



# Old Toll House

LAUDER PLACE, EAST LINTON,  
EAST LOTHIAN, EH40 3DB

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://www.parissteele.com)

An exciting opportunity to own a charming cottage with separate annexe, outbuildings and paddock in the sought-after village of East Linton.



## PROPERTY DESCRIPTION

### Old Toll House

Enjoying captivating and peaceful views of the surrounding countryside and private field, this three-bedroom property complete with a separate lodge, on the edge of the sought-after village of East Linton presents a rare and exceptional opportunity.

A gated driveway skirting the edge of the gardens leads you to the front door and into the inviting entrance vestibule and hallway. From here, a small set of carpeted stairs takes you to the spacious, light-filled south-facing sitting room with sliding patio doors opening to the garden. Boasting stunning triple-aspect views and adorned with plush carpeting, a calm colour palette, and an oak mantle it has a warm and welcoming ambience, perfect for family life and entertaining. An adjoining garden room enhances the overall feeling of light and space with its panoramic garden and paddock outlook.

Returning to the hallway and the generously proportioned L-shaped kitchen to the front of the property is designed for both functionality and style, featuring shaker-style wall and floor units, oak-effect worktops, a tiled splashback, and a striking range cooker. An adjacent utility room offers additional storage and leads directly to the garden. Opposite the kitchen is a versatile carpeted dining room, equipped with sliding patio doors leading to an alfresco area and the garden.

Three comfortable bedrooms are each tastefully decorated with carpeting and neutral wall finishes. The principal double bedroom boasts a walk-in wardrobe and a well-appointed en-suite shower room with a hidden cistern WC, bidet, and washbasin built into a vanity. The other bedrooms share a modern family bathroom comprising a bath featuring a wall-mounted shower, WC, and washbasin.

Additionally, and completing the internal layout there is a useful WC and a floored attic that provides extra potential for various uses such as a further living and reception area, office, or bedroom.



### **The Lodge**

Nestled beside the Old Toll House, lies a charming one-bedroom cottage 'The Lodge' offering a fantastic investment opportunity or a cosy retreat for visiting friends and family.

Thoughtfully designed, the front door opens into a bright and airy south-facing dining kitchen with white cabinetry, sleek worktops, a tiled splashback, and modern integrated appliances including a hob, oven, and extractor hood.

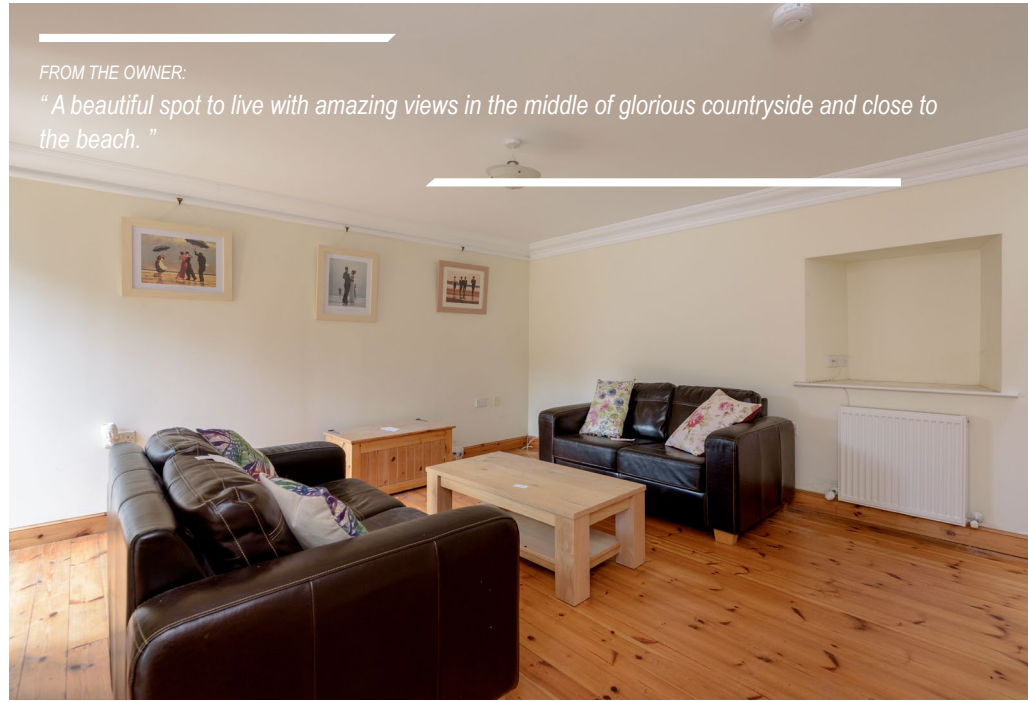
The adjacent sitting room exudes warmth and style, featuring handsome wooden flooring and a soft décor. On the ground floor, you'll find a well-appointed family bathroom and a storeroom. Ascend to the first floor to discover a spacious south-facing double bedroom, complete with eaves storage, characterful exposed beams, and an en-suite WC.

