FOR SALE



THE COACH HOUSE

NEWTONHALL, GIFFORD, EAST LOTHIAN

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



THE COACH HOUSE

NEWTONHALL, GIFFORD, EAST LOTHIAN, EH41 4JN

Gifford -2.5 miles, Haddington - 7 miles, North Berwick - 15 miles, Edinburgh - 23 miles (all distances approximate)

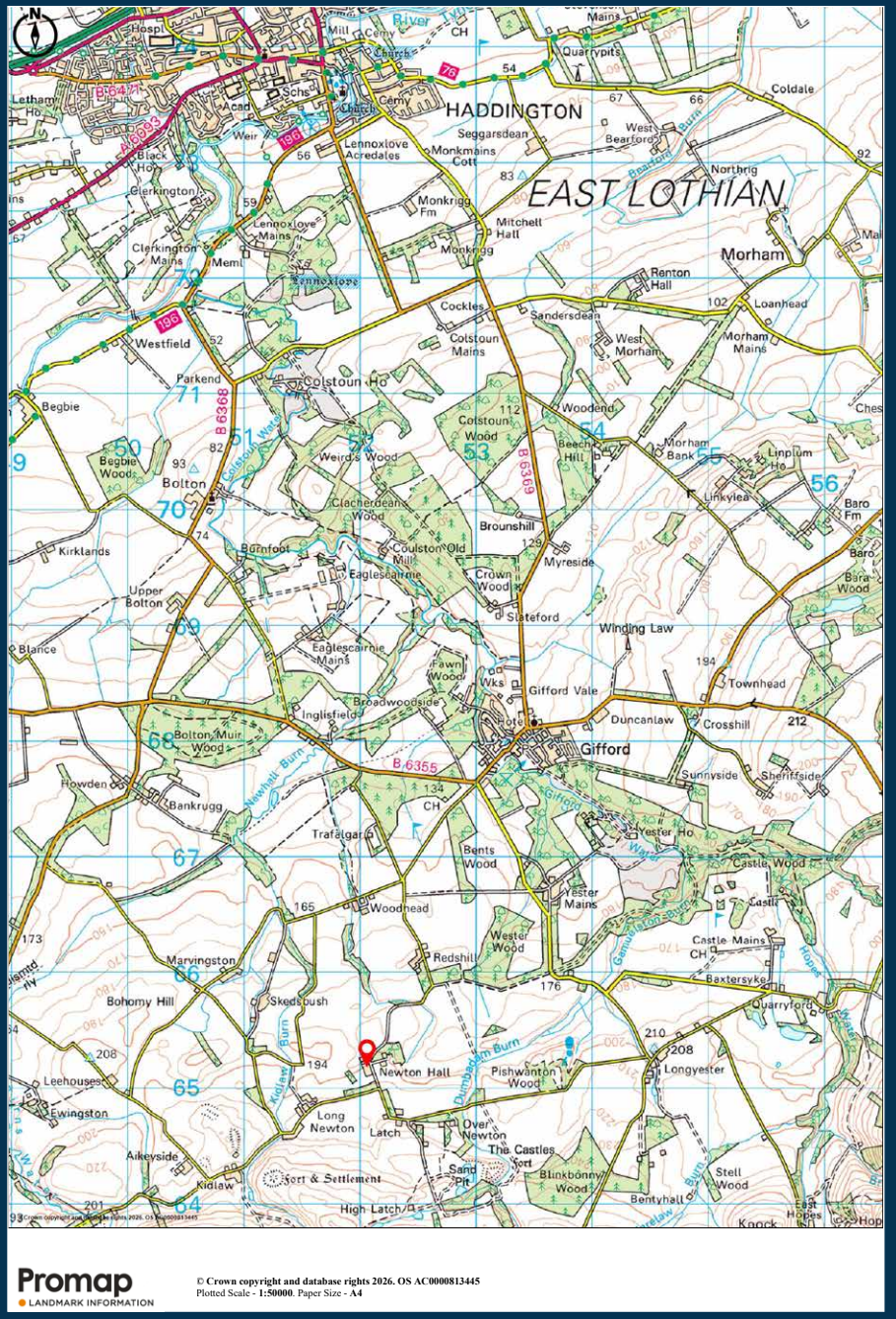
A rare opportunity to acquire a charming 5 bedroom country house set in the most idyllic location with far reaching views across rolling east lothian countryside towards the firth of forth. The property was formerly two houses redeveloped to one large family home. The property would benefit from modernisation but presents itself as a blank canvas to create an outstanding home to the buyers exacting specification.

