

Longnewton Steading.

A PREMIUM STEADING RE-DEVELOPMENT
OF ONLY 7 UNIQUE PROPERTIES.



Longnewton Steading
presents a rare opportunity to acquire a
unique conversion of a farm steading in a
picturesque rural setting.

The restoration of the buildings has
been sensitively considered, retaining a
characterful cluster of properties with
contemporary living at its core.

The steadings lie within the rural landscape,
offering a peaceful setting with a connection
to nature.





Location.

Surrounded by scenic landscapes, the nearby villages of Gifford, East Saltoun and Haddington collectively offer a range of shops & services.

For families, the wider areas of East Lothian and Edinburgh provide a good choice of primary and secondary school education. The site is located within the catchment area of Yester Primary School.

Edinburgh's city centre is approximately 40 minutes away. The city bypass and Edinburgh Airport are also easily accessible by car.

The site offers views north towards the Firth of Forth and Bass Rock while the southerly outlook is of the Lammermuir Hills.

Paddocks adjoining the site are available for equestrian use.

Mileage.

(all distances approximate)

Edinburgh City Centre	-	23 miles
Haddington	-	7.5 miles
Gullane	-	15.5 miles
Drem Station	-	12 miles



Site.



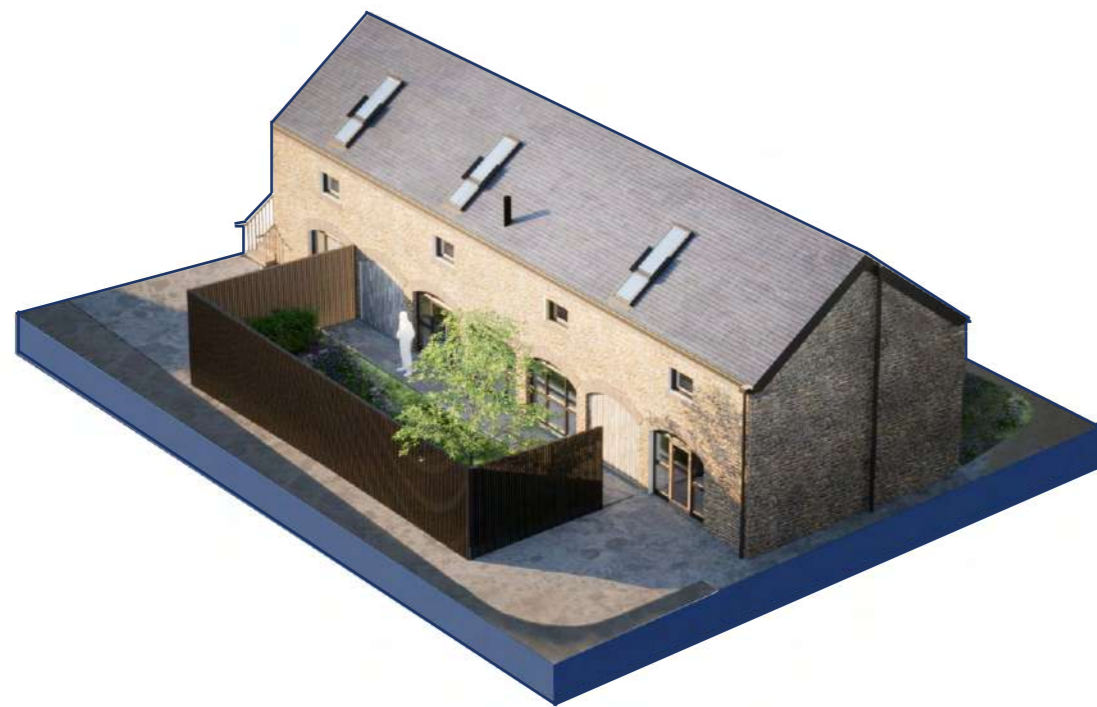
The Stable.



The Court.



The Mill.



Homes.



