



OWLSGATE

Haddington, East Lothian, EH41 4NL



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A spacious five-bedroom detached family home enjoying a peaceful setting, with far-reaching views, versatile outbuildings and generous gardens.

Haddington 2 miles, Longniddry Train Station 5.8 miles, Edinburgh 18 miles, Edinburgh Airport 26 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Open-Plan Reception Hall, Family Room, Garden Room, Sitting Room, Open-Plan Dining Kitchen, Three Double Bedrooms, Family Bathroom, Utility Room, Boot Room and Cloakroom.

First Floor: Principal Suite comprising of a Double Bedroom, Single Bedroom/Nursery and an Ensuite Shower Room, Cloakroom, and Loft Access.

Outbuilding/Garage: Detached Converted Outbuilding incorporating Gym, Workshop, Garage and WC.



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Situation:

Owlsgate enjoys a peaceful semi-rural setting on the outskirts of Haddington, surrounded by beautiful open countryside and enjoying stunning views across the surrounding landscape. Despite its tranquil setting, the property is conveniently positioned for the vibrant market town of Haddington, which offers an excellent range of local amenities including independent shops, cafés, restaurants, supermarkets, leisure facilities and highly regarded schooling.

East Lothian is renowned for its beautiful countryside, award-winning beaches and exceptional recreational opportunities, with the John Muir Way, woodland walks and several outstanding golf courses all within easy reach. The picturesque coastal towns of North Berwick, Gullane and Dunbar are also readily accessible, making the property particularly well suited to those seeking an active outdoor lifestyle.

For commuters, excellent road links are available via the nearby A1, providing convenient access to Edinburgh City Centre, the City Bypass and Scotland's motorway network. Regular bus services operate from Haddington, while Edinburgh Airport is approximately 35 minutes by car.

General Description:

Owlsgate is a lovely five-bedroom detached family home, enjoying a peaceful rural setting with views across the Lammermuir Hills. Set within generous, landscaped grounds, this home combines versatile accommodation with an impressive range of energy-efficient features. Thoughtfully upgraded by the current owners, the property provides comfortable and sustainable modern living, benefiting from solar PV panels, a battery storage system, an EV charging point and LPG central heating.

A welcoming entrance porch leads into the spacious open-plan reception hall, providing access to the principal ground-floor accommodation and forming the heart of the home. The family room is an inviting space, featuring a log-burning stove. This bright garden room, which provides a wonderful additional reception space and enjoys uninterrupted views across the garden and surrounding countryside. The sitting room provides an excellent additional setting for relaxing and entertaining, with a further log-burning stove.



The modern open-plan dining kitchen, offering contemporary fittings, excellent storage and ample space for family dining and entertaining. A third log-burning stove adds to this space. The kitchen is complemented by a separate utility room, a useful boot room, and a rear hall with a side door to the outside.

The bedrooms are arranged over two floors. Downstairs, a hallway leads to three well-proportioned double bedrooms, alongside a family bathroom. Upstairs, the principal suite comprises a generous master bedroom alongside a further single bedroom with en-suite shower room, which could equally be used as a nursery or study. A separate cloakroom/WC is also located off the landing, which provides access, via a pull-down step ladder, to a substantial loft space with windows and carpeted flooring, offering excellent additional storage.

Gardens and Grounds:

The property is set within colourful landscaped gardens surrounding the house and providing a wonderful sense of space and privacy. A large area of lawn offers excellent recreational space, and includes a sunken decked dining area and outdoor kitchen. To the front is a paddock area, ideal for a variety of outdoor family activities.

Outbuilding/Garage:

The detached converted outbuilding provides a valuable and highly versatile addition to the property. Currently arranged as a garage, gym and workshop, it offers considerable potential for alternative uses.

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 EH41 4NL.

