



Solicitors & Estate Agents










Offers Over

£820,000

Glenesk

By Newtongrange | Edinburgh | EH19 3JE

A truly exceptional C listed detached period home, set within five acres of private ground bordered by rolling fields and countryside. Originally constructed in the 17th century as the manse to Cockpen Old Parish Church, the property has had subsequent extension works, creating a generously proportioned and highly flexible family home, bursting with charm and period character.

-  5 bedroom
-  4 public room
-  2 bathroom
-  Private driveway, large garage
-  Private gardens and paddock
-  EPC rating – F
-  Council tax band - G



Description

The main building is accessed via a private driveway and offers well-presented accommodation which briefly comprises: entrance vestibule with ornate tiled flooring, cornice work and stained glass windows, extensive main hallway with stair to the upper level and substantial built-in storage cupboard, comfortable bay fronted reception room overlooking the adjacent paddock and featuring wood flooring, ceiling frieze/rose and ornate marble fireplace, high spec breakfasting kitchen which has been fitted with an excellent assortment of contemporary units, coordinated worktops, quality integrated appliances and tiling to splash areas, formal dining room with attractive solid wood flooring, two windows overlooking the rear garden, focal wood burning stove and recessed library, utility room, versatile family/additional reception room peacefully tucked away at the south of house and providing direct access to the garden via double doors, office, and convenient downstairs WC on the lower level.



The space continues on the upper floors comprising: generously proportioned dual facing principal bedroom with spectacular open views over the paddock and surrounding landscape, second large double bedroom with excellent storage and modern en-suite shower room, three further good sized bedrooms, spacious family bathroom with tiled floor, Victorian style three piece white suite and over-bath drench shower, and extensive multi-purpose attic room with eaves storage and a velux window opening out to a small roof terrace.

Heating and hot water is provided by a biomass boiler in the garage controlled using an internet connected Hive thermostat and a mix of Hive and traditional thermostatic radiator valves. Hot water in the summer is provided by an immersion heater with IBoost+ using energy generated by 16 Trinia 505W Monocrystalline solar panels on the garage roof. More information on the heating system is available on request.

Extras

All carpets, curtains, the majority of the light fittings, over, combi oven, dishwasher, fridge freezer, trampoline in the garden, football goals/swing/chute and climbing frame will be included.

Gardens, Garage, Driveway and Outbuildings

The property is bordered by spectacular lawned gardens, peppered with a selection of mature trees and shrubs, including apple, pear and plum trees. The adjacent church ruins and stone wall lends the garden a wonderfully tranquil/atmospheric feel and the gardens enjoy frequent visits from variety of wildlife, including deer, fox, pheasants and woodpeckers. A large garden room provides an all-seasons entertainment space and boasts a sunny southerly facing aspect, twin bifold doors and three electric heaters to use in cooler weather. To the front of the house a substantial garage, with electric doors controlled via remote controls, offers secure parking for numerous vehicles and houses the boiler room and log store as well as a huge amount of overspill storage.

For the equestrian minded the house boasts a three-acre paddock, bounded by mature hedgerow on three sides and fully fenced. The field is divided as needed by electric fencing and also houses a storage shed and old field shelter.

Viewing

By appointment through Neilsons (0131 625 2222).





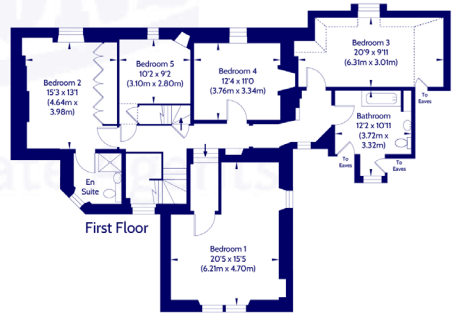
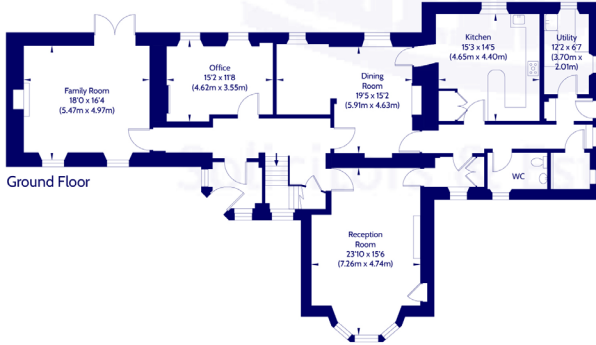
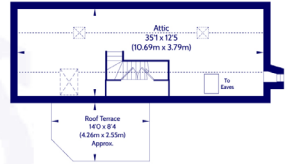
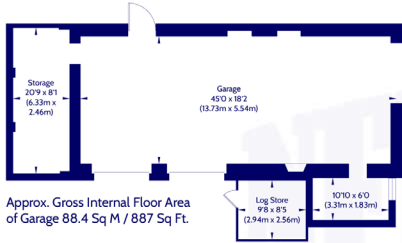
Location

Ideally suited for the outdoor enthusiast the location offers a host of recreational options including peaceful countryside walks, fishing, and cycling. The house is just a few minutes' drive from the increasingly popular village of Newtowngrange, which offers convenience shopping and a primary school together with a good assortment of facilities including a leisure centre with a bowling club, library, lovely parkland and scenic walks. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter there is a nearby train station and the city bypass is easily accessible linking to major motorway networks.





Approx. Gross Internal Floor Area
Excl. Outbuildings 326.62 Sq M / 3516 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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