- **Wonderful grounds extending to 2.6 acres and with potential to revert some garden space for a pony paddock.**
- **Private rural setting yet just 2.5 miles from Gifford and only 23 miles from the City of Edinburgh.**
- **Outstanding and uninterrupted views which really have to be seen to be appreciated.**
- **Standalone outbuilding ideal for workshop/games room or conversion for additional accommodation/office or holiday let (subject to obtaining planning permission).**

APPROXIMATELY 1.05 HECTARES (2.6 ACRES) IN TOTAL
FOR SALE AS A WHOLE

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SITUATION

The Coach House at Newtonhall has an idyllic rural setting at the foot of the Lammermuir Hills just 2.5 miles to the west of the popular village of Gifford in the beautiful East Lothian Countryside. Gifford is renowned for its picturesque houses, church, village green and 18th century Mercat (market) Cross. It has a church, several shops, two traditional hotels, a garage, large park and two golf courses - Gifford Golf Club is on the western edge of the village, while Castle Park Golf Club is to the south. The village boasts a vibrant Primary School whilst Secondary education is provided at Knox Academy, in Haddington which is located approximately 7 miles away and offers a wider range of services and facilities including shops, supermarkets, banks and leisure centre. East Lothian is famed for its spectacular landscape, encompassing the Lammermuir Hills, rolling farmland, and dramatic coastline. The area offers a wealth of leisure opportunities and a first class quality of life in an unspoiled setting.

The Coach House combines exceptional privacy with convenient accessibility being just 23 miles from the City of Edinburgh and its International Airport. Edinburgh is a renowned cultural centre, and the home of the National Museum of Scotland, the National Library of Scotland, and the Scottish National Gallery.[9] The city is also known for the Edinburgh International Festival and the Fringe, the latter being the world's largest annual international arts festival. Historic sites in Edinburgh include Edinburgh Castle, the Palace of Holyroodhouse, St Giles' Cathedral, Greyfriars Kirk, Canongate Kirk and the extensive Georgian New Town built in the 18th and 19th centuries. Edinburgh has several independent, fee-paying schools including Edinburgh Academy, Fettes College, George Heriot's School, George Watson's College, Merchiston Castle School, Stewart's Melville College and The Mary Erskine School.

GENERAL DESCRIPTION

The Coach House is a charming country house, occupying a private position with breathtaking views across East Lothian countryside towards the firth of forth. Approached via a private drive and with a sunken cottage garden and stone outbuilding this idyllic spot resembles a scene from a Beatrix Potter tale. Constructed circa 1850, the house was originally two properties which have since been developed into one larger family home and whilst some modernisation and reconfiguration may now be beneficial the property has the potential to become an outstanding country residence.







The house is of traditional solid stone construction rendered externally under a slate covered roof with predominantly timber framed double glazed windows. The accommodation is arranged over two storeys, as detailed in the accompanying floor plans:

Ground Floor: Garden Room leading to entrance hall with cloakroom and stairs rising to first floor, access to; Sitting Room with wood burning stove; Kitchen with range of wall and floor units; Dining Room with wood burning stove and double doors to garden; Rear Hall with Cloakroom, access to Porch and stairs to first floor.

First Floor: South landing leading to four double bedrooms, including the principal bedroom; family bathroom, study and shower room. North landing to bedroom and shower room.