### **Gardens, grounds, and outbuildings**

Comprising circa 2.9 acres of private outside space, the gardens enjoy a tranquil and peaceful outlook over the surrounding countryside and paddock, creating a serene and picturesque setting. At the centre of the lush lawn bordered by mature trees and hedges, stands a unique dovecot, adding a touch of charm and character.

Additionally, the property benefits from several outbuildings extending to approx. 1002 sq. ft, which offer great potential. Whether you envision a workshop, studio, stable/ tack room or additional storage space, these versatile structures enhance the appeal and functionality of this enchanting garden space.





FROM THE OWNER:

"A beautiful spot to live with amazing views in the middle of glorious countryside and close to the beach."



## PROPERTY FEATURES

### Old Toll House

- ❑ Three-bedroom traditional property
- ❑ South-facing sitting room
- ❑ Garden room
- ❑ Well-equipped kitchen and utility
- ❑ Dining room
- ❑ Three double bedrooms (one with en-suite shower room)
- ❑ Family bathroom and WC
- ❑ Floored attic
- ❑ Driveway
- ❑ Single glazing
- ❑ Gas Central Heating
- ❑ Various outbuildings

### The Lodge

- ❑ One-bedroom cottage
- ❑ South-facing sitting room
- ❑ South-facing dining kitchen
- ❑ One double bedroom with en-suite WC
- ❑ Bathroom
- ❑ Store
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ External store
- ❑ EPC D
- ❑ Council tax band E

## FIXTURES & FITTINGS

All curtains, blinds, ceiling shades and kitchen appliances including

## EAST LINTON

Recently recognised by The Sunday Times as one of the best places to live in Scotland, East Linton is a picturesque East Lothian village situated 23 miles from Edinburgh, nestled between Haddington and Dunbar. With its charming square, attractive architecture, and wide leafy streets it is bursting with character. There is an excellent selection of local shops including an award-winning butcher, The Mart Farm Shop which has a Post Office and café, the artisan Bostock Bakery and Patisserie and two family-friendly pubs. Further retail, dining, and leisure facilities are available in North Berwick, Dunbar, and Haddington.

Whitekirk Hill with its gym, swimming pool, children's soft play and café is a short drive, and other family-friendly activities nearby include East Links Family Park and Foxlake Adventures. Outdoor enthusiasts will love exploring scenic spots such as East Linton Riverside Path or Smeaton Lake Woods whilst historical sites include Prestonkirk, St Andrew's Church, and Preston Mill. Stunning beaches await including those at Tynninghame and Gullane and there are renowned golf courses to discover like Muirfield and North Berwick. Horse riding enthusiasts will love the facilities available at Rockrose Equestrian in Haddington.