Fixtures and Fittings

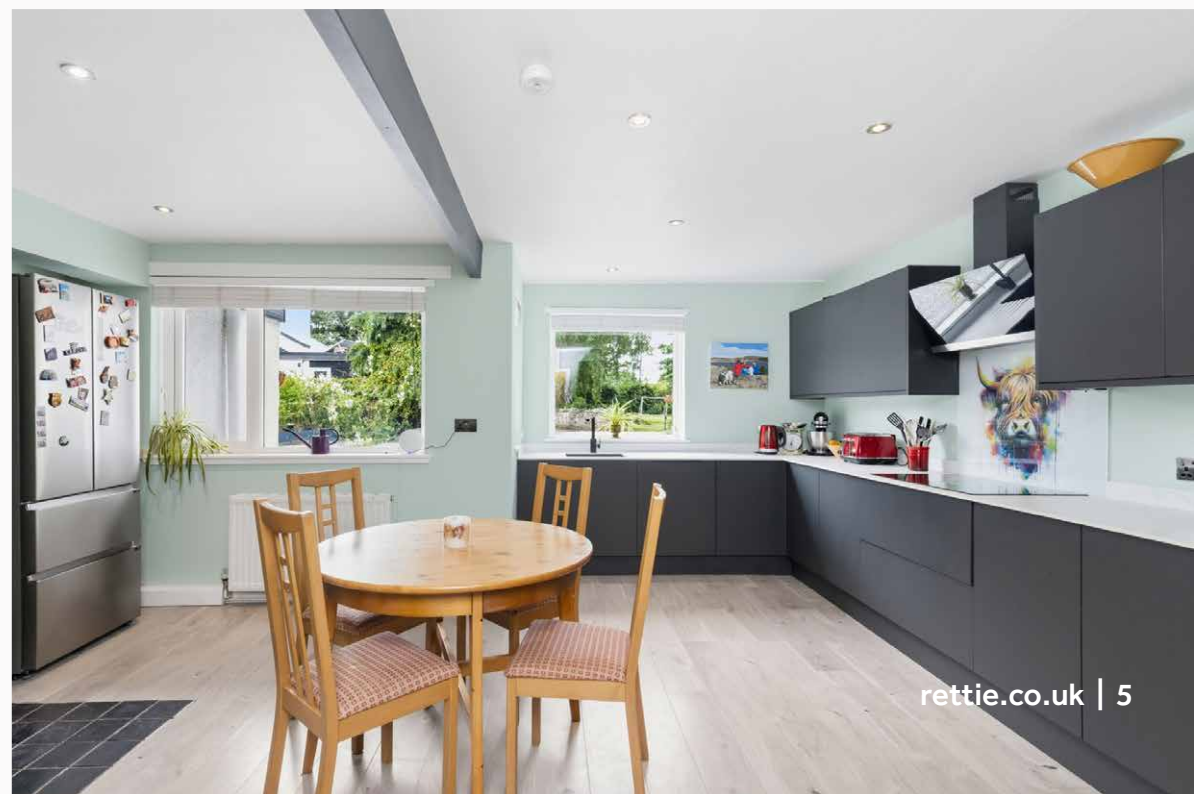
Only items mentioned in the particulars of sale are included in the price.

