



EXECUTIVE DETACHED COUNTRY HOUSE

Spread over 3,144 square feet, this executive detached country house is a rarely available family home that boasts substantial accommodation, finished with a high standard of décor and quality fixtures and fittings.

The exclusive property offers a luxurious rural lifestyle in the picturesque hamlet of West Fenton, surrounded by open farmland and with spectacular countryside views. It features multiple reception areas and bathrooms, a well-stocked breakfasting kitchen, and five double bedrooms. Plus, it offers extensive private parking and mature south-facing gardens. The home also has a 4kW solar-panelled roof with a generous feed in tariff (around £2K annually), ensuring greater efficiency.

Stepping into Redroofs, a naturally-lit reception hall immediately establishes the exceptional quality of the home. It provides built-in storage and leads up a small flight of stairs into the living room. Continuing a neutral palette, this large reception area is light and airy, offering floorspace for a great choice of furnishings. It has fitted shelving and cabinet storage, and is warmed by a log-burning stove. Plus, it is bathed in all-day sun from dual-aspect windows to the south and west, and it extends out to the garden as well.

FEATURES

- Executive detached country house
- Spread over 3,144 square feet
- Idyllic rural setting in West Fenton
- Spectacular countryside views
- High-quality interiors & fixtures
- Naturally-lit reception hall
- Large, dual-aspect living room
- Breakfasting kitchen/dining room
- Versatile family room
- Five double bedrooms
- Private dressing room
- Two en-suite shower rooms
- Modern family bathroom
- Boot room & store area
- Excellent storage throughout
- 4kW Solar-panelled roof
- Stunning landscaped gardens with a south-facing aspect
- Multi-car driveway & double garage





