



Old Windymains House
Old Windymains
Near Humbie
EH36 5PA

Old Windymains House

Old Windymains, near Humber

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Property Features

Double Glazing

Large Garden

Driveway

Double Garage

Solar Panels

Positioned on almost half an acre of land in the beautiful Scottish countryside, this delightful detached house offers spacious (223sqm), bright accommodation for the whole family.

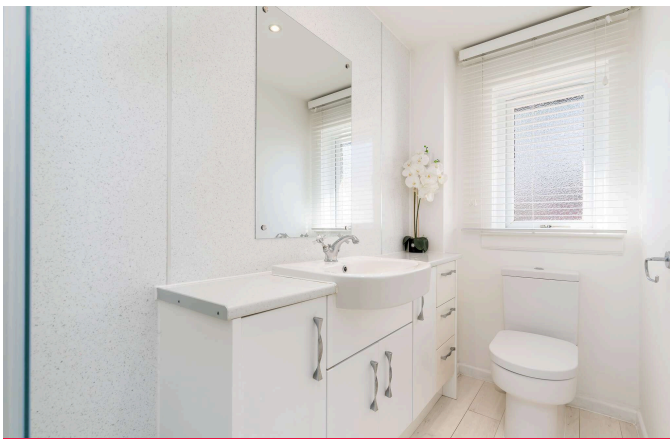
Downstairs includes three double bedrooms, family bathroom, ensuite, utility room, breakfasting kitchen, and the star of the show: a generous sitting/dining room overlooking the south-facing rear garden, accessed via patio doors. Upstairs is the fourth double bedroom, another bathroom, and a large family room/office suited to various uses.

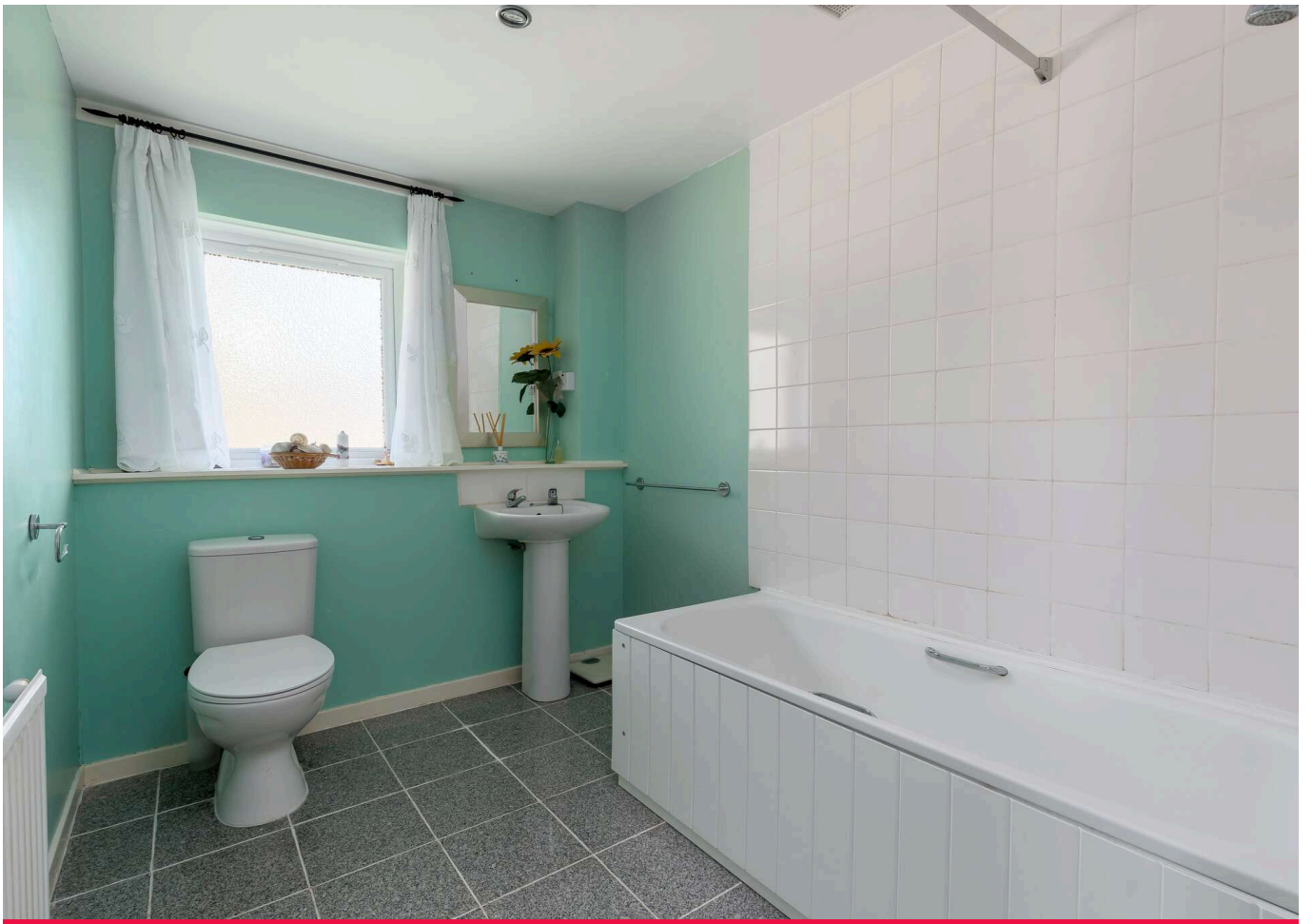
Accessed via a shared road off the B6371, a wooden gate opens to a paved driveway, double garage with automatic door, Pod Point EV charger, large potting shed, and stables with hay/log store areas. The mature garden surrounding the house has been well-maintained and offers plenty of potential for those with a green thumb. The property is also being sold with a large adjacent plot of land covering over 4 acres.