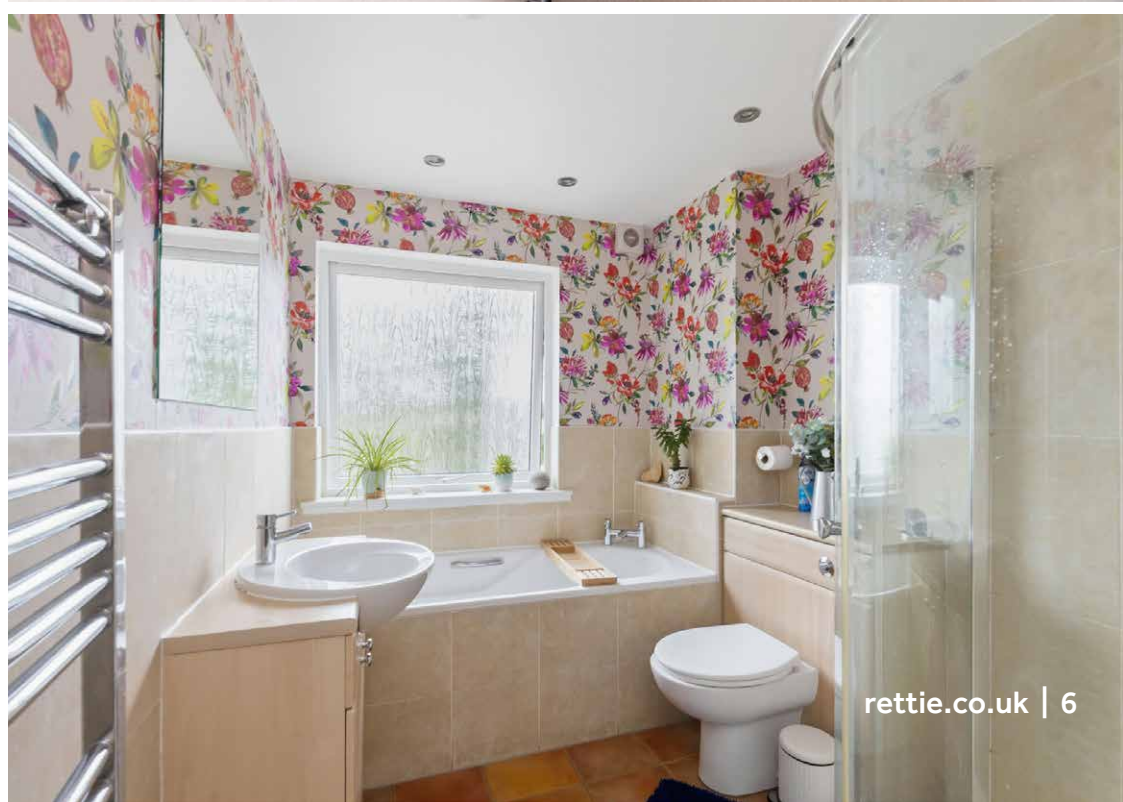
Entry & Possession

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

Services

Electricity, water and drainage with an LPG gas boiler and PV panels.





Local Authority

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

Council Tax

Band G

EPC Rating

Band E

Home Report

A Home Report incorporating a Single Survey, Energy 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 – Rettie TownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



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.

