# Frostineb Farmhouse

Pathhead, Midlothian



Е



A charming country property nestled in a glorious rural setting, Frostineb Farmhouse offers a rare combination of traditional architecture, productive outbuildings, and enchanting gardens, all surrounded by open countryside yet within easy reach of Edinburgh.



# The House

Frostineb Farmhouse is an attractive Georgian stone-built house, set amidst mature trees and landscaped gardens. The peaceful, private setting and sense of seclusion are matched by excellent connectivity and easy access to Edinburgh. Offering over 3,100 sq ft of accommodation, the house is well suited to family life and entertaining, while retaining a relaxed and welcoming atmosphere.

The kitchen/breakfast room forms the heart of the home, with an Everhot range cooker, plentiful storage, and French doors opening directly into a conservatory draped with mature vines yielding delicious grapes, perfect for informal dining or simply enjoying the garden throughout the year. The adjacent sitting room features an integrated wood-burning stove and enjoys views over the surrounding greenery. A second reception room, currently used as a playroom, offers additional flexibility and works perfectly as a formal dining room. A home office, cloakroom, pantry, utility room and WC complete the ground floor.





### LIVING SPACE

## LIVING SPACE





### BEDROOM ACCOMMODATION

Upstairs, the accommodation is generous and versatile, with six bedrooms and two bathrooms arranged across two sections. The principal bedroom benefits from its own dressing room and en suite, while a further shower room and bathroom serve the remaining bedrooms.