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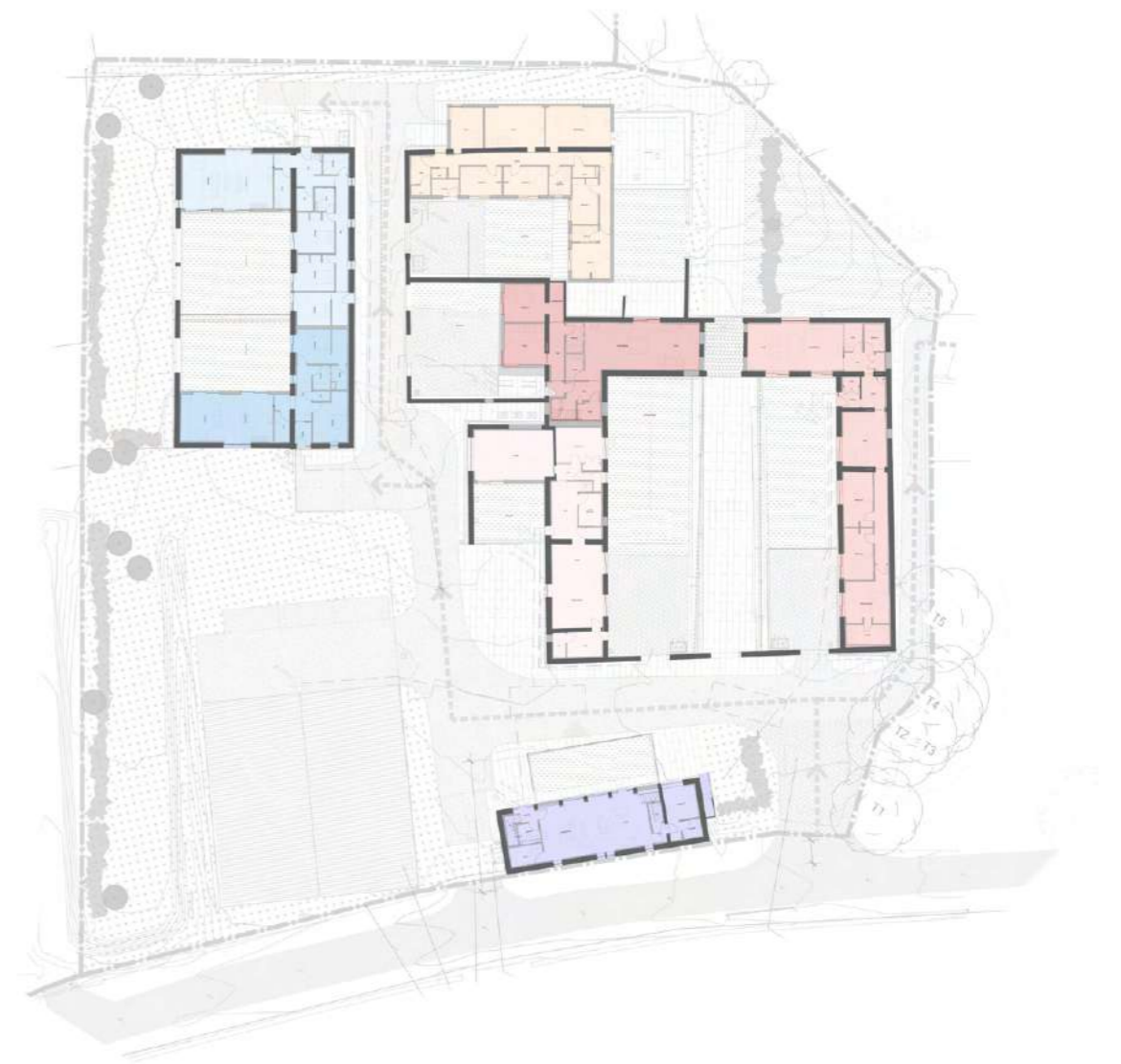
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The Stable.

Home 1

Home 2

The Court.

