

# OWLSGATE

Haddington, East Lothian, EH41 4NL

A UNIQUE  
& VERSATILE  
*detached family home*

Offering tranquil seclusion with unspoilt pastoral views, just a short drive from the market town of Haddington, Owlsgate represents a unique and versatile detached family home with four bedrooms, including a luxurious principal suite, a four-piece family bathroom, and impressive living spaces with a social flowing arrangement. Accompanying this exclusive residence is a generous south-facing garden, a sizeable driveway, and a large detached garage with a gym.

## GENERAL FEATURES

Bucolic setting, close to amenities  
 Stunning open views  
 Unique detached family home  
 Sophisticated contemporary interiors  
 EPC Rating - E | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance porch, cloakroom, and boot room  
 Open-plan family room and conservatory  
 Southerly-facing living room  
 Stylish dining kitchen with a pantry and utility room  
 Deluxe principal suite with WC, shower room, and dressing room/home office  
 Three further double bedrooms (two with storage)  
 Family bathroom with bath and shower  
 Gas central heating and double glazing

## EXTERIOR FEATURES

Large paddock to the front  
 Secluded south-facing garden  
 Large gated driveway  
 Detached triple garage with workshop, gym, and utility room/WC



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# Welcome to OWLSGATE

Set away from the road, nestled behind leafy mature trees, Owlsgate enjoys an exceptionally private setting with tranquil rural vistas, just five minutes' drive from amenities in Haddington. Behind its Modernist-inspired exterior, the expansive detached home promises tasteful contemporary interiors, with large picture windows bathing the rooms in natural light. The four-bedroom property has been designed with families in mind, incorporating multiple interconnecting living areas, space for home working and exercise, outstanding private parking, and an attractive south-facing garden. It also has a large paddock to the front too.





  
PADDOCK

  
OWLSGATE

# Perfectly suited to FAMILY LIFE & ENTERTAINING

Inside, you are greeted by a porch with a handy cloakroom and boot room. From here, you are led through the dining kitchen flowing freely into a family room (with built-in storage) and to a southerly-facing conservatory, which all enjoy an open-plan layout. This exceptionally bright and welcoming space represents the social heart of the home, with versatile zones for dining and relaxation centered around the statement feature of a contemporary log-burning stove. A separate, more formal sitting room, with a southerly-facing aspect, leads off the family room, as does the kitchen.





# HIGH-END contemporary kitchen

Framed by swathes of glazing and fitted around a central dining area with a log-burning stove, the southerly-facing kitchen represents a relaxed homely space for casual family meals. Here, banks of sleek matt-graphite cabinets with illuminated engineered worktops are neatly integrated with appliances to create a seamless finish. The integrated appliances include an induction hob, dishwasher, fridge/freezer, and double ovens/microwave/plate warming drawer. The kitchen also benefits from a large pantry. Discreet space for laundry appliances is provided in an adjoining utility room. Also reached from the kitchen is a deep pantry cupboard, and a hall with external access leading to a sunroom overlooking the garden.

