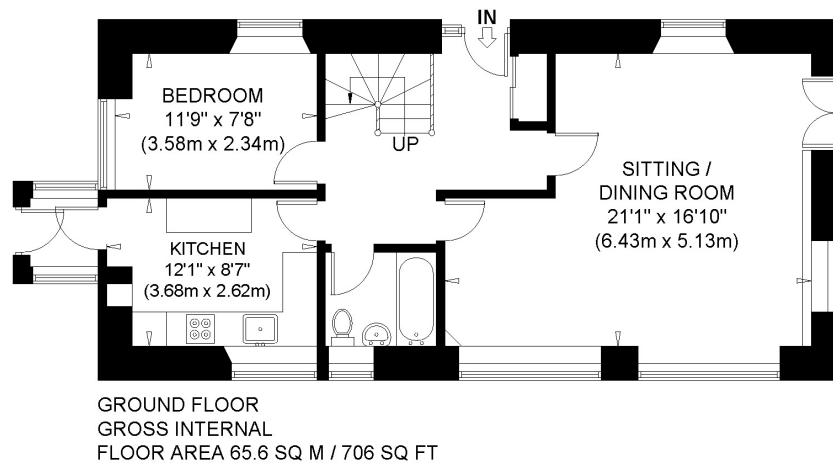
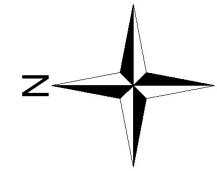
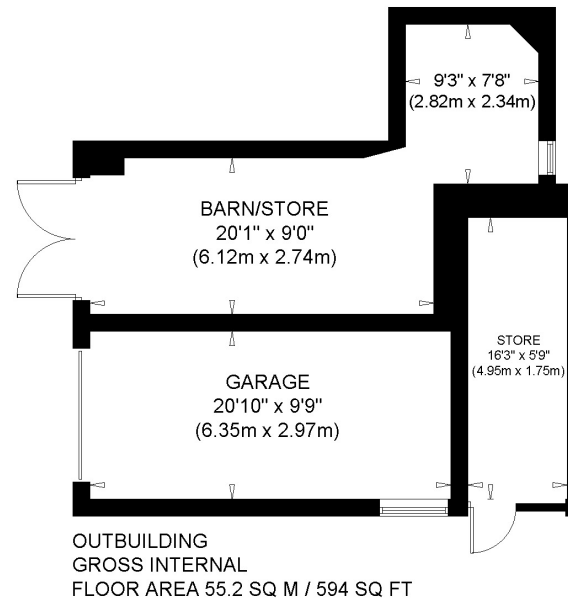
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order 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.

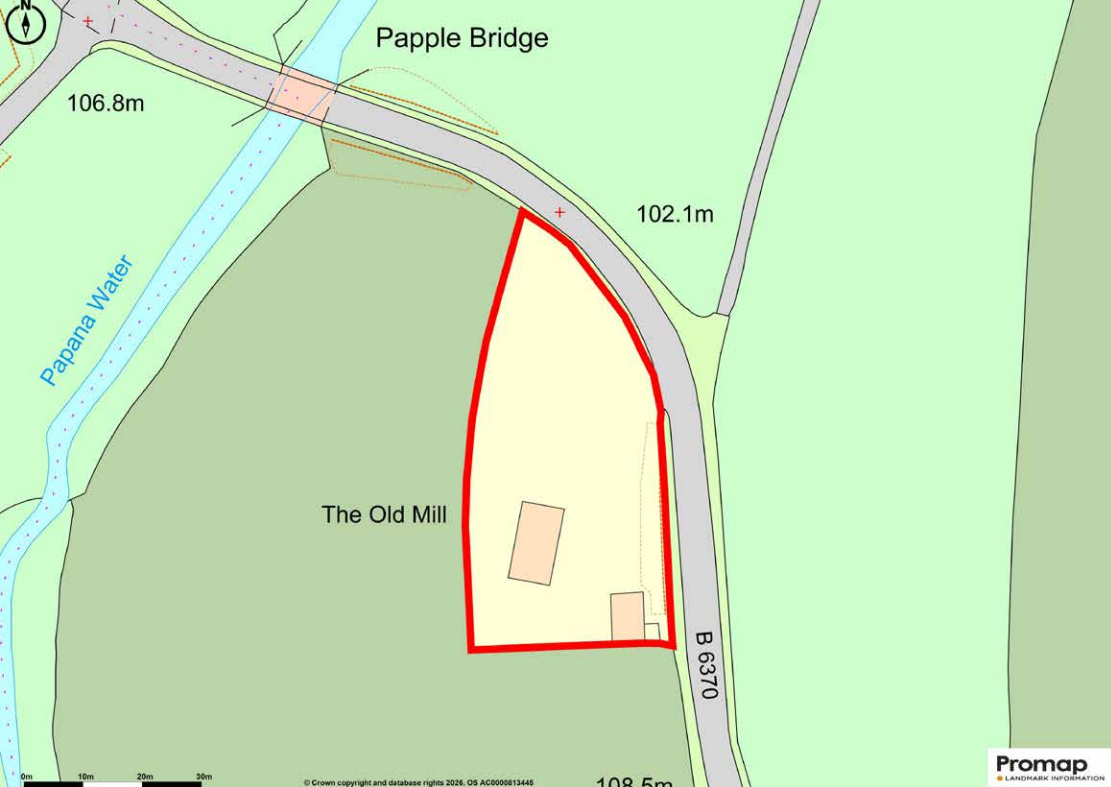






THE OLD MILL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 107.5 SQ M / 1157 SQ FT
OUTBUILDING = 55.2 SQ M / 594 SQ FT
TOTAL = 162.7 SQ M / 1751 SQ FT

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

RETTIE

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