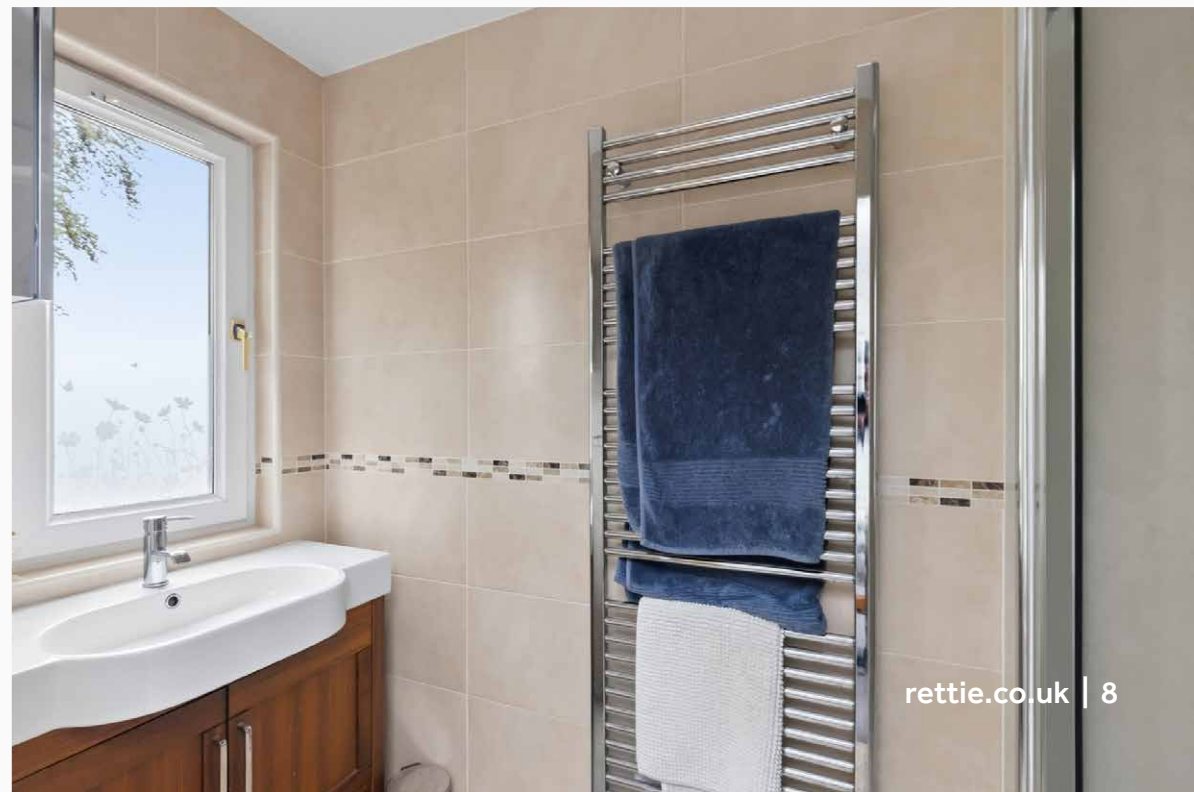
Important Notice

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.

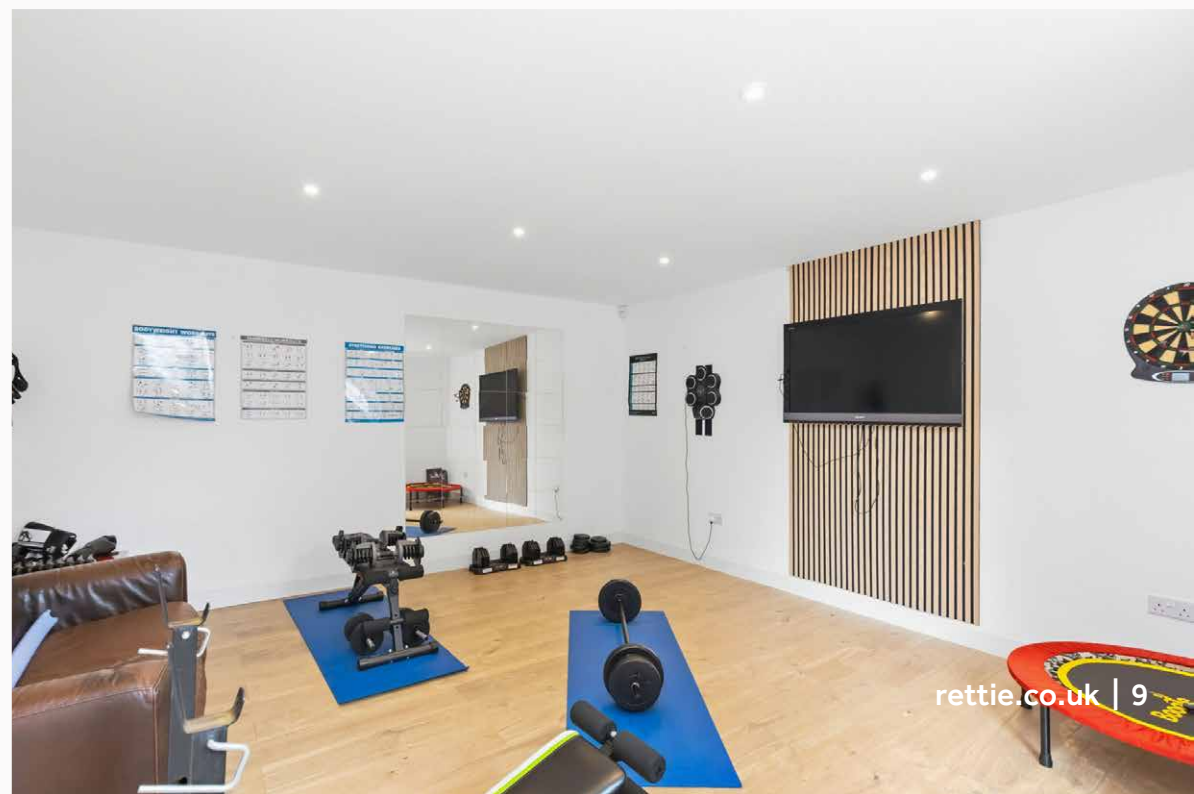
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party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

