



BORLAND COTTAGE

Humbie, East Lothian



A STRIKING COUNTRY RETREAT NESTLED AMIDST ANCIENT WOODLAND AND ROLLING FARMLAND.

Exquisite period accommodation complemented by versatile outbuildings and private woodland.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Kitchen/dining room | Conservatory | Two utilities | Two WCs | Four bedrooms (two of which are en suite)

First Floor: Two double bedrooms | Shower room | Mezzanine

Outbuildings: Extensive outbuildings including six stables, four sheds, a kitchen, three rooms and a spacious garage

Outside: Established gardens | Extensive parking | Woodland

In all about 4.63 acres

Distances: Haddington 10 miles, Edinburgh 19 miles
(All distances are approximate)

Offers Over £1,200,000



DESCRIPTION

Borland Cottage is a beautifully proportioned home set in a peaceful and private position amidst the gently rolling landscape of East Lothian. Located just outside the village of Humbie, the property enjoys an abundance of natural light, with elegant, well-balanced interiors that offer both comfort and character in equal measure.

Carefully maintained and thoughtfully upgraded over time, the house blends traditional charm with a soft, natural palette and generously sized rooms. The layout flows with ease, centred around a welcoming entrance hall that leads into a spacious kitchen/dining room - the true heart of the home. A bright conservatory opens onto the garden, while the sitting room offers a more intimate space for quiet evenings and winter fires.

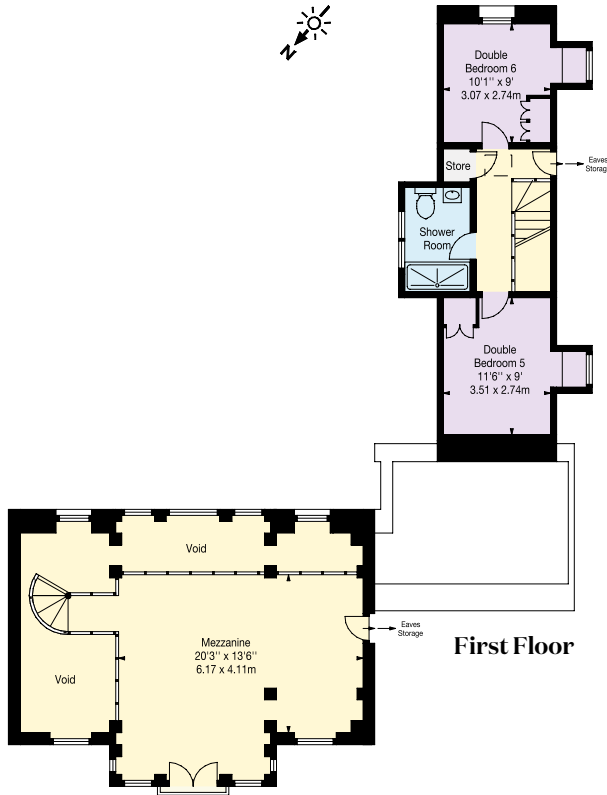
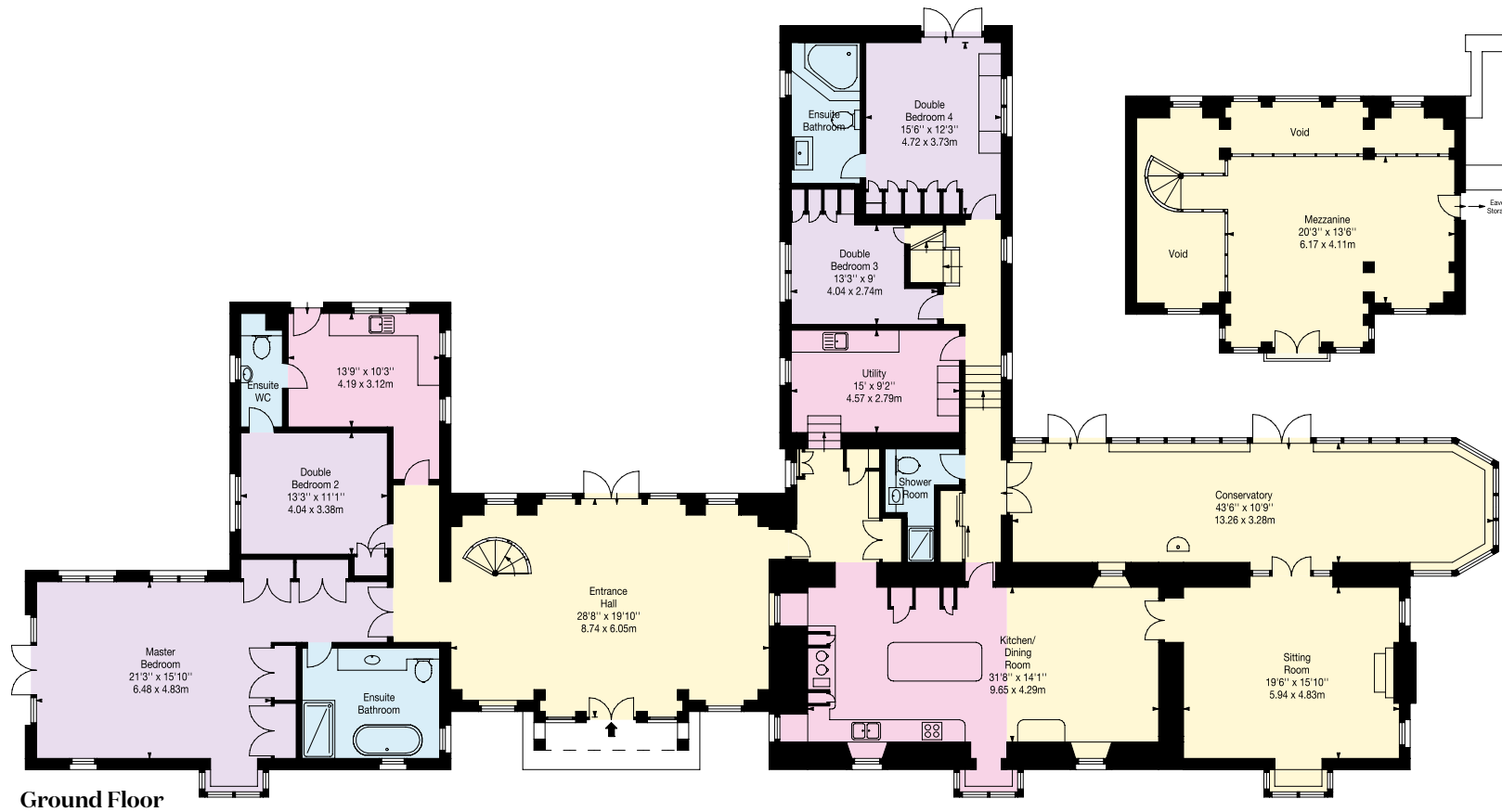
The accommodation includes six double bedrooms across two levels, with a generous principal suite on the ground floor, a versatile mezzanine level, and multiple bathrooms and utility spaces providing flexibility for family life or guests.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
4634 Sq Ft - 430.50 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Outside, the property opens out into an attractive south-facing garden and a charming courtyard enclosed by traditional outbuildings. These include former stables, stores and a large garage, offering scope for a variety of uses including studio space, workshops or equestrian facilities. A small but captivating woodland lies just beyond the house - perfect for quiet walks, wildlife watching or seasonal gathering.

