

HEMMEL HOUSE

10 THE COURTYARD, EASTER BROOMHOUSE, SPOTT, DUNBAR, EH42 1RA



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— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



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Welcome to Hemmel House
A charming attached steading conversion

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Property Name

Hemmel House

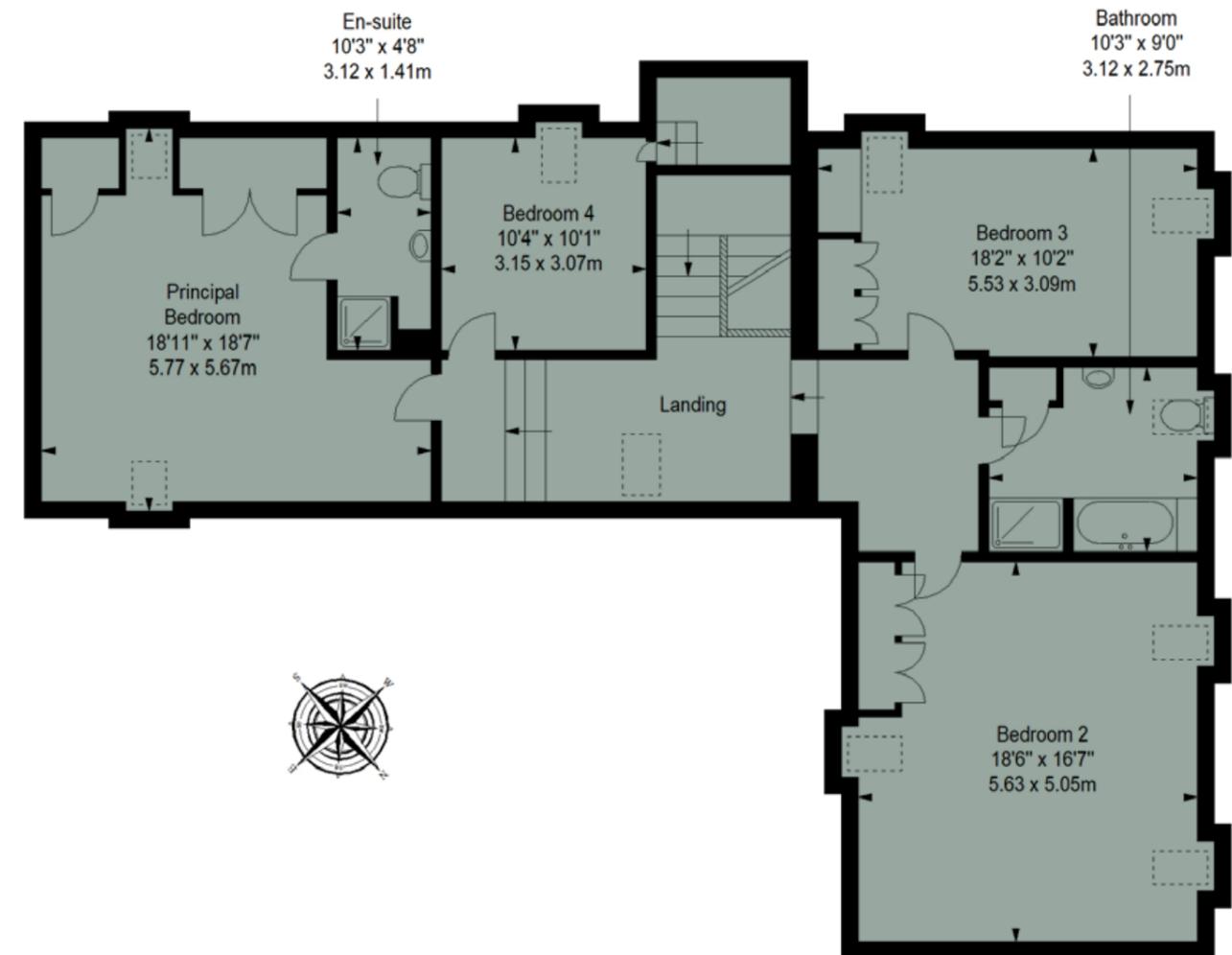
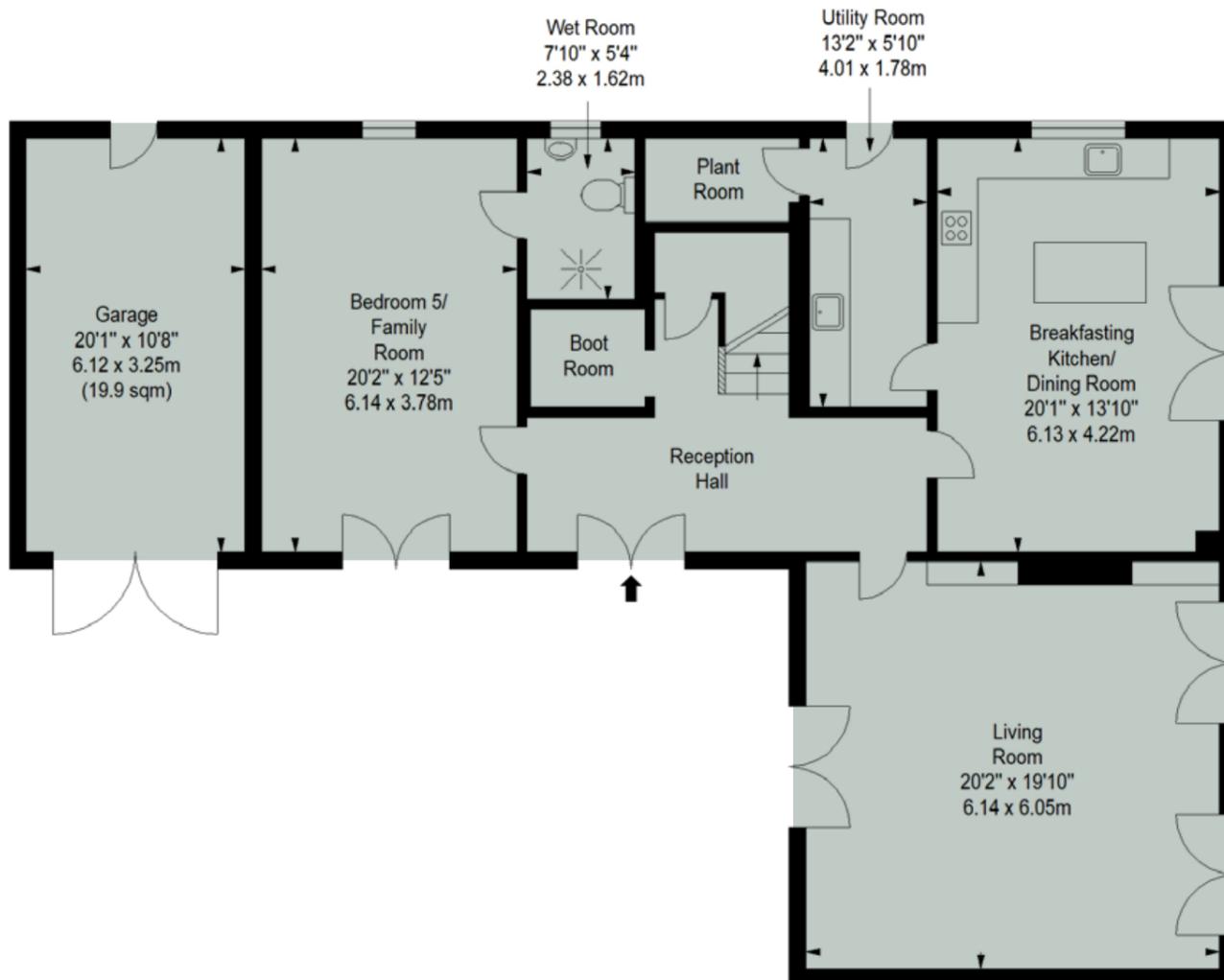
Location