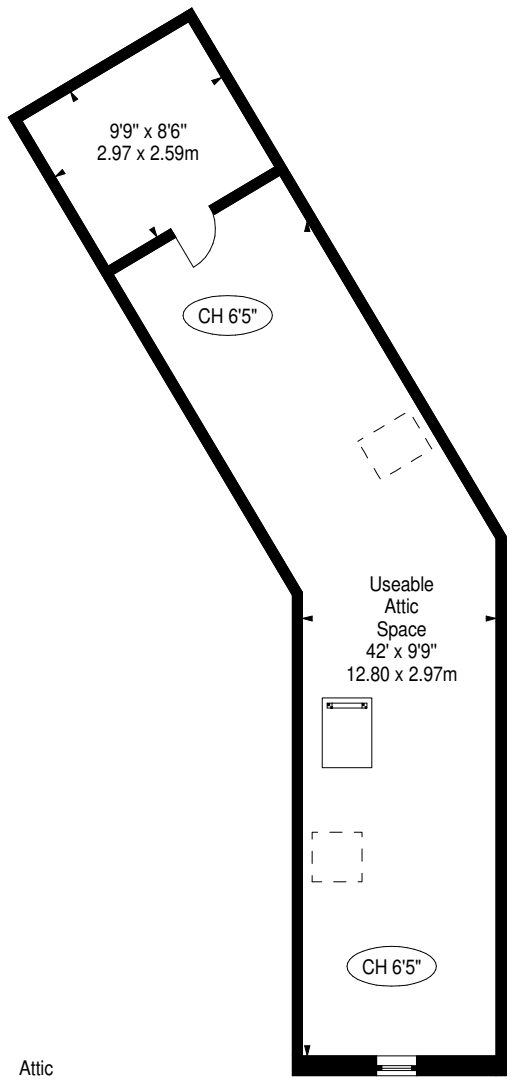
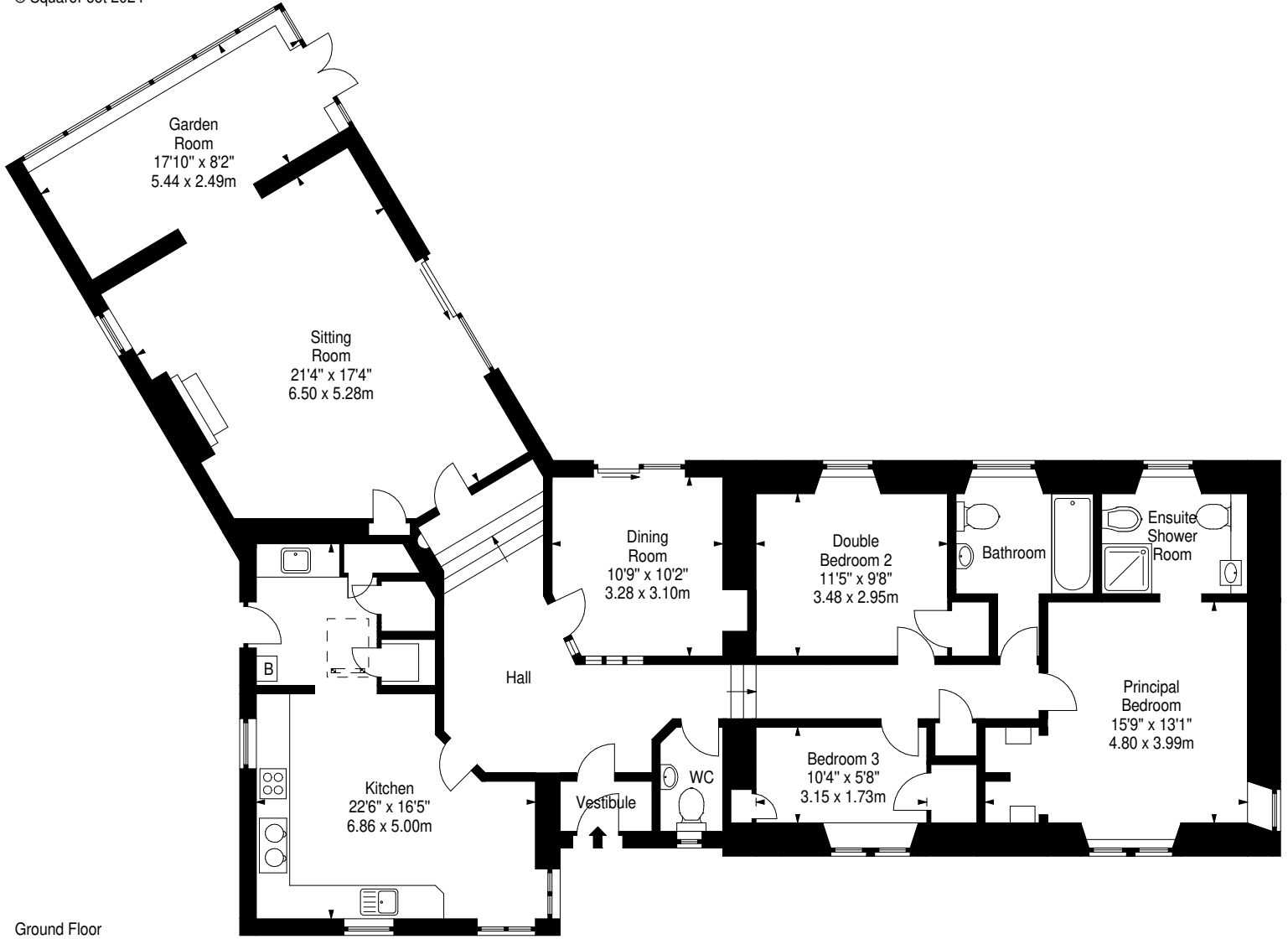
There is a local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

