

COULTERS<sup>©</sup>

# ORCHARD WOOD

ORMISTON HALL, ORMISTON, EAST LoTHIAN, EH35 5NJ

 5 BED

 6 BATH

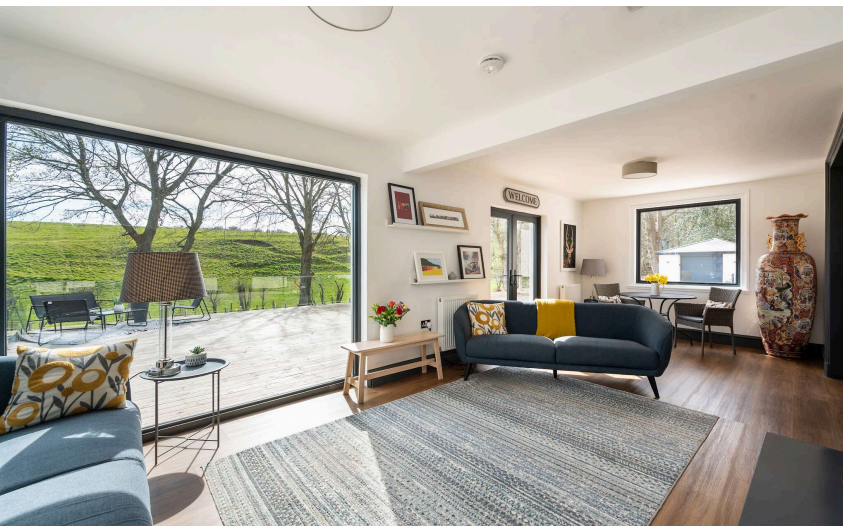
 3 PUBLIC



## TAKE A LOOK INSIDE

Set within the idyllic grounds of Ormiston Hall, Orchard Wood is a stunning home that has been fully renovated to an exacting standard, mixing contemporary style with the benefits of country living, all within easy access of Edinburgh. Expansive windows flood the house with natural light and provide lovely open views over the extensive private grounds and the countryside beyond.

The substantial accommodation of over 300 sq m provides flexible accommodation over two floors with a layout ideal for modern living and entertaining. Accommodation comprises in brief:



**Ground floor:** broad reception hall with double doors opening to the impressive south facing sitting room with a wood burning stove. The contemporary sitting room is flooded with natural light from picture windows and has french doors to a large terrace. Of particular note is the superb kitchen/dining room with modern units, a central island and double doors to the conservatory. There is a useful utility room and a boot room with side access to the garden and access to a small cellar area. Two generous double bedrooms and two shower rooms (one en suite) make up the remainder of the ground floor accommodation. The first floor accommodation is accessed by an impressive stair from the reception hall.

## KEY FEATURES



Fully renovated 5 bedroom house



Beautiful grounds of approximately 1.7 acres



Contemporary style in an idyllic rural location



Flexible accommodation finished to a high standard



Within the extensive grounds of Ormiston Hall



Easy commuting distance of Edinburgh



EPC Rating - D



Council Tax Band - G





**First floor:** A large master bedroom suite is located to the front with lovely open rural views, a modern en suite bathroom with a separate shower and a dressing room. Of note is a highly individual split level guest suite with a luxurious roll top bath, a sleeping area on the upper level and an integral WC.

There is a further double bedroom with en suite shower room and a further family bathroom accessed off the landing. Also accessed off the landing is a roof terrace with open views and a door leading to a self-contained study/attic room.





## OUTSIDE

Orchard Wood is set within stunning gardens and grounds of approximately 1.7 acres with sweeping lawns, mature woodland and the Belsis Burn running along the southern border. A private driveway off the shared lane leads to a modern detached double garage with underfloor heating and an extensive gravelled parking area.

There are a variety of outside areas in close proximity to the house ideal for relaxing outside including a large terrace off the sitting room, a BBQ area accessed from the conservatory, a roof terrace and an outdoor insulated bath with hot water supply accessed from the boot room, which is perfect for whiling away the hours in warm comfort in all seasons surrounded by nature.

To the rear of the property there is also a further garage and a large shed, both with sockets and lighting installed.