representing  
a relaxed  
homely  
space for  
casual family  
meals









# THE BEDROOMS

enjoying leafy vistas

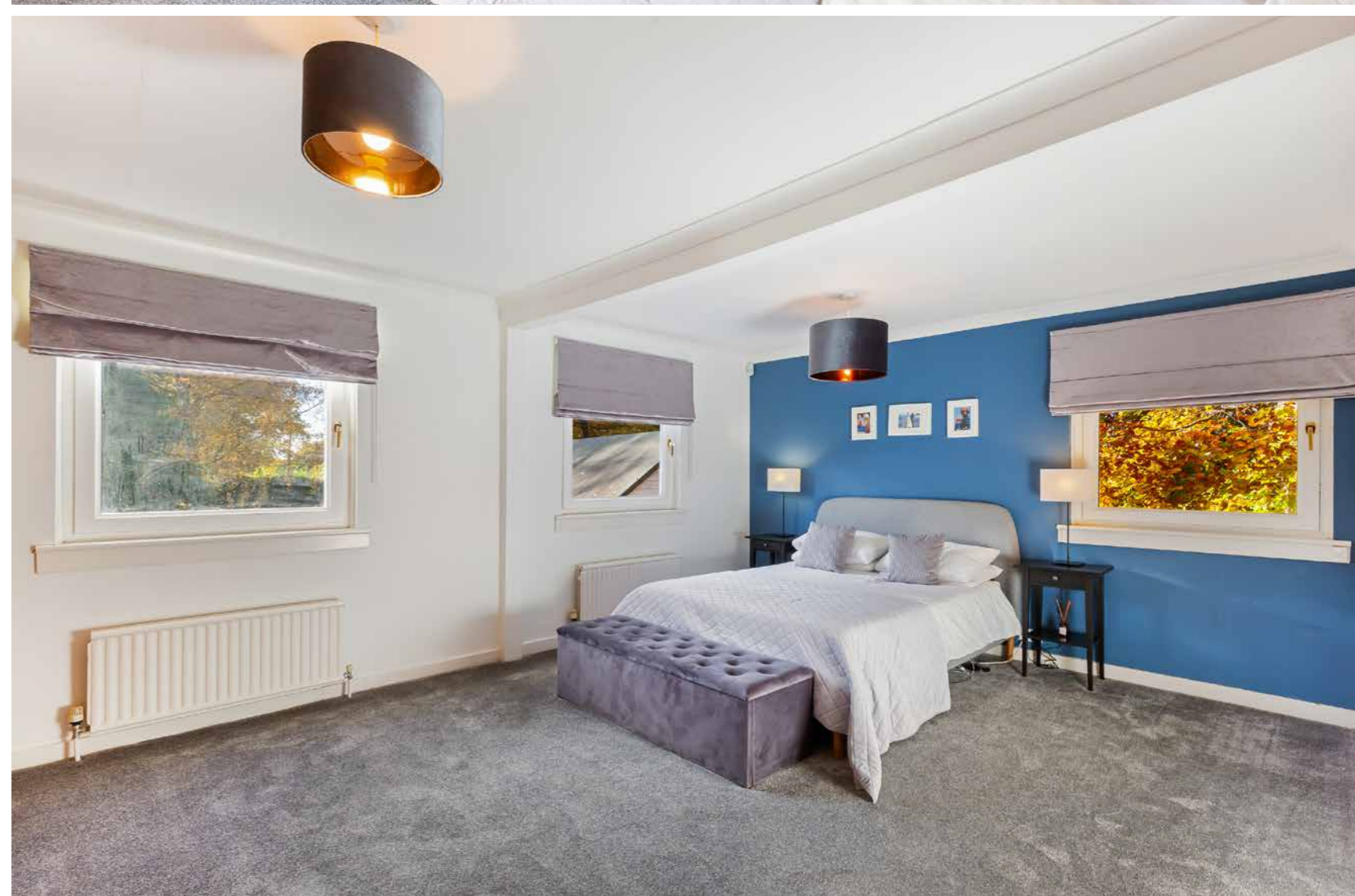
Also located at ground level are three of the four generous double bedrooms on offer, all of which are carpeted for optimum comfort. These bedrooms (two with storage) are served by a bright family bathroom featuring a bath and separate shower.