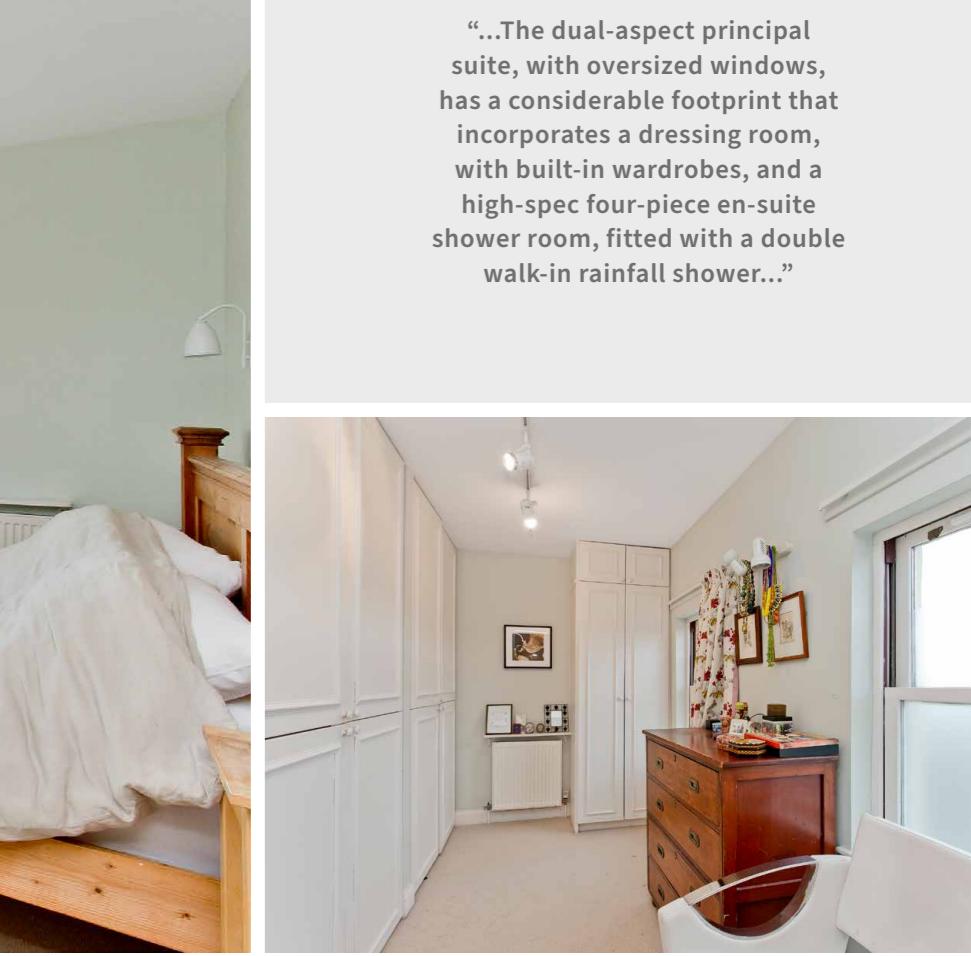
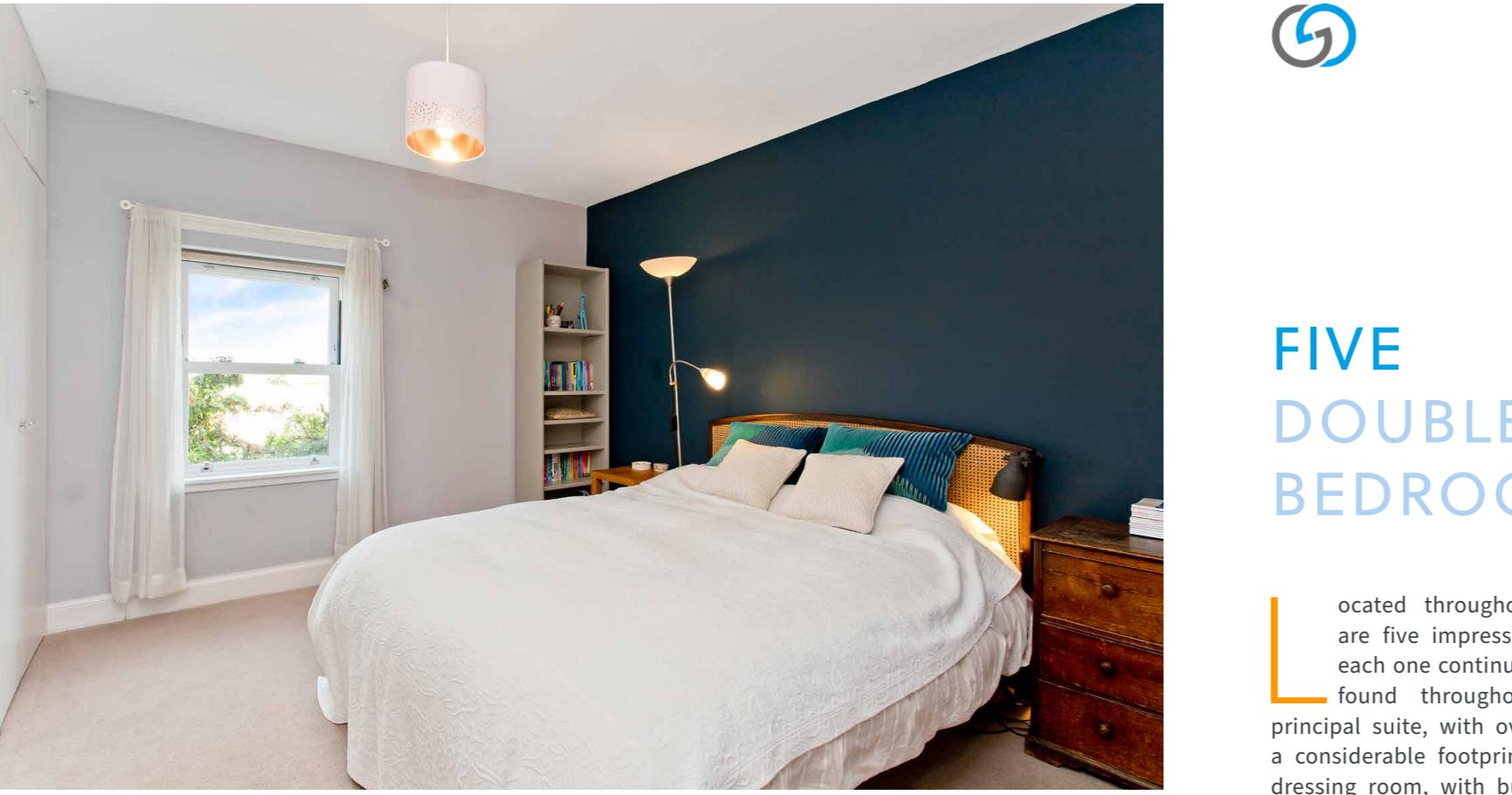
Just off the living area, another set of stairs head up to the first floor, which is occupied by a versatile family room with generous built-in storage. Back on the ground floor, the breakfasting kitchen and dining room share an expansive floorplan together, encompassing triple-aspect windows and patio doors for a seamless transition to the garden. Here, there is ample floorspace for relaxed lounge furniture and a large family dining table, ideally positioned beside a beautiful feature fireplace. The kitchen itself is very well-appointed with cabinet storage and sweeping worksurfaces. It has access to press cupboards and comes with a four-door electric Aga stove with the sophisticated Aga Intelligent Management System (AIMS).