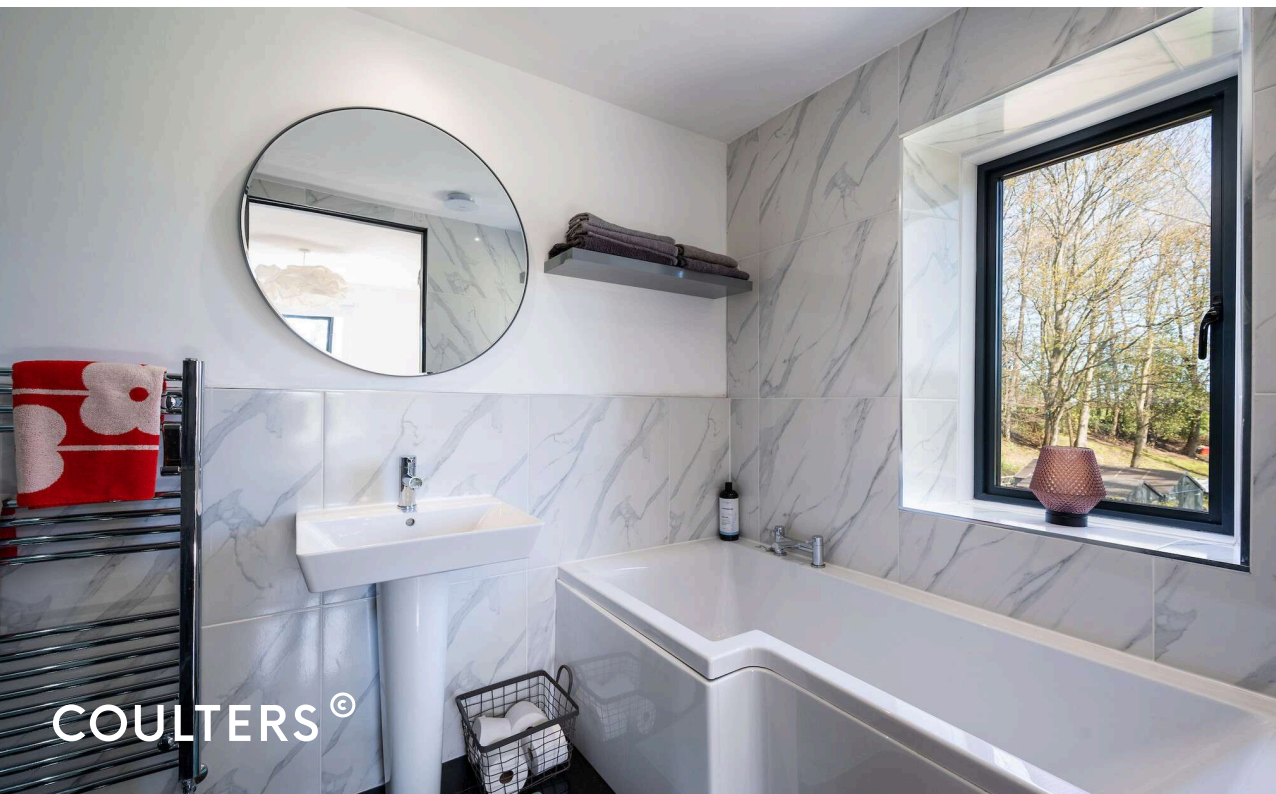
Also of note is an external Wi-Fi router covering the full 1.7 acres of the garden.