Spott, EH42 1RA

Approximate total area:

254.2 sq. metres (2736.2 sq. feet)

 - Ground Floor  - First Floor



Set within a peaceful rural community



Hemmel
House

This exceptionally charming four/five-bedroom attached steading conversion is set within a peaceful rural community, framed by an idyllic natural landscape with far-reaching views towards the coast and the Bass Rock. Within easy reach of the A1 and just a short drive from Dunbar's shops, schools, and train station, Hemmel House offers a desirable blend of relaxed country living and everyday convenience, complete with a suntrap garden, private garage, and driveway parking.

Behind the rustic stone and pan-tiled exterior lies a beautifully presented contemporary home over two floors.

GENERAL FEATURES

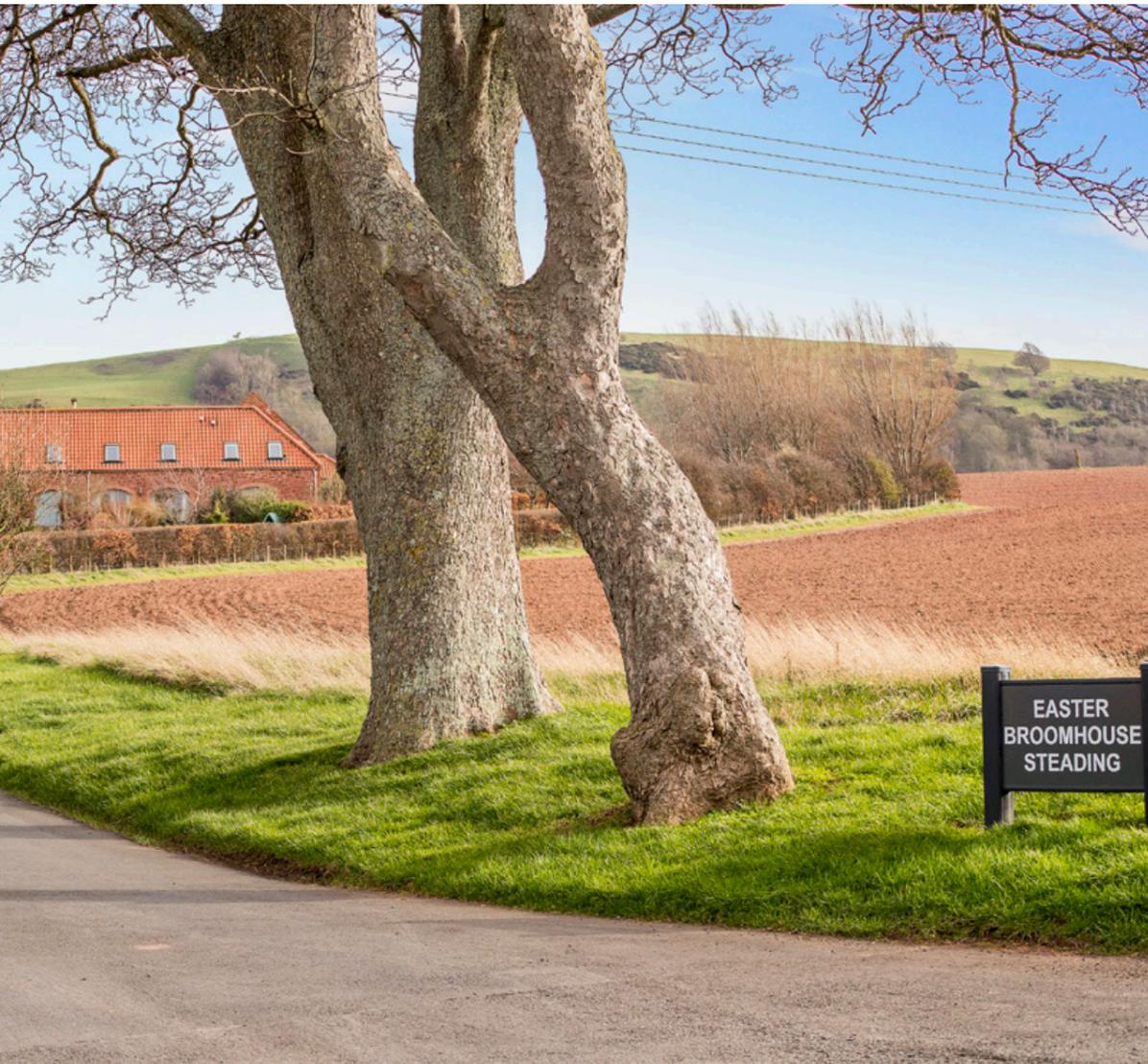
- Charming attached steading conversion in an exclusive rural community
- Elevated setting with sweeping coastal views to the Bass Rock
- Interiors blending country character with elegant contemporary design
- Highly flexible layout for family living, home working, or multigenerational use
- Just minutes' drive from Dunbar and the A1
- Home Report value - £625,000
- EPC Rating - C | Council Tax - G

