

COULTERS[©]

KNOWESLEY, WEST ROAD

HADDINGTON, EAST LoTHIAN, EH41 3RH

 4 BED  2 BATH  6 PUBLIC



TAKE A LOOK INSIDE

Nestled behind mature trees in a prestigious street in the highly sought-after East Lothian market town of Haddington, Knowesley is a charming detached four-bedroom family home set in just over one and a half acres of idyllic, mature garden grounds and woodland. Originally two cottages which were adjoined in the 1960's, this truly exceptional home is steeped in history offering superb family accommodation full of character.

KEY FEATURES



Charming detached house



Four spacious bedrooms



Extensive mature gardens



Private gated driveway

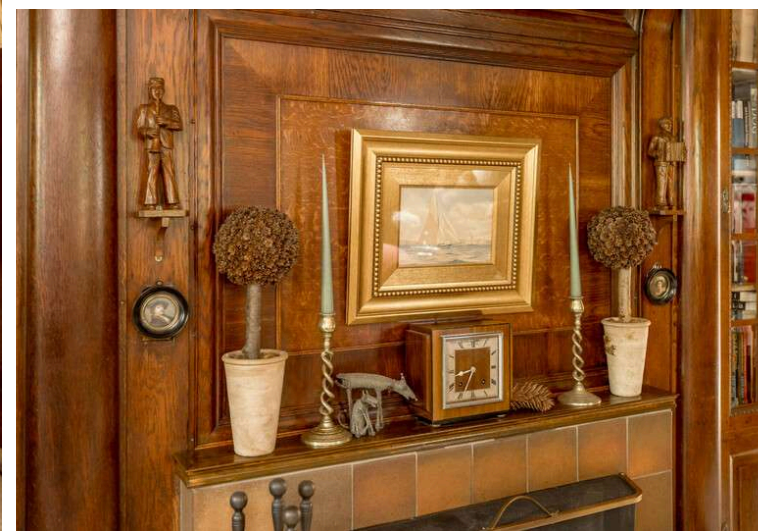


Located within a short walk of local shops



Close to popular local schooling





The property comprises a traditional farmhouse style dining kitchen with island and gas AGA; perfect for home cooked meals and warming the entire room. The kitchen leads to a separate dining room with original panelling and open fireplace. A bright and spacious family room with wood burning stove and large sash and case windows overlooking the garden offers a central entertaining space and leads to the den, known as the 'Captain's Cabin'. This wonderfully unique space boasts incredible original ornate wooden panelling and original features from the ocean liner 'SS Leviathan' as well as an open fireplace. Adjacent to the den lies a separate study which has also been created out of the original wood and contains features such as authentic oil lanterns from the ship.





MORE INFORMATION

The light filled drawing room with beautiful wall to wall astragal windows, original open fireplace and wood flooring overlooks the lawn, which was once used as a tennis court, and the delightful lily-pond located to the side of the house. Direct access to the peaceful patio area and gardens beyond can be gained from the drawing room.

There is a family bathroom, useful wet room and four well-proportioned bedrooms. The principal bedroom located on the ground floor benefits from fitted wardrobes and large South facing windows to allowing light to flood the room. Located to the side of the house is an external laundry room. A coal and woodshed offers extra storage.

The property is accessed through a private gated driveway hidden amongst the mature surrounding trees. To the end of the driveway is a turning circle and a large Nissen hut offering a large and flexible space. This has been used as a gym, an artroom and a workroom.

This remarkable, secluded property offers potential purchasers a unique refurbishment opportunity, with the added option to develop the garden grounds subject to gaining the necessary planning consents.









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THE LOCAL AREA

The Royal Burgh of Haddington is a sought-after and historic market town in picturesque East Lothian, eighteen miles east of Edinburgh City Centre. Situated on the banks of the River Tyne and surrounded by beautiful countryside, there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The local Farmers Market is a monthly delight with a variety of local seasonal produce on offer, and the annual Haddington Show is a superb agricultural event showcasing a range of livestock, food and local crafts. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with a swimming pool, gym, sports hall, and health suite.

The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores and a Tesco supermarket. The retail park, which is within walking distance of the property offers an Aldi, Home Bargain store, Costa Coffee amongst others. World renowned golf courses and stunning sandy beaches can be easily accessed making Haddington a popular location for families and golfers alike.