Home 3

Home 4

Home 5

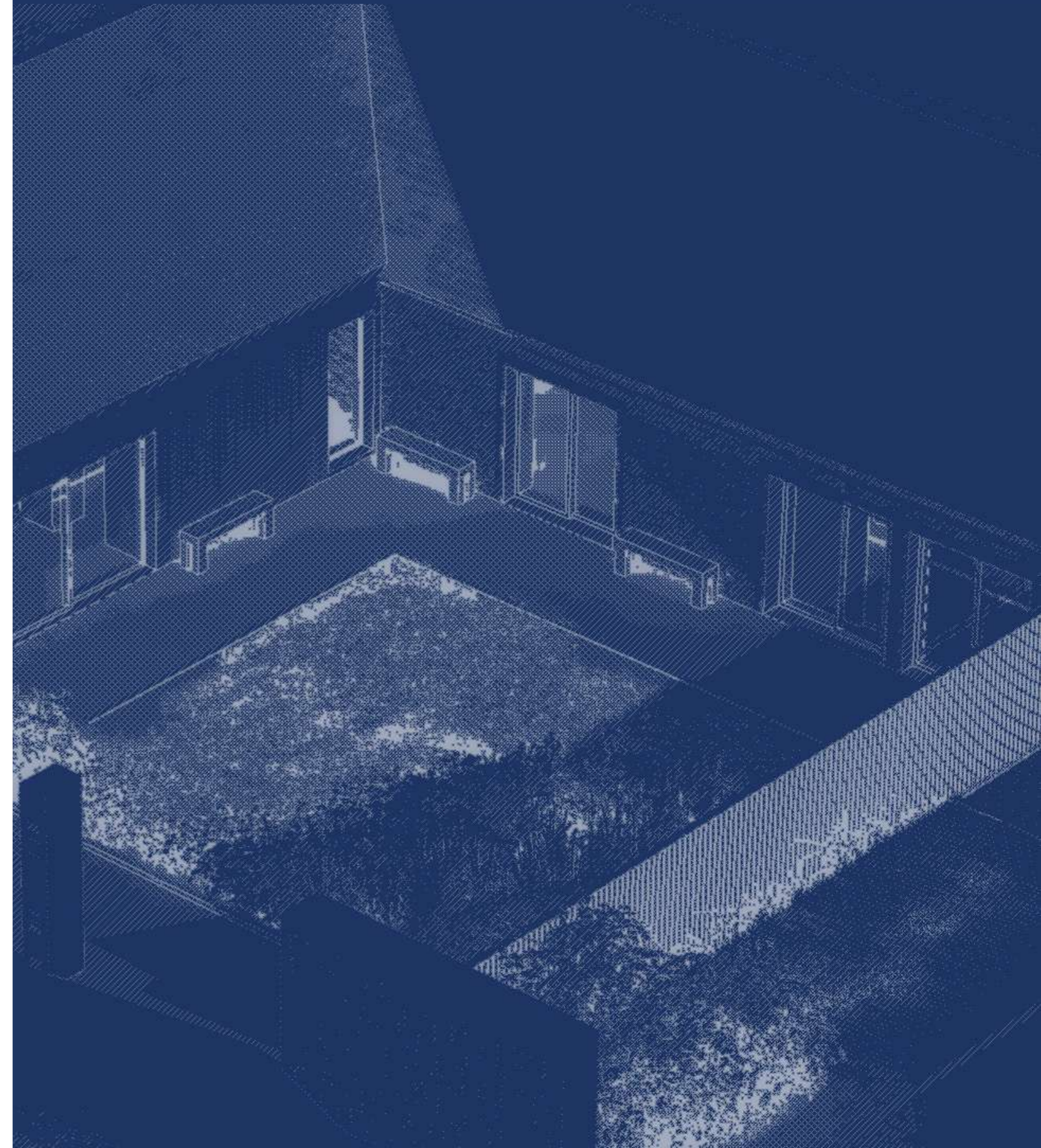
Home 6

The Mill.

Home 7

The Stable.

Homes 1 & 2





Home 1

TOTAL AREA: 167m²

Accommodation

Comprises principle double bedroom with dressing area, 1 double bedroom with en-suite, 1 double bedroom, kitchen/dining area, utility room, family bathroom.

Outside

Private westerly courtyard garden, 2 parking spaces.

Amenity

50m² indoor storage space within shared barn.



