



# Old Windymains House

Old Windymains, Near Humble, EH36 5PA



4



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223sqm

**EPC**

D

**AS** Anderson  
Strathern

# Old Windymains House

Humbie, EH36 5PA

## Property features

Set within almost half an acre of peaceful Scottish countryside, this bright and spacious 223sqm detached home offers generous family accommodation with a warm, welcoming feel. The south-facing garden brings light into the main living areas and creates an inviting setting for everyday living, relaxing, and entertaining.

The ground floor includes three double bedrooms, a family bathroom, an ensuite, a utility room, and a breakfasting kitchen, along with a large sitting and dining room that opens onto the garden through patio doors. Upstairs you will find a fourth double bedroom, another bathroom, and a versatile family room that suits a playroom, home office, or studio.

The property is reached via a shared road off the B6371. A wooden gate opens to a wide monobloc driveway, a double garage with an automatic door, a Pod Point EV charger, a substantial potting shed, and stables with hay and log storage. The mature wraparound garden has been well cared for and offers plenty of scope for anyone who enjoys growing their own produce or shaping a landscape of their own.

Included in the sale is an additional plot of land of more than four acres beside the house, ideal for outdoor activities, hobby farming, or future development subject to planning consent.

Further features include solar panels, battery storage in the roof eaves, a wood-burning stove, LPG heating, double glazing, and peaceful green views from every room.

Coordinates: 55.866489, -2.886634

What3Words: earmarked.shift.jiffy

- Large garden
- Over 4 acres of rough grazing
- Solar panels with batteries
- Wood-burning stove
- Utility room
- Additional family room
- Mature gardens
- Double glazing
- Monobloc driveway
- Double garage
- Potting shed
- Stables
- LPG heating
- EV charger







## Location

Humbie is a small rural village approximately 3 miles from Gifford and 9 miles from Haddington and within easy commuting distance of Edinburgh's City Centre and the City Bypass. The village itself has an excellent community feel, with a Post Office and Church, while the nearby village of Gifford offers a greater variety of local shops catering for everyday requirement as well as a bowling club and two excellent nine-hole golf. A wider range of facilities can be found in Haddington, and the property falls within the catchment area for Ross High, in Tranent.



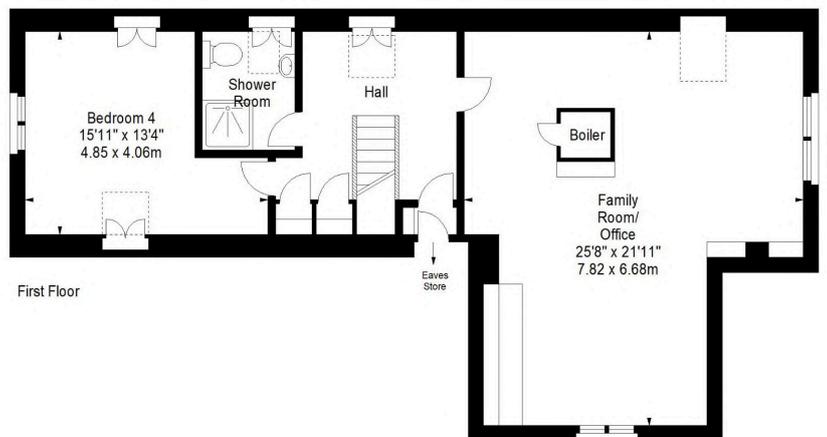




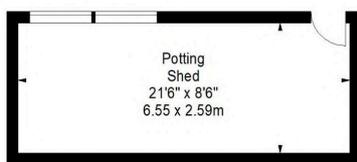
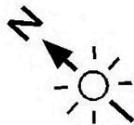




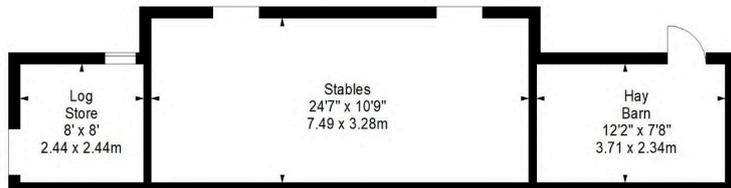
Ground Floor



First Floor



Ground Floor



Ground Floor

## Extras

The items included in the sale of the property are the fitted floor coverings, light fittings, curtains, blinds, fixtures, and integrated kitchen appliances (including dishwasher, hob, and double oven). The seller will not warrant the working order of any appliances, systems, or services. Additional items may be available under separate negotiation.

Council Tax band G

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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