### BEDROOM ACCOMMODATION

### FLOOR PLAN



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

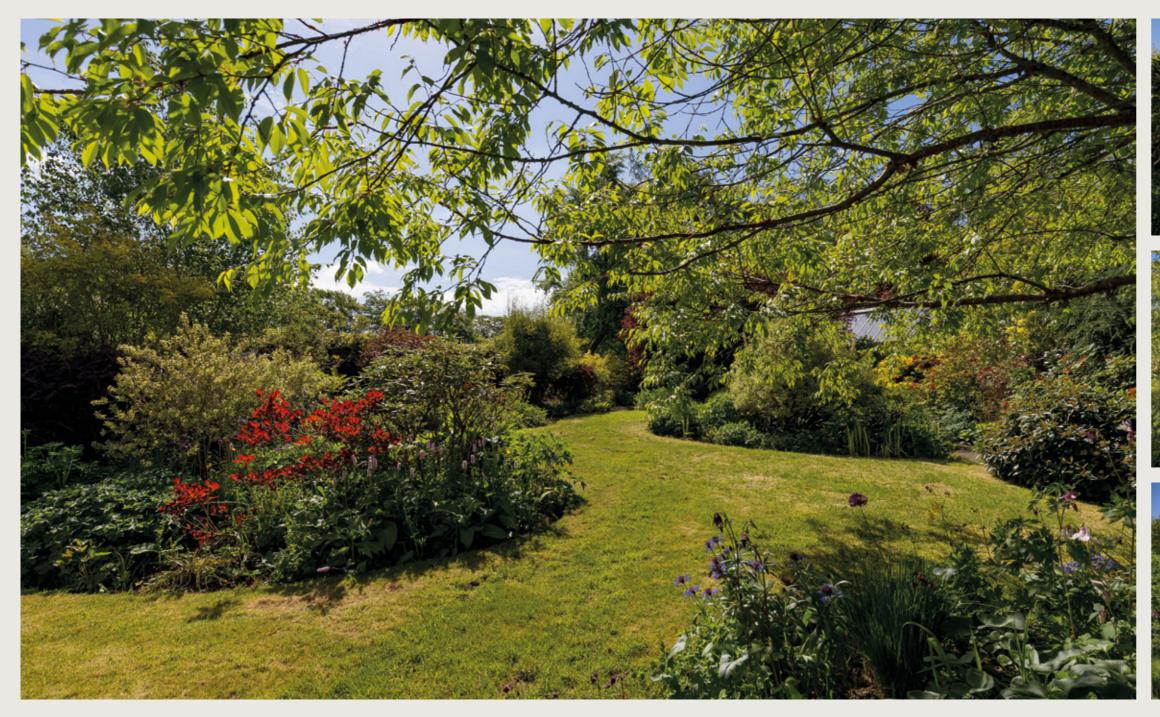
# Gardens & Grounds

The gardens at Frostineb are a particular highlight. Thoughtfully planted and lovingly maintained, they offer year-round interest with a wide variety of trees, shrubs and herbaceous borders. There are broad lawns, winding paths, and a pond fringed by lush greenery, an idyllic haven for wildlife and a peaceful backdrop to daily life. A greenhouse sits discreetly within the garden, ideal for growing produce or tender plants, while a fenced paddock with an orchard lies beyond, offering further amenity or space for a pony.















# **Outbuildings & Equestrian Facilities**

Approximately 2,746 sq ft. These include a traditional former hay barn, with a triple garage on the ground floor and a large open-plan room above. Subject to the necessary planning consents, this space offers excellent potential for conversion into secondary accommodation or a party barn. In addition, there are four stables with adjoining hardstanding and grazing, making the property ideally suited to equestrian use or smallholding purposes.







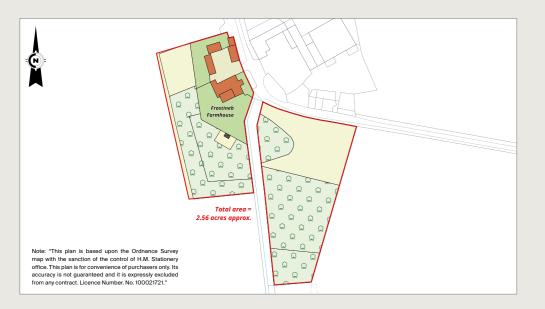
### LOCATION

# Setting

Approached via a private road, Frostineb enjoys a wonderful sense of seclusion with views over rolling farmland and distant hills. The setting is peaceful and rural, yet highly accessible. The nearby village of Pathhead (about 2.5 miles) offers local amenities including a village shop and primary school, while Humbie (around 3 miles), features Scotland's best village shop, Post Office & cafe. The larger town of Haddington (around 12 miles) additionally provides a wider selection of supermarkets, independent shops and leisure facilities.

Edinburgh city centre is just over 15 miles to the north and can be reached in under 40 minutes by car, offering world-class shopping, dining and cultural attractions. The airport is around 22 miles away, providing regular flights to London and key international destinations. The A68 is close by, offering a direct route north to Edinburgh and south towards the Borders and Newcastle.

There are several well-regarded primary and secondary schools in the surrounding area, both state and independent. Nearby options include The Compass School, Belhaven Hill School, and Loretto School, and many others in Edinburgh, with school buses running from accessible pick-up points. For outdoor pursuits, the surrounding countryside offers excellent walking, riding and cycling, with the Lammermuir Hills and East Lothian coastline within easy reach.





# **General Remarks**

#### Viewings

Strictly by appointment with Knight Frank - 0131 222 9600

#### Directions

What3Words: ///argue.frames.avoid Postcode: EH37 5TB

#### Services

Mains water and electricity. Central heating provided by an oil fired boiler. Private drainage to a septic tank.

Local Authority & tax band Midlothian Council - Tax Band H.

#### **Fixtures & Fittings**

Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

#### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

#### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be nonreturnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Knight Frank Edinburgh 80 Queen Street Edinburgh EH2 4NF

Edward Douglas-Home 0131 222 9600 edward.douglas-home@knightfrank.com

knightfrank.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd., in the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property dealt with and that all information is correct. 5. Fixtures and fittings: A list of the property which are included in the sale (or may be eavailable by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated June 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Ltd is a limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Brochure by wordperfectprint.com