



TYNEFORD HOUSE

Ford, Pathhead, Midlothian



A HANDSOME VICTORIAN FAMILY HOUSE WITH BEAUTIFUL GARDENS IN A CHARMING MIDLOTHIAN VILLAGE

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Sitting room | Kitchen | Pantry | Utility room | WC

First Floor: Principal bedroom | Three further bedrooms | Study/bedroom five | Bathroom | Sunroom/office

Outside: Detached double garage and detached single garage | Workshops | Landscaped gardens
Woodland area | Kitchen garden

About 0.51 acres

Distances: Pathhead 0.2 miles, Dalkeith 4 miles, Edinburgh 13 miles, Edinburgh International Airport 18 miles
Gorebridge Station 4 miles (Edinburgh approx. 26 minutes)
(All distances and times are approximate)

THE PROPERTY

Tyneford House is an attractive Victorian village residence occupying a delightful position within the picturesque village of Ford, just outside Pathhead. Built in traditional stone under a slate roof, the property is rich in character and retains many period features, including generous ceiling heights, large sash and case windows and well-proportioned rooms throughout.

While now requiring a programme of modernisation, the house offers an outstanding opportunity to create a superb family home in a sought-after rural location. The existing accommodation extends to approximately 2,365 sq ft and provides excellent flexibility for modern family living.

The ground floor centres around a welcoming reception hall. To the front of the house is an attractive dining room, providing a versatile space for both formal dining and everyday family use.





The principal reception space is a superb double reception room that combines the drawing room and sitting room. Extending the full depth of the house, this impressive open plan room offers excellent living and entertaining space, with a beautiful bay window overlooking the gardens to the front and doors opening directly onto the garden at the rear. The traditional kitchen is complemented by a pantry, utility room and WC.

On the first floor there are four well-proportioned bedrooms, a study or fifth bedroom, family bathroom and a charming sunroom/office enjoying attractive views across the garden and grounds.

OUTBUILDINGS

To the rear of the house is a detached double garage providing secure parking and useful storage. In addition, there is a further timber garage together with a workshop attached to the rear of the house. Collectively, these buildings provide excellent space for storage, hobbies, vehicles and general estate maintenance.

GARDENS & GROUNDS

A particular feature of Tyneford House is its beautiful and exceptionally well-established garden. Lovingly cultivated over many years, the grounds offer a wonderful variety of mature trees, flowering shrubs, herbaceous planting, water features and lawns, creating a peaceful and highly private setting.

Beyond the formal garden lies a woodland area, providing additional interest and a natural refuge for wildlife. There is also a productive kitchen garden, ideal for those with an interest in gardening or self-sufficiency.



LOCATION

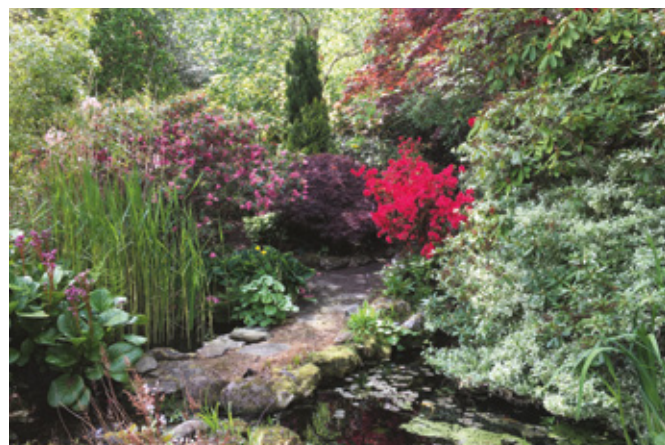
Ford is a charming rural village set amidst the attractive Midlothian countryside, close to Pathhead and within easy commuting distance of Edinburgh. The area combines the peace and space of a rural setting with excellent accessibility, making it particularly popular with families and those seeking a balance between country living and city convenience.

Pathhead provides a range of everyday amenities including local shops, cafés, a post office and healthcare facilities, while a more comprehensive range of shopping, supermarkets, restaurants and leisure amenities can be found in nearby Dalkeith. Edinburgh city centre, approximately 12 miles to the north, offers an exceptional selection of retail, cultural and dining opportunities, including the St James Quarter, George Street and the city's vibrant restaurant and arts scene.