The newly opened East Linton train station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



Approx. Gross Internal Area  
1814 Sq Ft - 168.52 Sq M  
Attic  
Approx. Gross Internal Area  
523 Sq Ft - 48.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024

Key :-  
CH : Ceiling Height



Ground Floor

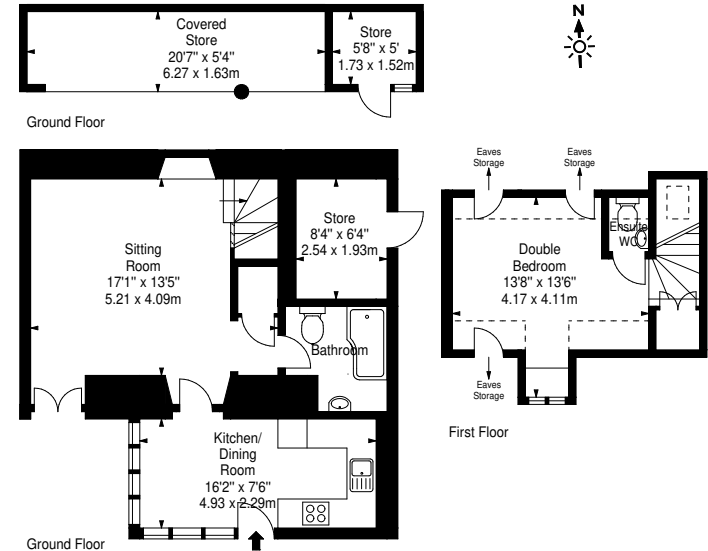
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**The Lodge,  
The Old Toll House,  
Lauder Place,  
East Linton,  
East Lothian, EH40 3DB**



Approx. Gross Internal Area  
708 Sq Ft - 65.77 Sq M  
(Including Store)  
Covered Store & Store  
144 Sq Ft - 13.38 Sq M  
For identification only. Not to scale.  
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## PARIS STEELE

Thinking of selling your existing property?

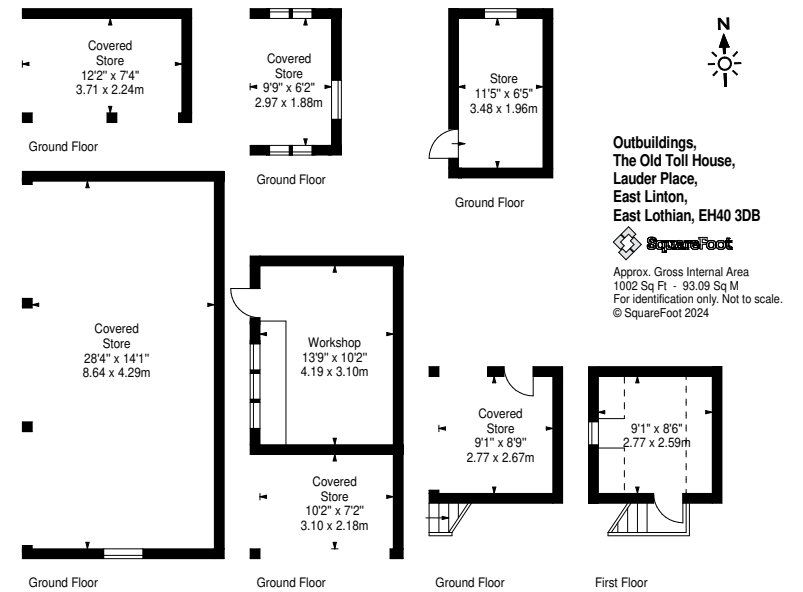
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- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's talk

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**Outbuildings,  
The Old Toll House,  
Lauder Place,  
East Linton,  
East Lothian, EH40 3DB**



Approx. Gross Internal Area  
1002 Sq Ft - 93.09 Sq M  
For identification only. Not to scale.  
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.