Home 1
Ground Floor Plan

KEY:

- | | | |
|--------------------|-------------------|------------|
| ① Entrance | ④ Bedroom | ⑦ Store |
| ② Kitchen / Dining | ⑤ Bathroom/Shower | ⑧ En-Suite |
| ③ Living | ⑥ Utility | |



Home 2
Ground Floor Plan

KEY:

- | | | |
|--------------------|-------------------|------------|
| ① Entrance | ④ Bedroom | ⑦ Store |
| ② Kitchen / Dining | ⑤ Bathroom/Shower | ⑧ Dresser |
| ③ Living | ⑥ Utility | ⑨ En-Suite |



Home 2

TOTAL AREA: 124m²

Accommodation

Comprises principle double bedroom with en-suite, 1 double bedroom, kitchen/dining area, utility room, family bathroom

Outside

Private westerly courtyard garden, 2 parking spaces

Amenity

50m² indoor storage space within shared barn



The Court.

Homes 3, 4, 5 & 6





Home 3
Ground Floor Plan

KEY:

- | | | | |
|--------------------|-------------------|------------|-------------|
| ① Entrance | ④ Bedroom | ⑦ Store | ⑩ Plant |
| ② Kitchen / Dining | ⑤ Bathroom/Shower | ⑧ Snug | ⑪ Courtyard |
| ③ Living | ⑥ Utility | ⑨ En-Suite | ⑫ WC |



Accommodation

Comprises principle double bedroom with en-suite, 3 double bedrooms, kitchen/dining area, living room, tv room, utility room, wc, family bathroom.

Outside

Private southerly courtyard garden, easterly garden, 2 parking spaces

Amenity

50m2 indoor storage space within shared barn



Home 3

TOTAL AREA: 200m2



Home 4
First Floor Plan

Home 4

TOTAL AREA: 220m²

Accommodation

Ground Floor:

Comprises 1 double bedroom with dressing room, kitchen/dining area, living room, utility room, shower room.

First Floor:

Comprises 2 double bedrooms, family bathroom

Outside:

Private westerly courtyard, northerly terrace, 2 parking spaces.

Amenity:

50m² indoor storage space within shared barn.



Home 4
Ground Floor Plan

KEY:

- | | | |
|--------------------|-------------------|-----------|
| ① Entrance | ④ Bedroom | ⑦ Store |
| ② Kitchen / Dining | ⑤ Bathroom/Shower | ⑧ Snug |
| ③ Living | ⑥ Utility | ⑨ Dresser |