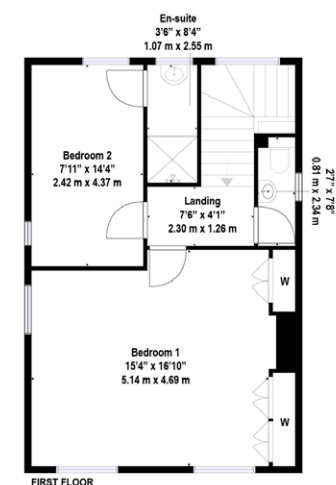
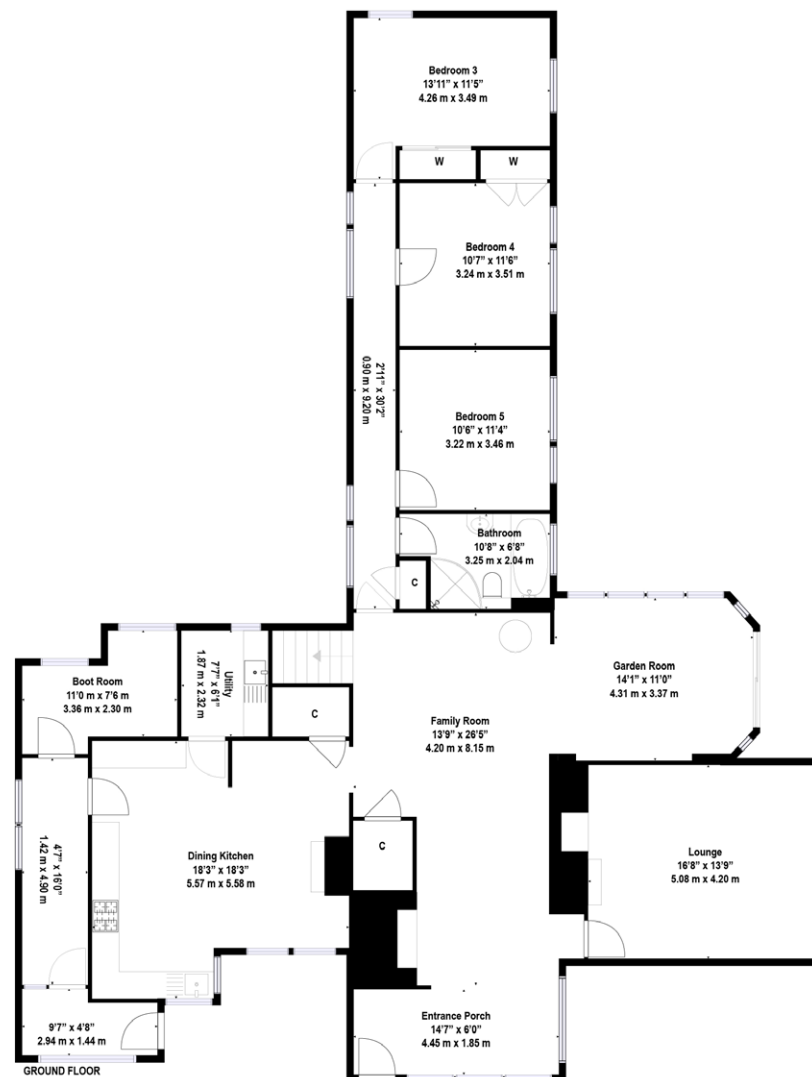
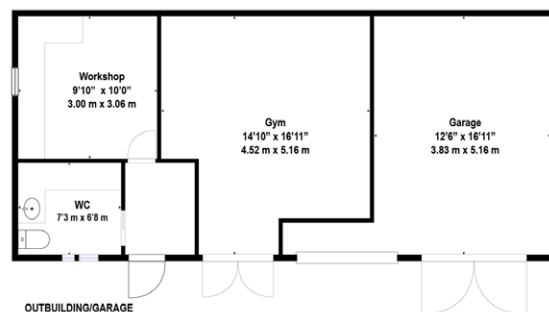
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





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Measurement point

Indicates area of Limited Use Space

Gross internal area: 2637 sq ft / 245 sq m
Outbuilding/Garage: 645 sq ft / 60 sq m

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.





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