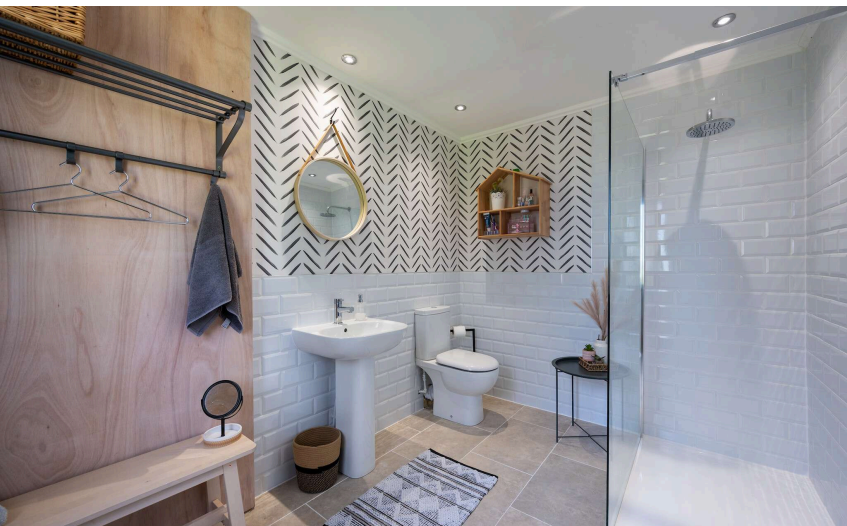
## EXTRAS

All fitted carpets, light fittings and integrated appliances are included in the sale.

## SERVICES

Mains water, private septic tank, oil central heating.









## THE LOCAL AREA

Orchard Wood is located within the charming and extensive grounds of Ormiston Hall, now a ruin, providing lovely walks and magnificent scenery. There are a number of other private dwellings within the grounds of Ormiston Hall providing a close knit community feel.

Ormiston Hall is located in the beautiful East Lothian countryside close to the picturesque village of Ormiston, which has an excellent primary school, a doctor's surgery and a selection of shops catering for everyday requirements. Further schooling and shopping facilities are available at nearby Tranent and there is a wide choice of restaurants in the surrounding area.

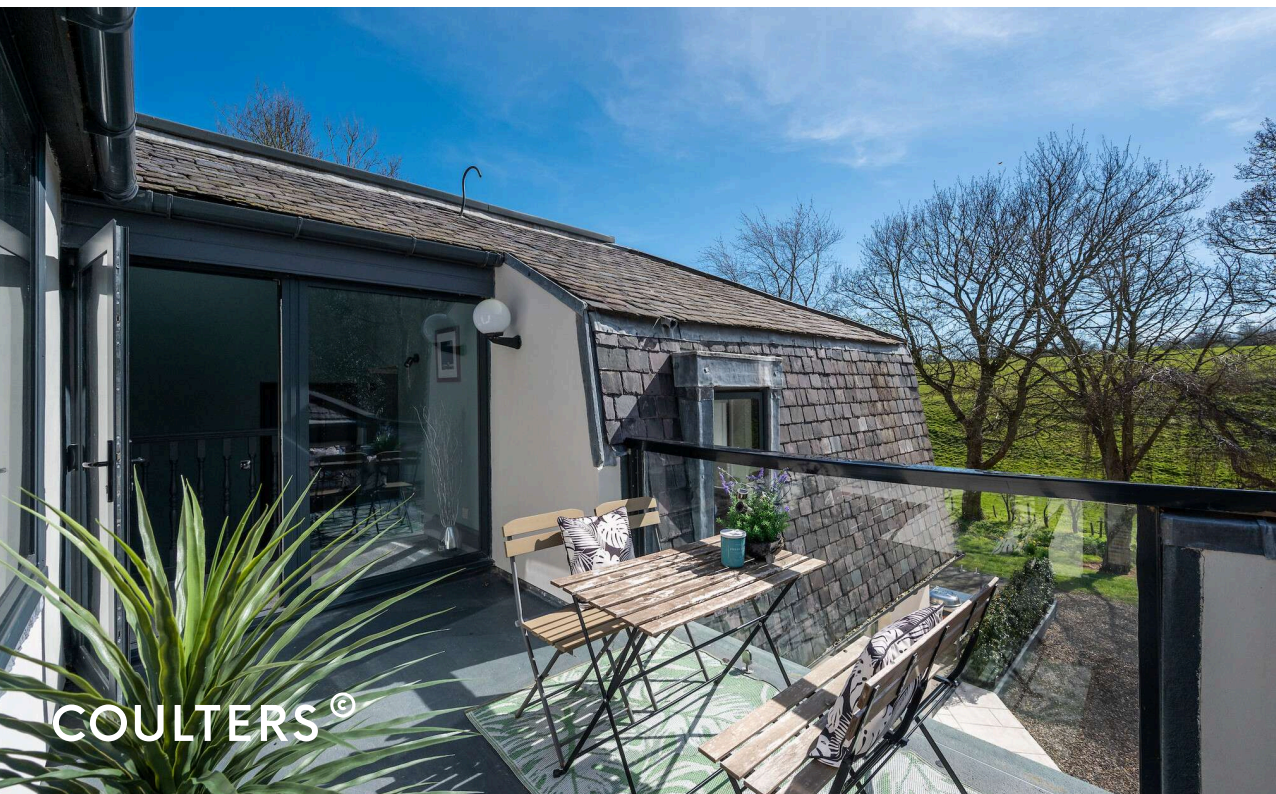
The village is within commuting distance of Edinburgh with excellent road connections and the A68, City Bypass and the A1 just a short drive away.