Home 5

TOTAL AREA: 200m²

Accommodation

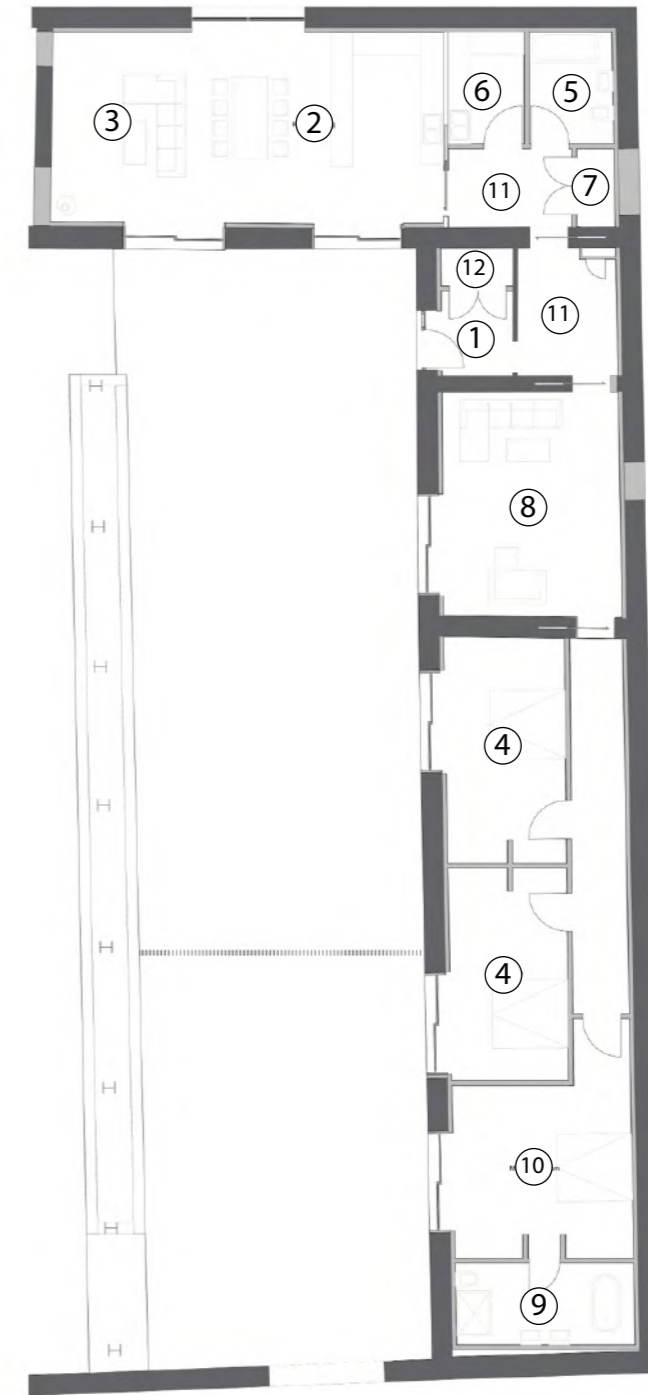
Comprises 1 double bedroom with en-suite, 2 double bedrooms, kitchen/dining area, living room, utility room, family bathroom

Outside

Private westerly courtyard, 2 parking spaces

Amenity

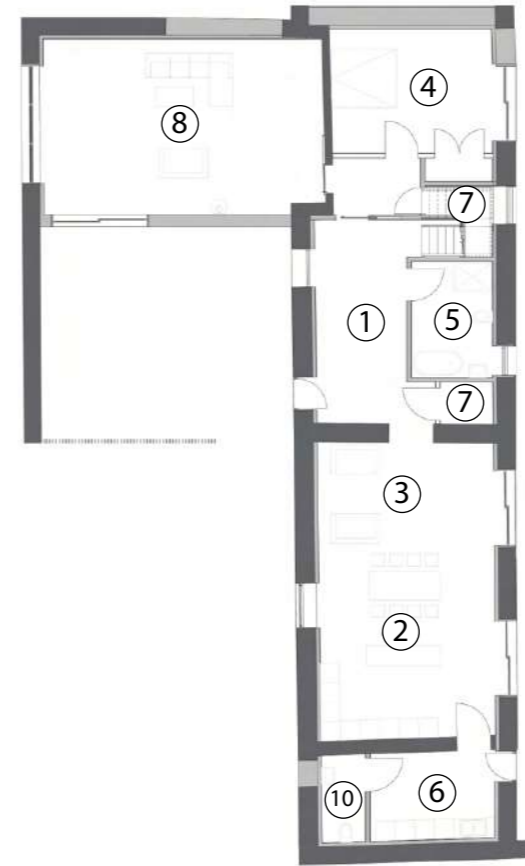
50m² indoor storage space within shared barn



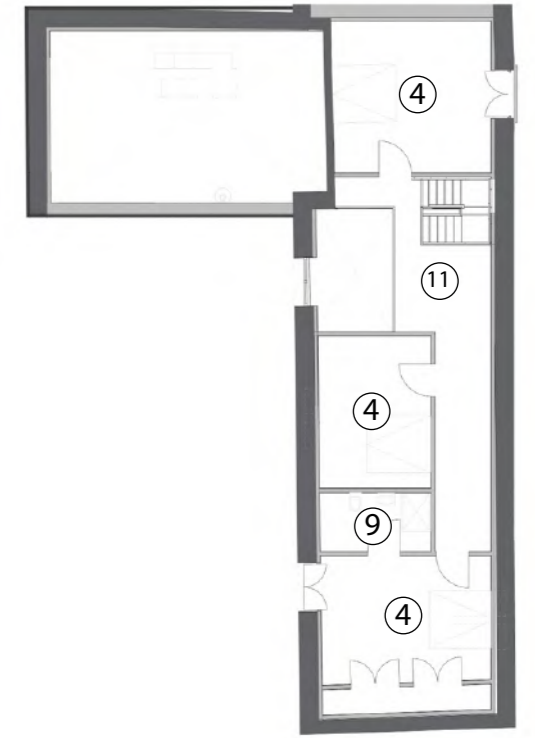
Home 5
Ground Floor Plan

KEY:

- | | | |
|--------------------|-------------------|------------------|
| ① Entrance | ⑤ Bathroom/Shower | ⑨ En-Suite |
| ② Kitchen / Dining | ⑥ Utility | ⑩ Master Bedroom |
| ③ Living | ⑦ Store | ⑪ Hall/Lobby |
| ④ Bedroom | ⑧ Snug | ⑫ Coats |



Home 6
Ground Floor Plan



Home 6
First Floor Plan

Home 6

Total Area: 240m²

Accommodation

Ground floor-

Comprises 1 double bedroom, kitchen/dining area, living room, utility room, wc, family bathroom

First floor-

Comprises principle double bedroom with en-suite, 2 double bedrooms

Outside

Private westerly courtyard, private easterly courtyard garden, 2 parking spaces

Amenity

50m² indoor storage space within shared barn

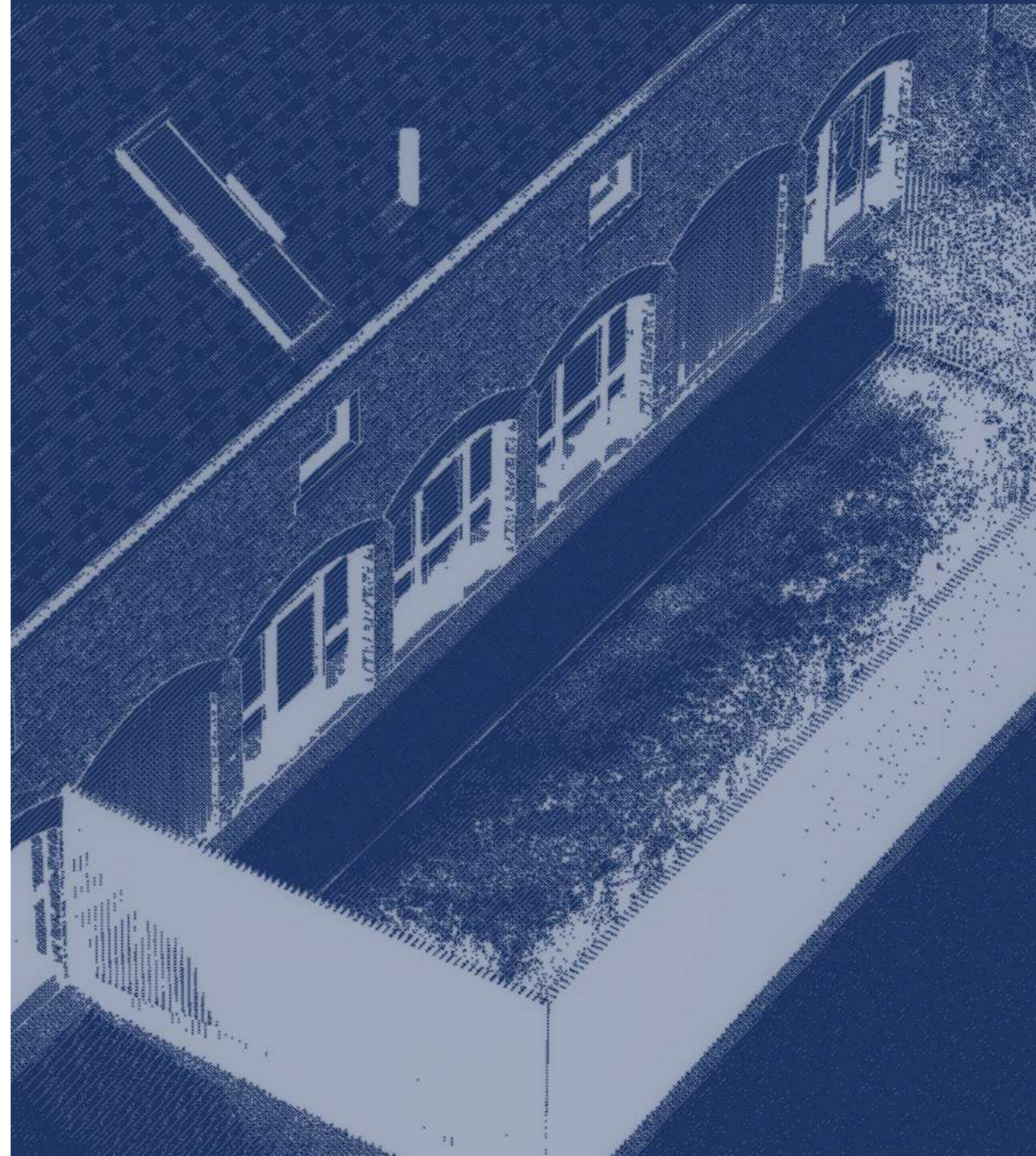


KEY:

- | | | |
|--------------------|-------------------|-------------|
| ① Entrance | ⑤ Bathroom/Shower | ⑨ En-Suite |
| ② Kitchen / Dining | ⑥ Utility | ⑩ WC |