GARDENS

Enclosed gardens surround the house, predominantly laid to lawn with attractive borders, shrubs, hedging and woodland. Features include a cottage garden and pond to the north, a patio to the south which is a real sun trap and gravelled parking area for several vehicles to the front and side of the house. Part of the grounds were previously used for a grazing paddock and there is potential to revert some garden space back to create a pony paddock if desired.

OUTBUILDING

A short distance to the north of the Coach House is a standalone 'L shaped' traditional stone outbuilding (circa 89 sq.m GIA) currently used as a workshop and for storage but equally could be redeveloped to create a home office/games room or additional living or holiday accommodation (subject to obtaining the necessary consents).

GENERAL INFORMATION

SERVICES

- Water – Mains. The supply is metered and the cost of water consumed is invoiced by the adjoining landowner.
- Electricity – Mains. The subjects are served by two separate electrical circuits with fuseboards located within the Conservatory and the Entrance Hallway.
- Heating – Electric. Heating is provided by a mixture of electric panel and storage heaters. Hot water is supplied via two electric immersion tanks located within the first floor landing cupboard and the Bedroom cupboard. There is a wood burning stove in the Dining Room and in the Sitting Room.
- Sewage – Private septic tank located within the grounds.

THIRD PARTY RIGHTS & SERVITUDES

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and any other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. In particular:

1. Access and Egress: The owners of the Coach House are liable for a 1/5 share in the cost of maintenance, repair and renewal of the access road.
2. Water Supply: The owners of the Coach House are liable for a 1/4 share in the cost of maintenance, repair and renewal of the water supply apparatus.
3. Neighbouring Shed: The property is subject to a right of pedestrian access in favour of the neighbouring property for the benefit of maintaining the shed wall located adjacent to the southern boundary.

BOUNDARY WALLS & FENCES

To the best of the Seller's knowledge, all boundary maintenance liabilities are shared equally with adjoining owners.

ACCESS

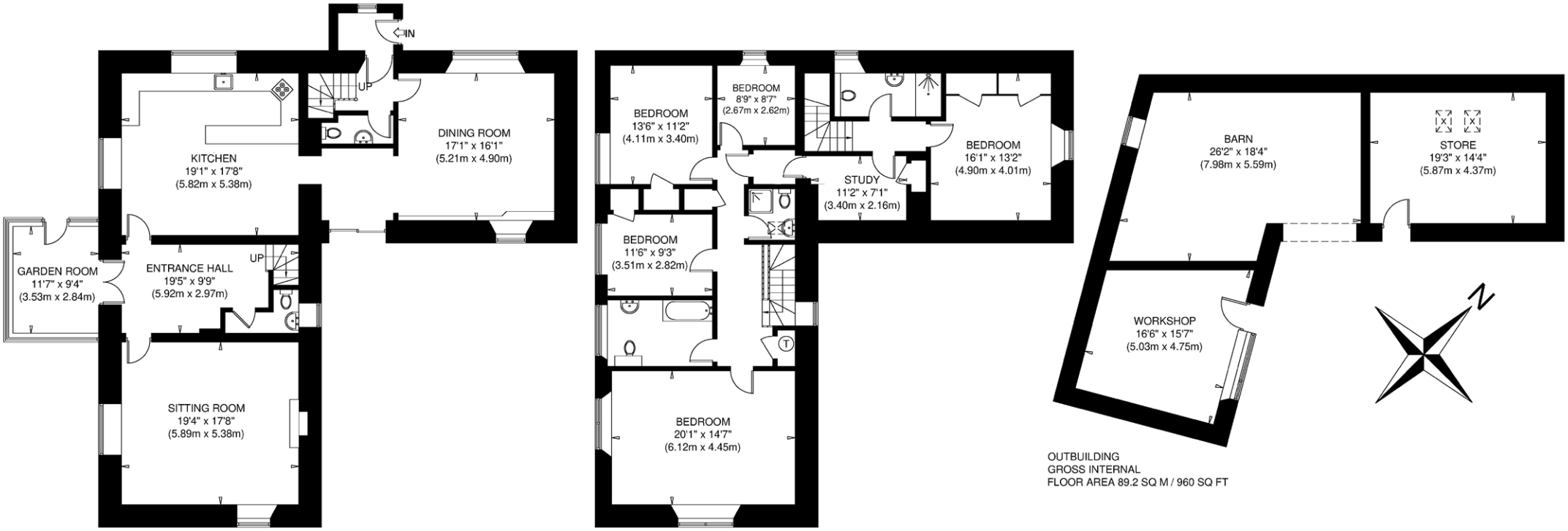
Access is via a privately owned road leading to Newmains and Skedbush farm. The owners of the Coach House have a right of access over the road subject to a maintenance obligation.

