



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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**PENCAITLAND
BOGGS HOLDING
NEWTOWN COTTAGE
OFFERS OVER £475,000**



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NEWTOWN COTTAGE

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**CHARMING STONE-BUILT
SEMI-DETACHED COTTAGE WITH
LARGE GARDENS AND PADDOCK**

ENVIABLE COUNTRYSIDE SETTING

**ENTRANCE HALL
SPACIOUS SITTING/DINING ROOM
LARGE KITCHEN/BREAKFAST ROOM
CELLAR/UTILITY ROOM
3 DOUBLE BEDROOMS
STUDY/BEDROOM 4
BATHROOM
FINISHED ATTIC
LARGE SECLUDED GARDENS
PARKING COURTYARD
STABLE BLOCK/OUTBUILDING
PADDOCK EXTENDING TO
APPROXIMATELY 1.5 ACRES
OIL FIRED CENTRAL HEATING
PART DOUBLE GLAZING**

General Description

Boggs Holdings is a small rural community situated approximately one mile from the village of Pencaitland, three miles from the City Bypass and approximately thirty minutes by car from Edinburgh City Centre. Within Pencaitland there are good local shops catering for every day requirements, an excellent primary school, garage, church and pub. In nearby Haddington there is an excellent shopping centre and a wide range of leisure and recreational facilities. The area is surrounded by beautiful countryside with the Lammermuir Hills to the south and coastline to the north both being easily accessible. East Lothian is renowned for its pretty villages, beautiful beaches and superb golf courses all of which are close at hand. Newton Cottage occupies a central location within the Holdings yet it enjoys a most private rural setting surrounded by open fields and mature woodland.

This lovely, traditional stone-built cottage with red pantile roof, offers bright and surprisingly spacious living accommodation with a flexible layout. It retains many of its original features such as solid wood floors, large stone fireplaces and traditional radiators yet has been greatly upgraded and modernised in recent years to include a spacious country-style dining kitchen, refitted bathroom, corniced ceilings, recessed lighting and modern flooring. It is also an easily and economically run home with part double-glazing and oil fired central heating and there are ample power outlets, TV and telephone connection points throughout. Outside there are large and secluded gardens, large courtyard/parking area suitable for a number of vehicles, stable block/outbuilding and an adjoining grazing paddock extending to approximately 1.5 acres.

Rarely available on the open market Newtown Cottage is the ideal 'small holding' for those seeking excellent family living accommodation in peaceful and tranquil surroundings.

Accommodation

ENTRANCE PORCH 2.44m x 1.67m (8' x 5'5")

Glazed front door with full length window surround positioned to the front. Quarry-style tile flooring.

MAIN HALL 4.13m x 2.39m (13'6" x 7'10")

Glazed door leads into the main hall which gives immediate access to the kitchen and living room on the left and a further split-level hallway leading to the bedrooms and bathroom on the right. Built-in storage cupboard, door to the cellar/utility room and hatch, with Ramsey ladder to attic space above. Solid wood flooring.

KITCHEN/BREAKFAST ROOM 5.84m x 4.29m (19' x 14'1")

With a deep set window and a further full height window providing wonderful open outlooks over the garden, paddock and fields, this exceptionally bright and spacious country-style kitchen is ideal for family gatherings and has been fitted with a range of modern base and wall mounted units with tiling over solid wood worktops. It incorporates "twin" Belfast sinks with mixer tap and with plumbing for a dishwasher; large 6-burner gas stove with electric ovens and canopy extractor hood. Modern laminate tile floor.

CELLAR/UTILITY ROOM 5.47m x 3.77m (15' x 12'4") widest point

Useful storage and utility area which also houses the boiler. Fitted with a base unit which is fitted with a stainless steel sink unit with plumbing for a washing machine and ample space for a tumble dryer. Power and light however; natural light is also provided by an interesting open archway with ground level light screen window above.

SITTING/DINING ROOM 9.15m x 5.51m (29'5" x 18')

A truly superb combination room – offering great versatility, with four skylight windows to one side of the room, two deep recessed windows and glazed door with side screen opening out to the rear garden and paddock. It also features a large open fireplace with exposed stone wall and raised hearth at one end of the room while opposite is a further stone fireplace fitted with a large log burning stove. Solid wood flooring, TV and telephone connection points. Door to study.

STUDY/BEDROOM 4 3.28m x 3.19m (10'9" x 10'5")

Currently used as a home office but equally served as a fourth bedroom, there is a deep recessed window and door opening to a small porch which in turn gives access to another area of garden ground to the back. Fitted carpet and telephone connection point.

ATTIC 5.66m x 3m (18'6" x 9'10")

Accessed by a Ramsey ladder from the main hall, the completely finished attic currently offers additional storage or "grown-up" recreational space. It also has potential for conversion perhaps, subject to the usual permissions of course. Solid wood floor and light.



INNER HALL

Leads to the bathroom and bedrooms and overlooks the front of the building. Overhead hatch, linen shelved cupboard and a further deep storage cupboard. Solid wood flooring.

BATHROOM 2.26m x 1.95m (7'5" x 6'4")

Fitted with a modern cream wash hand basin, WC and bath with power shower and folding screen panel over. Deep recessed window, extractor fan, full tiling to walls and ceramic tiled floor.

BEDROOM 1 5.39m x 2.61m (17'8" x 8'7")

Comfortable main bedroom overlooking the front and back of the cottage. Shallow feature cupboard and laminate wood flooring.

BEDROOM 2 4.81m x 3.03m (15'9" x 10')

Another good sized bedroom with double windows to the back and with a built-in fitted wardrobe. Solid wood floor.

BEDROOM 3 4.13m x 2.71m (13'6" x 8'10")

Double bedroom overlooking the rear garden and patio area and built-in fitted wardrobe. Solid wood floor.

GARDENS

Newtown Cottage includes good garden ground (which encompass approx 1.5 acres) to the front, side and back of the property. The smaller front garden is open plan in-design and laid for easy maintenance with rockery borders and well-stocked flower and shrub beds. The rear garden which is entered by a private residents' single-track roadway to the north, has double wooden gates for access and additional parking. This area of the garden offers excellent privacy and seclusion and includes a large area of lawn with mature trees and shrubs, a sheltered raised patio/sitting area and pathways leading to the cottage. To the south of the cottage the main gardens which include a large area of lawn with mature trees and a sunny gravelled



VIEWING:

TELEPHONE OWNER

07963093588 or

GSB PROPERTIES 01620 825368

patio/sitting area adjacent to the house, offer superb open outlooks towards the paddock and surrounding countryside.

ENTRANCE YARD

Immediately to the south of the cottage and accessed through a wide metal gate, the large yard easily accommodates loose boxes and several vehicles.

OUTBUILDING/STABLES

To the left of the yard is a large corrugated/cladding workshop and/or stables. The main workshop area is approximately 45ft x 20 ft x 10ft high, with adjoining sheds on either side both measuring around 20ft x 8ft. Sliding panelled door; power and light.

PADDOCK

Enclosed by post and wire fencing, the grazing paddock extends to approximately 1.5 acres of land and there is a small fenced holding area in front of the outbuilding. Positioned at the bottom of the paddock is a gate for right of way shared access.

EXTRAS

Included in the sale are curtain poles, light fittings, range cooker, fridge/freezer, dishwasher, washing machine and tumble dryer.

COUNCIL TAX BAND: E