ACCOMMODATION FEATURES

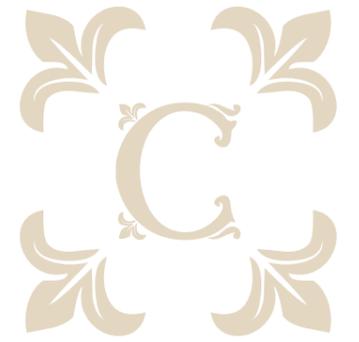
- Inviting reception hall with boot room and storage
- Dual-aspect living room with fireplace and French doors to the garden
- Sun-filled dining kitchen with island seating and garden access
- Separate utility room with external access
- Principal bedroom with exposed beams, storage, and en-suite shower room
- Versatile ground-floor bedroom with private entrance and en-suite wet room
- Three further double bedrooms (two with fitted wardrobes)
- Family bathroom with separate bath and shower
- Oil central heating and full double glazing

EXTERNAL FEATURES

- Quiet, well-kept courtyard setting
- South-facing garden with panoramic countryside and coastal views
- Elevated terrace designed for outdoor dining and entertaining
- Lawn bordered by established planting
- Two private parking spaces
- Attached single garage
- Visitors' parking



Beautiful



*family home enjoying coast
and countryside views*

Subtle, classically inspired interiors offer superb comfort and versatility, perfectly suited to modern family life, with multiple bath and shower rooms for everyday practicality, and the added benefit of a flexible ground-floor suite, ideal for multigenerational living.

A sense of space and light is immediately apparent upon entering the reception hall, where a welcoming atmosphere is complemented by storage and a boot room





Bright and characterful

*living room with
garden access*



The generous dual-aspect living room is bathed in sunlight and opens directly onto the garden via multiple French doors set within elegant arched surrounds, reflecting the home's steading heritage. Soft neutral décor and natural wood flooring create a calm, refined setting, whilst a decorative fireplace, framed by built-in storage and display shelving, forms an attractive focal point..

"...onto the garden via multiple French doors set within elegant arched surrounds, reflecting the home's steading heritage."



Sun-filled dining kitchen



Also enjoying arched French doors and a sunny aspect, the breakfasting kitchen forms the heart of the home. A central island with seating anchors the space, complemented by a generous dining area ideal for both family meals and entertaining.



Finished in timeless shaker style with an ivory and sage palette, the kitchen features quality cabinetry and worktops, alongside top-brand appliances, including an integrated double oven, microwave, and induction hob, a semi-integrated American-style fridge freezer, and an undercounter dishwasher.

A coordinating utility room provides a discreet laundry space with freestanding appliances and direct garden access.



Exquisite

principal suite

Upstairs, the principal bedroom is a peaceful retreat, enhanced by dual-aspect skylights, soft carpeting, and striking exposed beams. Fitted storage is plentiful, and a stylishly tiled en-suite shower room completes the space.

Flexible accommodation for modern living

A spacious ground-floor bedroom suite/family room, featuring an en-suite wet room and direct outdoor access, offers exceptional flexibility—ideal for guests, extended family, home working, or business use.





Three further bedrooms

all accessed via a bright skylit landing

Three further well-proportioned bedrooms are located on the first floor, two benefiting from fitted wardrobes, all accessed via a bright skylit landing. Soft carpeting throughout enhances comfort.

Family bathroom

that is well-appointed

A family bathroom on the first floor features a bath and separate shower, finished with tasteful patterned flooring.