Well-regarded local schooling includes Haddington Primary School and Knox Academy. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Haddington is a ten-minute drive to Drem train station which has a regular service between Edinburgh and North Berwick. There is easy access to Edinburgh by car, and bus, as well as to the A1 and City Bypass.

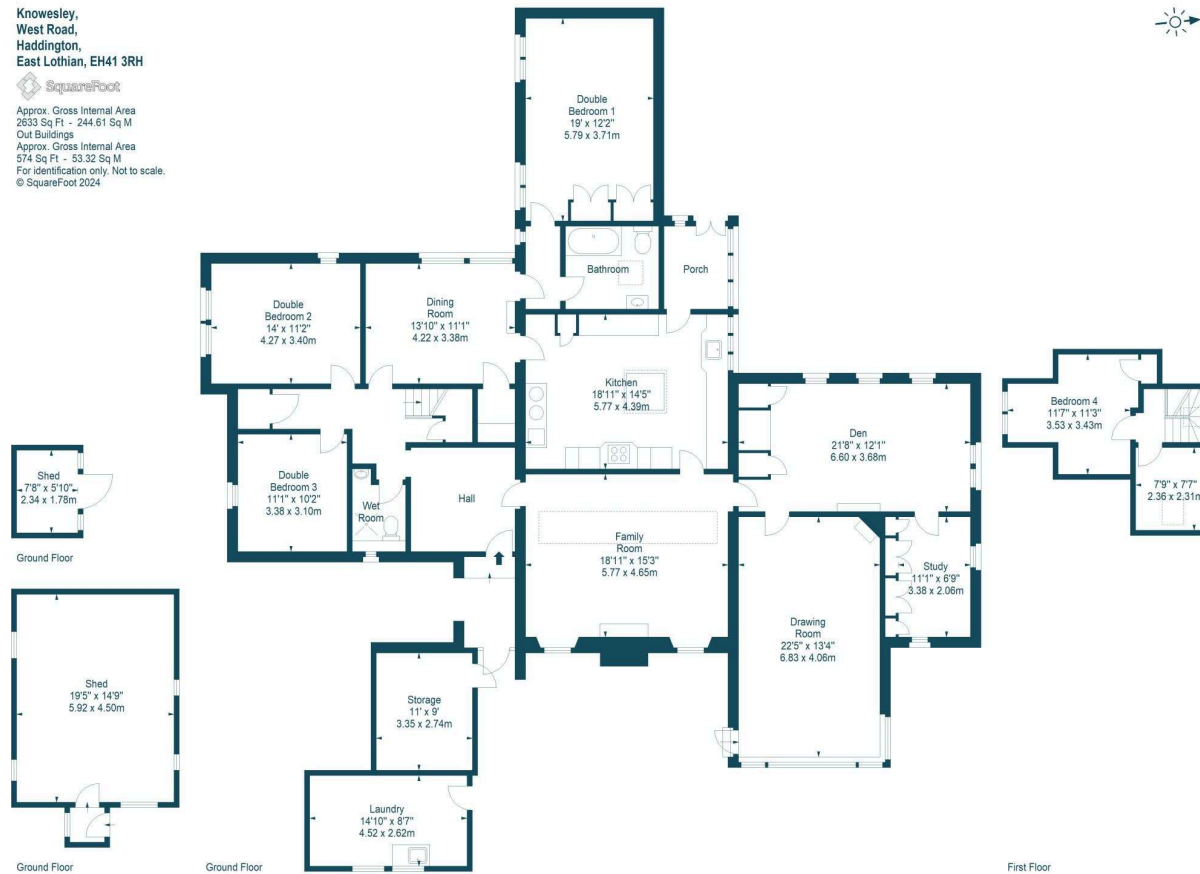
EXTRAS

Some light fittings will be included, most of the fitted flooring and integrated appliances are included in the sale.

Knowesley,
West Road,
Haddington,
East Lothian, EH41 3RH



Approx. Gross Internal Area
2633 Sq Ft - 244.61 Sq M
Out Buildings
Approx. Gross Internal Area
574 Sq Ft - 53.32 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.