Further benefits include solar panels on the roof (which charge the electrics, hot water, and feed into a storage battery), a cosy wood-burning stove, LPG gas heating, double glazing, and beautiful green views from every window.













Old Windmills House,
Humble,
East Lothian, EH36 5PA

SquareFoot

Approx. Gross Internal Area
2869 Sq Ft - 26653 Sq M
(Including Double Garage)
Out Buildings
Approx. Gross Internal Area
611 Sq Ft - 5676 Sq M
For identification only. Not to scale.
© SquareFoot 2025



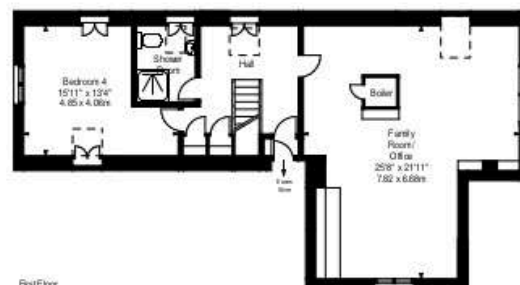
Ground Floor



Ground Floor



Ground Floor



First Floor

Extras

The items included in the sale of the property are the fitted floor coverings, light fittings, curtains, blinds, fixtures, and integrated kitchen appliances (including dishwasher, hob, and double oven). The seller will not warrant the working order of any appliances, systems, or services. Additional items may be available under separate negotiation.

Coordinates: 55.866489, -2.886634

What3Words: earmarked.shift.jiffy

Contact Anderson Strathern for further information by telephone or email residential@andersonstrathern.co.uk

Humble is a small rural village approximately 3 miles from Gifford and 7 miles from Haddington and within easy commuting distance of Edinburgh's City Centre and the City Bypass. The village itself has an excellent community feel, with a Post Office and Church, while the nearby village of Gifford offers a greater variety of local shops catering for everyday requirement as well as a bowling club and two excellent nine-hole golf. A wider range of facilities can be found in Haddington which also has excellent secondary schooling.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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