

# 3 Tynemount Farm Cottage Ormiston, EH35 5NN

OFFERS OVER £385,000



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Rarely available detached cottage and workshop in rural setting

 4  2  3



- Detached cottage and detached workshop
- Livingroom, fitted kitchen, sunroom/diningroom
- Two double bedrooms and bathroom
- Detached workshop with accommodation
- Two bedrooms, cinema room, WC & utilityroom
- Large private gardens to front and rear. Off street parking
- Oil fired central heating and double glazing
- EPC band F, Council tax band C

### Description

This is a rarely available detached cottage (76m sq) with a detached workshop (87m sq) which also has accommodation and offers potential to make one single property subject to local planning authority consents and permissions. In excellent decorative order throughout, it benefits from oil fired central heating and double glazing. The cottage accommodation comprises hall, front facing livingroom with superb views over the open countryside and solid fuel fire set within an attractive surround, modern fitted kitchen with appliances which is open plan to the large and bright sunroom with French doors to the rear garden. There are two double bedrooms, one with French doors to the garden and finally an internal part tiled bathroom with modern three piece white suite including and electric shower and screen over the bath. The detached workshop has a large work space with double front doors, a ground floor double bedroom, WC and utility room whilst upstairs is a large cinema room with twin velux windows and a double bedroom with French doors to a balcony which offers superb uninterrupted views across the open countryside to the rear.







### Gardens and Parking

There is an enclosed, well maintained front garden with driveways either side which both give gated access to the larger rear garden. The rear garden is fully enclosed and has lawn, flower beds and borders, wooden decking, water feature, a wooden deck with hot tub, large wooden summerhouse, wooden shed and greenhouse. To the side of the property is an external store which houses the boiler with the Oil tank located behind.

### Location

The property lies between the villages of Ormiston and Cousland just to the West of Tynemount Farmhouse and has superb open countryside to both the front and rear. The popular conservation village of Ormiston is set within the heart of East Lothian approximately 8 miles from the Edinburgh City bypass and 14 miles from Edinburgh city centre. The town has its own primary school, supermarket, post office, library and doctors surgery. For commuters, there are fast main roads leading to the City Centre, a regular bus service and rail connections are available at Prestonpans, Wallyford and Musselburgh. The village is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. Excellent shopping facilities are available in nearby Tranent, Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including a Mark's and Spencer's.

### Extras

All of the fitted floor coverings, curtains, integrated electric hob, oven, chimney style cooker hood, fridge, two freezers, automatic washing machine, hot tub, cinema projector and screen, wooden summerhouse, greenhouse and wooden shed are included in the sale price.

### Home Report

The property has been valued at £450,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone 0131 665 3131





3 TYNEMOUNT FARM COTTAGE ORMISTON EH35 5NN  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 878 SQ FT / 81 SQ M  
 GARAGE 964 SQ FT / 90 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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