FIXTURES & FITTINGS

All curtains and carpets are included in the sale.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 143.0 SQ M /1539 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 132.0 SQ M / 1421 SQ FT

OUTBUILDING
GROSS INTERNAL
FLOOR AREA 89.2 SQ M / 960 SQ FT

THE COACH HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 275.0 SQ M / 2960 SQ FT
OUTBUILDING = 89.2 SQ M / 960 SQ FT
TOTAL = 364.2 SQ M / 3920 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk

LOCAL AUTHORITY
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

SOLICITORS
Morton Fraser MacRoberts LLP
www.mfmac.com
T: 0131 247 1289

VIEWING
Viewings are strictly by appointment with FBR Seed Ltd. Viewers are advised to exercise caution.

DIRECTIONS
From Gifford take the B6355 (Edinburgh Road) west. At Gifford Golf club, turn left continuing on Edinburgh Road. At the cross roads, turn left and follow the road for approximately 1.5 miles before finding the property located on the right hand side.

WHAT3WORDS
///contact.adhesive.unzips.

POSTCODE
EH41 4JN.

TENURE
Freehold.

METHOD OF SALE
The property is offered for sale as a whole with Vacant Possession via Private Treaty. A closing date for offers may be set, and interested parties are encouraged to register with the Selling Agents.

ENTRY AND POSSESSION
Entry and vacant possession will be by mutual agreement.

EPC RATING
Band F.

COUNCIL TAX BAND
Band F.

HOME REPORT
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

OFFERS
Offers, submitted in Scottish Legal Form, should be directed to the Selling Agents, FBR Seed Ltd. A closing date may be announced, and interested parties should register their interest after viewing the property. The Seller is not bound to accept the highest or indeed any offer.

APPORTIONMENTS
Council Tax and all other outgoings will be apportioned between the Seller and Purchaser as of the date of entry.

PLANS, AREAS AND SCHEDULES
The plans are based on the Ordnance Survey and are for reference purposes only. Purchasers must satisfy themselves regarding property descriptions, as errors or mis-statements will not annul the sale or entitle compensation.

ANTI-MONEY LAUNDERING (AML REGULATIONS)
As required under the 2017 AML Regulations, purchasers must provide identification for checks. Acceptable ID includes:
a. Original primary (passport) and secondary (current council tax or utility bill) documents, or
b. Copies certified and dated by the purchaser's solicitor along with confirmation that the Selling Agents may rely on these for AML purposes.
Failure to provide this documentation may result in offers not being considered.

GUIDE TO INTERESTED PARTIES
While every effort has been made to ensure the accuracy of this information, we encourage prospective purchasers to contact us with any queries, particularly if travelling significant distances for a viewing. These particulars were prepared in April 2026.

PROPOSED FLOOR PLANS & CGIS
The current owners have commissioned architectural illustrations and CGIs showing a proposed sunroom, extension and internal reconfiguration. These concepts demonstrate how straightforward alterations could improve the layout, flow and space for family living, should a buyer wish to pursue them.