| ③ Living | ⑦ Store | ⑪ Mezzanine |
| ④ Bedroom | ⑧ Lounge | |

The Mill.

Home 7





Home 7

TOTAL AREA: 200m²

Accommodation

Ground floor- Comprises 1 double bedroom with en-suite, kitchen/dining/living area, utility room, family bathroom

First floor-

Comprises principle double bedroom with en-suite, 2 double bedrooms

Outside

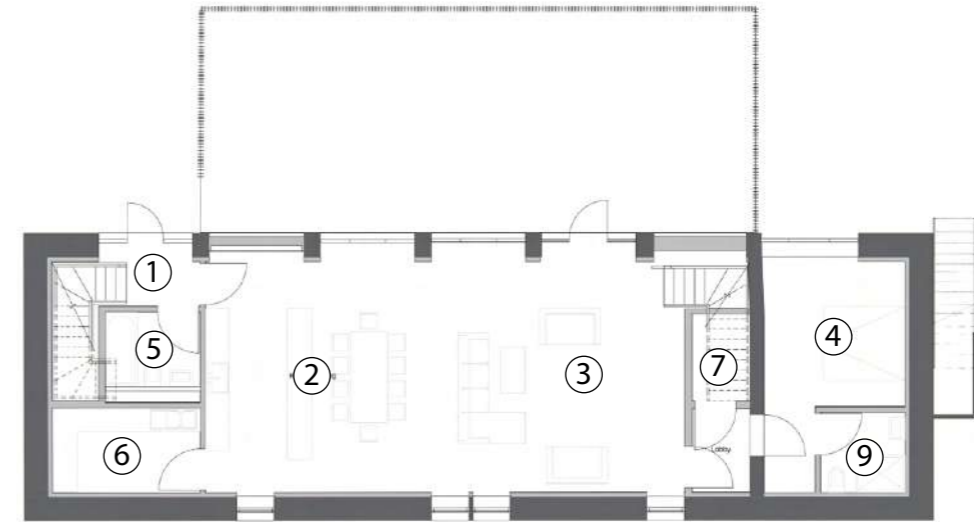
Private northerly courtyard, 2 parking spaces

Amenity

50m² indoor storage space within shared barn



Home 7
First Floor Plan



Home 7
Ground Floor Plan

KEY:

- | | | |
|--------------------|-------------------|------------------|
| ① Entrance | ④ Bedroom | ⑦ Store |
| ② Kitchen / Dining | ⑤ Bathroom/Shower | ⑧ Master Bedroom |
| ③ Living | ⑥ Utility | ⑨ En-Suite |





Longnewton Steading ^{ltd}

by NOMAD-IK Development Limited

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