South-facing garden with panoramic views

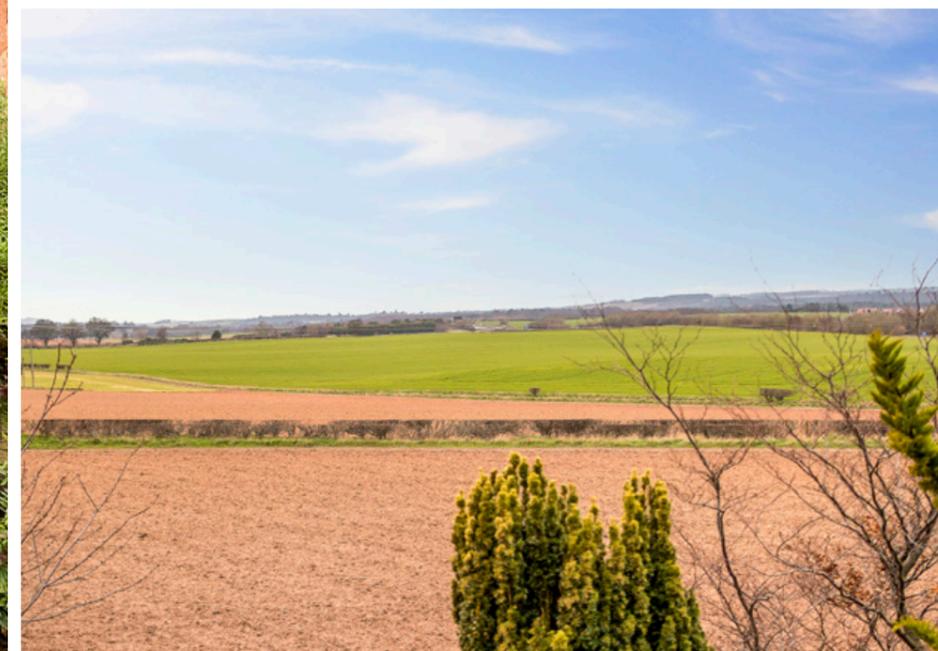
with lawn bordered by established planting



The rear garden enjoys sun throughout the day and has been thoughtfully landscaped to include a lawn, established planting, and a raised dining terrace—perfectly positioned to take in sweeping views across open countryside towards the sea.

A shared driveway leads to two private parking spaces and an attached single garage, whilst additional visitor parking is also available.

Factor fee: £250 per quarter, covering all general maintenance of communal areas.



Spott, Dunbar

Spott is a small and picturesque village located just a couple of miles from Dunbar, surrounded by beautiful open countryside and home to a local church.





A short journey brings you into the heart of Dunbar, which caters for all everyday needs. Here, you will find white sandy beaches, John Muir Country Park, a train station, and a historic working harbour. The town offers a vibrant High Street with a wide range of award-winning independent shops, including grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, and chemists. On the outskirts, there is a large supermarket, a garden centre, and a fast-food outlet. Dunbar also boasts a state-of-the-art leisure pool with a gym and fitness classes, along with excellent recreational facilities including tennis courts, extensive sports grounds, two golf courses, and an extreme water sports centre. The town is well regarded for its highly rated primary and secondary schooling. Regular rail services provide a direct journey to Edinburgh or Berwick in approximately 20 minutes, whilst the nearby A1 offers swift road links to Edinburgh, Berwick, and beyond.

SCHOOLS

State Schools: Dunbar Primary
(two campuses), Dunbar Grammar
School

Independent Schools: Belhaven Hill
Prep School

CULTURE

John Muir's Birthplace
Museum, the 16th-
century Town House
Museum and Gallery,
independent galleries,
Dunbar's historic harbour
and castle ruins

SHOPPING

Large supermarket
and a wide range of
independent shops in
Dunbar

#1

SMALL PICTURESQUE
VILLAGE CLOSE TO
DUNBAR'S SHOPPING,
ATTRACTIONS, AND
RAIL LINKS

LOCATION



Picturesque village
close to coastal Dunbar

TRANSPORT



Bus – 130 – connects to

Dunbar

Train Station – Dunbar

(2.6 miles)

Airport – Edinburgh

International (38.9 miles)



SPORTS

Dunbar Leisure
Pool and Gym,
Dunbar Golf Club,
local outdoor and
adventure sports
centres

PARKS

Beautiful surrounding
countryside
A 10-minute drive to
the coast in Dunbar
John Muir Country
Park, Dunbar
(10-minute drive)

FOOD & DRINK

Delightful selection
of coffee houses,
takeouts, restaurants,
and pubs in Dunbar

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

NICKY MEIKLE



For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.

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— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



CULLERTON'S

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SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.