IMPORTANT NOTICE
FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.



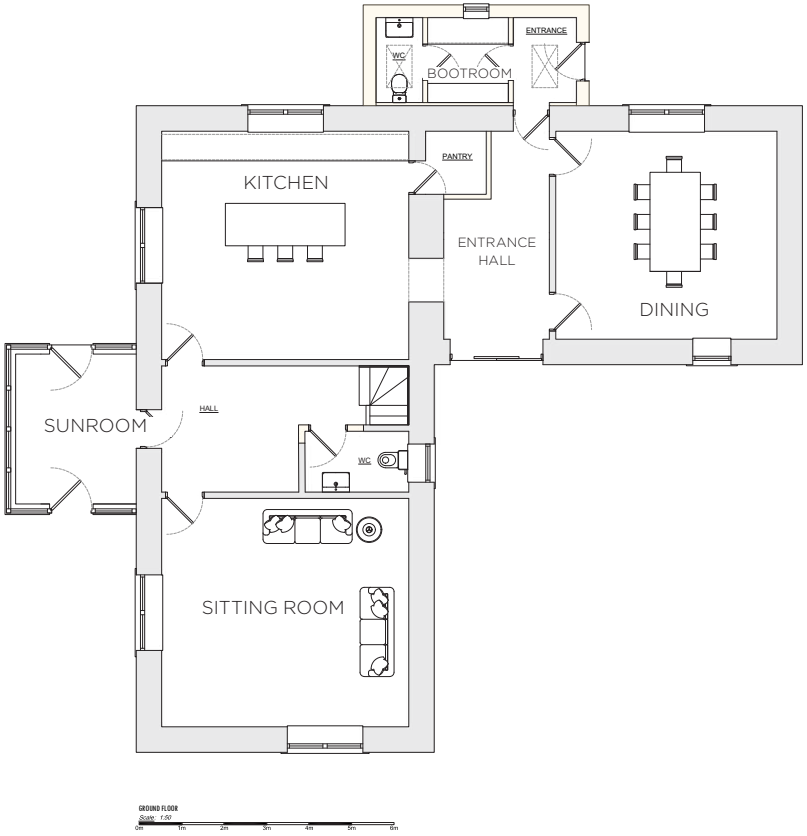


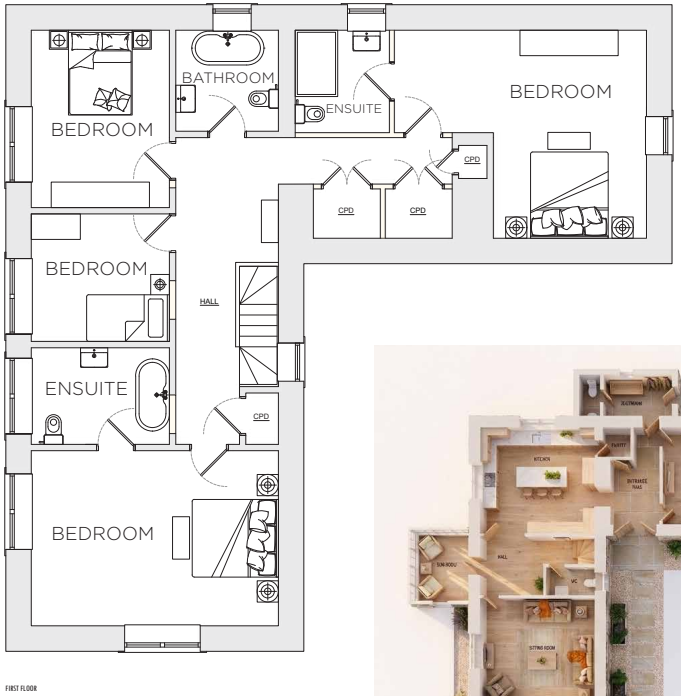














Proposed Floor Plans – Not to Scale


CGI only


CGI only


CGI only


CGI only



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