The surrounding countryside provides excellent opportunities for outdoor pursuits, with an extensive network of walking, cycling and riding routes. Nearby attractions include Vogrie Country Park, the Pentland Hills and a number of highly regarded golf courses throughout East Lothian and Midlothian. The East Lothian coastline, with its sandy beaches and popular sailing and water sports facilities, is also within easy reach.

The Edinburgh City Bypass is readily accessible, providing swift links to Edinburgh city centre, Edinburgh Airport and Scotland's motorway network. Regular rail services are available from nearby Eskbank and Gorebridge, offering convenient access to Edinburgh Waverley, while the journey by car to Edinburgh city centre typically takes around 25 to 30 minutes, depending on traffic.

The area is well served by schooling, with local primary and secondary schools in Pathhead and Dalkeith, and an excellent selection of independent schools within easy reach of Edinburgh, including George Watson's College, George Heriot's School, Merchiston Castle School, St George's School for Girls and The Edinburgh Academy. This combination of accessibility, educational provision and countryside surroundings makes Ford an exceptionally appealing location for family life.





GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 0131 222 9600

Directions

What3Words: ///attic.rungs.zebra | **Postcode:** EH37 5RE

EPC: Rating G

Services: Mains water, electricity and drainage. Independent electric room heating.

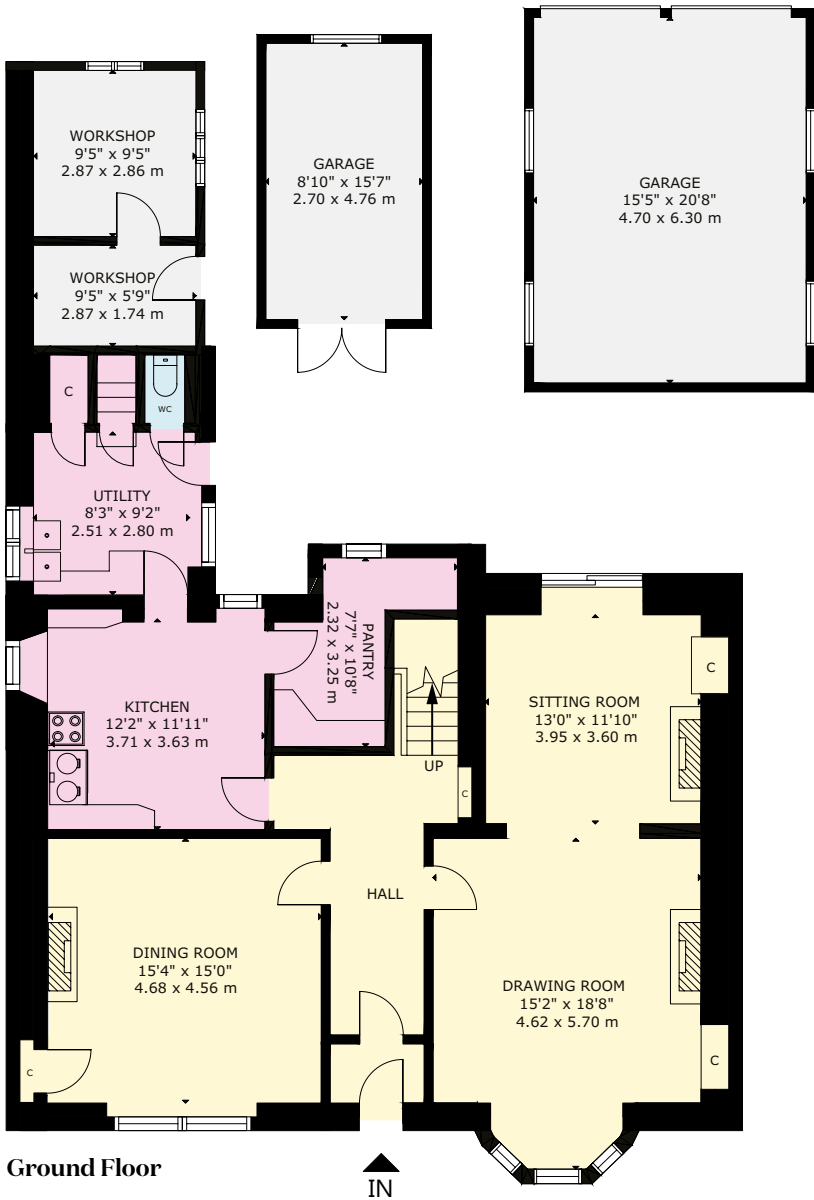
Local Authority & tax band: Midlothian Council - Tax Band G.

