

Frostineb Farmhouse

Pathhead, Midlothian





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.





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

Approximate Gross Internal Floor Area
3127 Sq Ft - 290.50 Sq M
Outbuildings: 2746 Sq Ft - 255.10 Sq M



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.

OUTSIDE SPACE

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.



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 non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



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