FIVE DOUBLE BEDROOMS

Located throughout the ground level are five impressive double bedrooms, each one continuing the high standards found throughout. The dual-aspect principal suite, with oversized windows, has a considerable footprint that incorporates a dressing room, with built-in wardrobes, and a high-spec four-piece en-suite shower room, fitted with a double walk-in rainfall shower. The second bedroom also has an en-suite shower room, whilst bedrooms three, four, and five all feature built-in wardrobes. These latter bedrooms are served by an attractive family bathroom with a modern three-piece suite and shower over bath. The outstanding accommodation is completed by a boot room and a store area, both with garden access.



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Externally, there are stunning landscaped gardens that span the entire rear of the home, providing a vast and idyllic space for the entire family. The gardens feature well-kept lawns, mature planting, patio areas for alfresco dining, a raised bed, a greenhouse, and a shed. Best of all, they look out over open farmland and boast a suntrap, south-facing aspect. Generous private parking is provided via a multi-car driveway and a detached double garage.

Extras: select curtains and blinds, an Aga cooker, a fridge/freezer, and a dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





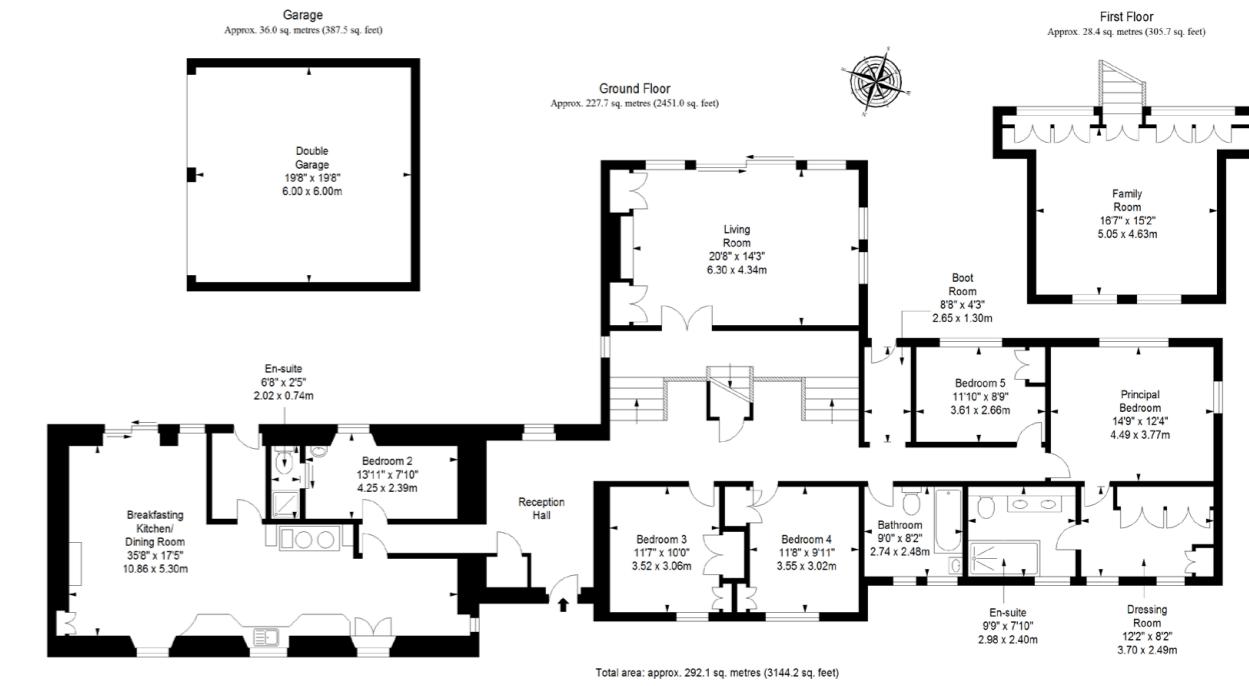
WEST FENTON EAST LOTHIAN

The hamlet of West Fenton is pleasantly situated amidst East Lothian's rich arable farmland and countryside, an ideal location for those seeking a permanent home away from the city, but within a comfortable commuting distance of Edinburgh. It lies at the edge of Gullane, a charming historic village that boasts famous golf courses, including Gullane No. 1, widely regarded as one of the finest courses in Scotland. The stretch of coastline at Gullane, which includes one of East Lothian's best beaches, is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops and award-winning restaurants. The vibrant town of North Berwick (6 miles away) and the historic market town of Haddington (7 miles away) have a wider range of independent retailers and supermarkets. West Fenton is ideally located for enjoying the East Lothian countryside, and the surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs and horse-riding facilities. For the athletically inclined, there are excellent sports centres in both North Berwick and Haddington, offering a swimming pool, gym and fitness classes. Gullane Primary School is nearby, while secondary schooling can be found at the renowned North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.

EPC
RATING: **E**

COUNCIL
TAX BAND: **G**

VIEWINGS
By appointment with Gilson Gray on 01628 893 481





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