Fixtures and Fittings: Only items specifically mentioned within these particulars are included in the sale. All other items may be available by separate negotiation. The Summer House is excluded from the sale.

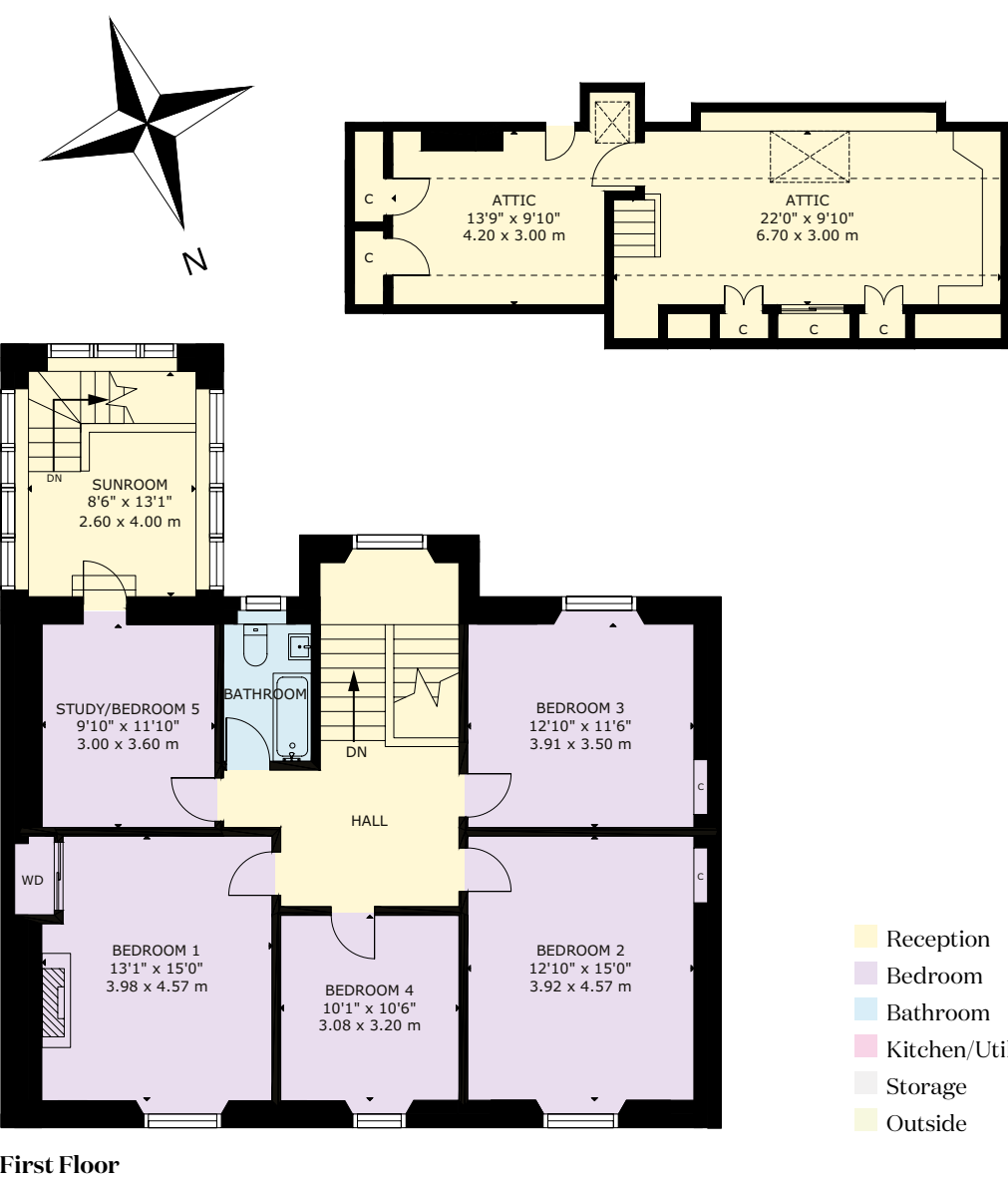
Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Approximate Gross Internal Area = 2,365 SQ FT / 220 SQ M
Garage 457 SQ FT / 42 SQ M
Attic 396 SQ FT / 37 SQ M
Workshop 147 SQ FT / 14 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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Your partners in property

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