# THE PRINCIPAL SUITE

benefiting from deluxe en-suite facilities

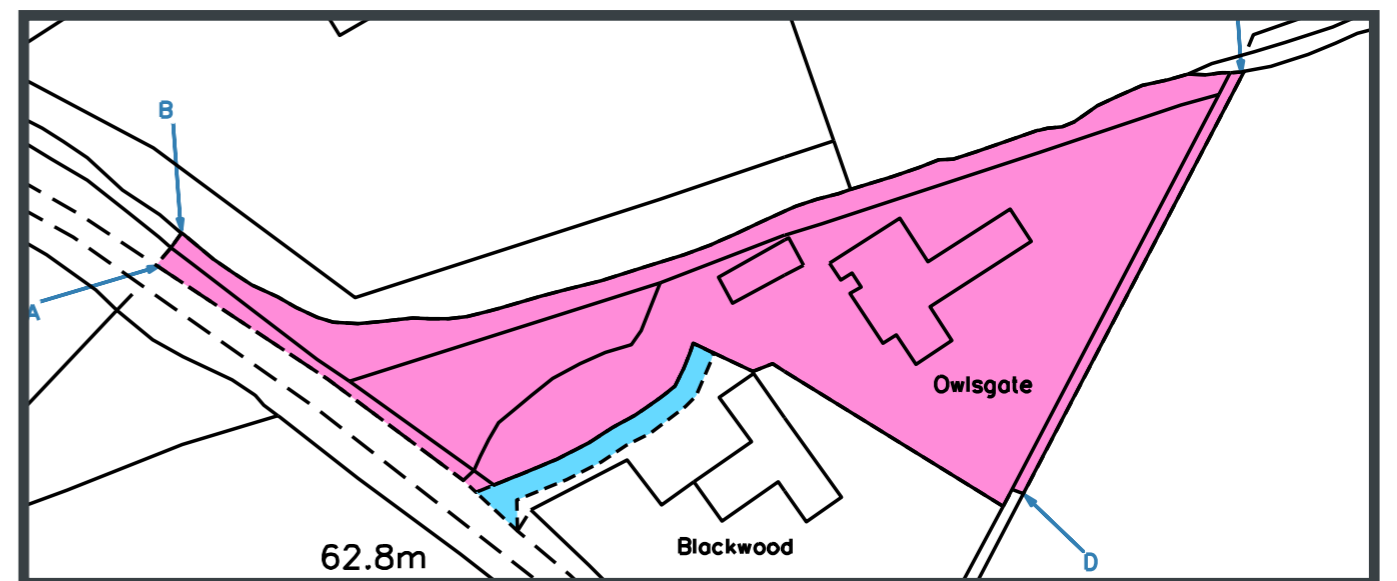
The first floor is dedicated entirely to the principal suite. Reached from a landing, this wonderfully private space boasts a large, dual-aspect bedroom with fitted wardrobes neighboured by a WC and a bright dressing room with an en-suite shower room. The dressing room and its isolated position also lend itself to home working, if required.



# SOUTH-FACING GARDEN

## and a large private paddock

Outside, backed by open countryside, is a generous garden featuring a neat lawn, a vegetable patch with raised beds, and fruit trees (including plum tree and apple trees). In addition, the garden benefits from two decked areas, one consisting of an outdoor kitchen with views to Traprain Law, as well as a sunken seating area to catch the majority of the summer sun. To the front, there is also a large paddock that is private to the property.





# A HOME GYM

Private parking for multiple vehicles is provided via a gated, gravelled driveway and a triple garage. The garage has also been converted to accommodate a gym (alongside the garage area), as well as a workshop and WC.

Extras: Included in the sale are all fitted floor coverings, blinds, and integrated appliances. Please note, no warranties or guarantees shall be provided for the appliances.





**PROPERTY NAME**

Owlsgate

**LOCATION**

Haddington, East Lothian, EH41 4NL

● GROUND-FLOOR

● FIRST-FLOOR

● OUTBUILDING/ GARAGE

**APPROXIMATE TOTAL AREA:**

314.7 sq. metres (3387.5 sq. feet)

The floorplan is for illustrative purposes.  
All sizes are approximate.



# HADDINGTON, EAST LoTHIAN

built on the banks of the River Tyne



The historic market town of Haddington in the picturesque East Lothian countryside, lies approximately 20 miles to the east of Edinburgh. It is particularly popular with commuters due to its close proximity to the A1 and excellent public transport links. Built on the banks of the River Tyne, the Royal Burgh of Haddington has a wide range of amenities on its doorstep including supermarkets, cafés, restaurants and independent shops. More extensive shopping facilities, meanwhile, are available within only a short drive at Fort Kinnaird Retail Park. State and independent education is catered for in Haddington from nursery through to senior level producing a strong sense of community spirit. There is also a wide range of recreational facilities including a swimming pool/leisure centre, tennis courts, rugby/football pitches and recently opened skate park. The surrounding countryside offers delightful footpaths, cycle paths and horse-riding tracks.





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Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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