

# 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 five bedrooms, including an expansive principal bedroom, 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 workshop, gym and WC.

## 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
- Expansive principal bedroom with built-in wardrobes
- Four further double bedrooms (two with storage)
- 2pc en-suite shower room and a separate 2pc WC
- Four-piece 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  
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casual family  
meals









# THE BEDROOMS

enjoying leafy vistas

Also located at ground level are three of the five 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

Upstairs, a landing provides a convenient WC before extending to the principal bedroom and a fifth double bedroom, which has the luxury of a two-piece en-suite shower room. The principal bedroom is a wonderfully large space with dual-aspect windows and generous fitted wardrobes, whilst the other first-floor bedroom offers the versatility for creative use, such as an office (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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