Offering space, light, and tranquillity in a setting of natural beauty, Borland Cottage is a rare find - a truly special home within easy reach of Edinburgh and the East Lothian coast.



- Reception
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First Floor

Ground Floor

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LOCATION - HUMBIE

Situated approximately 10 miles south west of Haddington and 15 miles south east of Edinburgh, Humbie is a small rural parish at the foot of the Lammermuir Hills. The village core, centred around the Humbie Hub, includes a local shop, post office café and the historic Parish Church dating from 1800 with later Gothic additions by David Bryce. The surrounding parish comprises fertile farmland, wooded glens and characteristic beech hedged lanes, rising gently to moorland and rich wildlife habitat.

EAST LoTHIAN

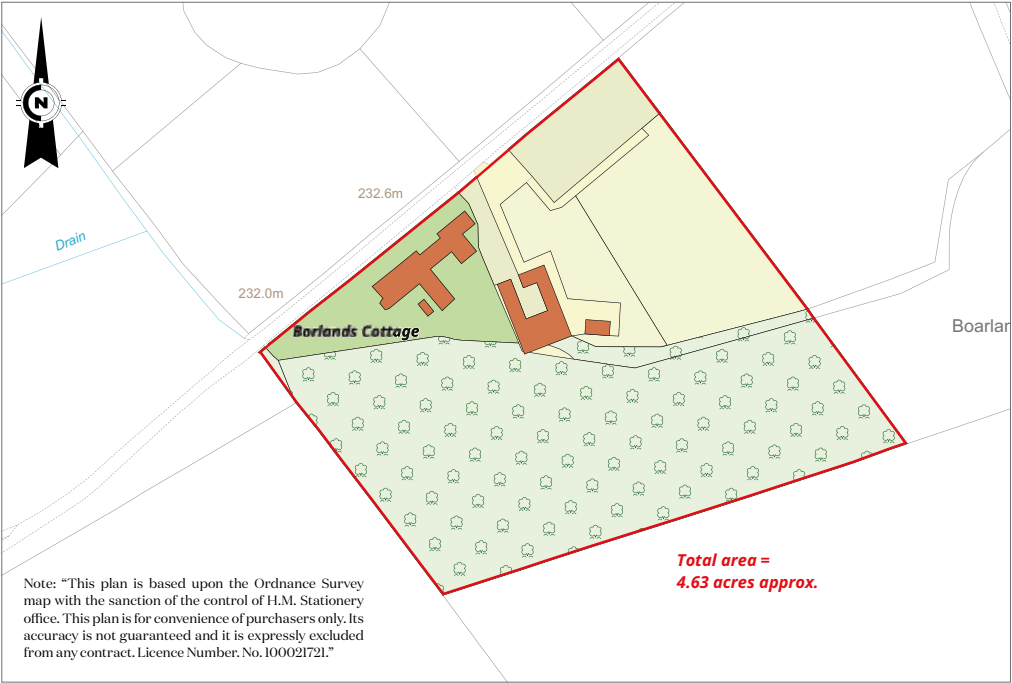
One of Scotland’s most scenic and historically rich counties, East Lothian offers rolling countryside, 40 miles of coast, and thriving rural villages. The county town of Haddington lies to the north and the Lothian towns of North Berwick, Gullane and Dunbar to the east, while Edinburgh lies within easy driving distance. Residents enjoy the balance of peaceful rural seclusion and close proximity to cultural and coastal attractions.

GENERAL REMARKS

Viewings
Strictly by appointment with Knight Frank – 0131 222 9600

Directions
What3Words: [///artist.newsprint.fluffed](#)
Postcode: EH36 5PN

Services
Biomass boiler, mains electricity and water with gas bottles for the cooker.
Drainage to a septic tank.



Local Authority
East Lothian Council

Council Tax: Band F

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.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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Your partners in property

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