### Directions

what3words location is: [///earful.published.olive](https://www.what3words.com/location/earful.published.olive)

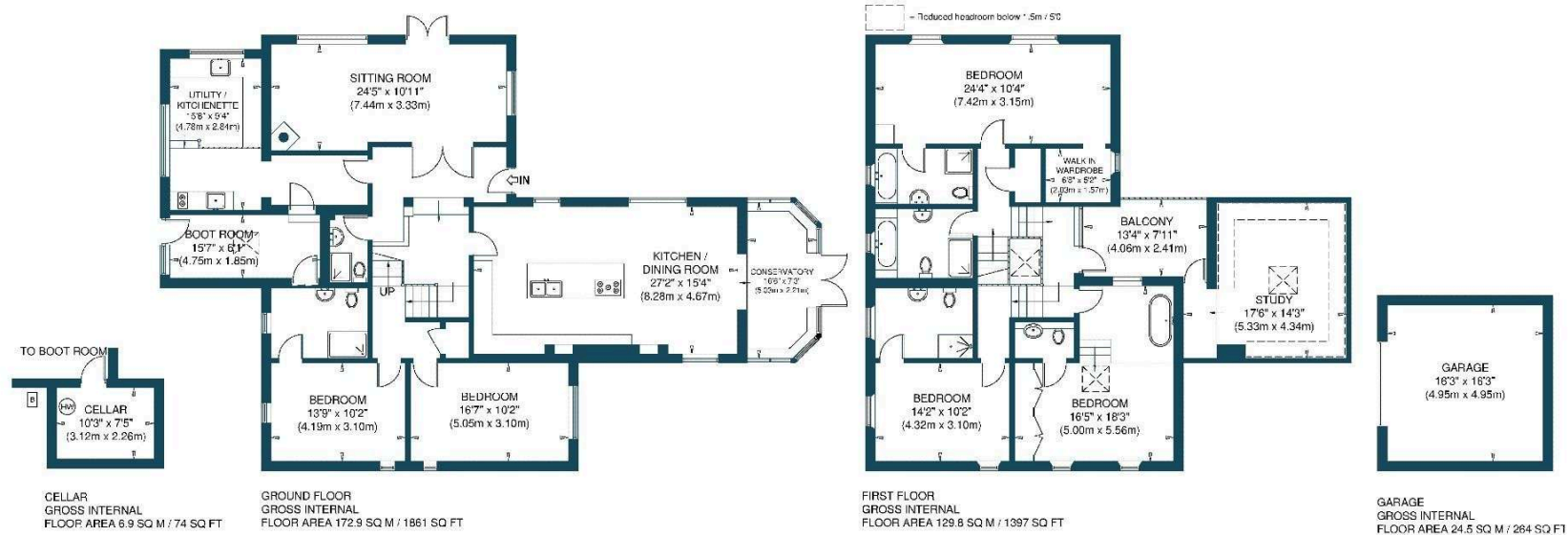
Postcode: EH35 5NJ

There are two access road on to Ormiston Hall estate. For Orchard Wood take the access road (unsigned) from the A6093, just near the junction with the road to Ormiston Village.



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**HOME REPORT VALUATION: £900,000**



ORCHARD WOOD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 309.6 SQ M / 3332 SQ FT  
GARAGE = 24.5 SQ M / 264 SQ FT  
TOTAL = 334.1 SQ M / 3596 SQ FT  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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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.