

# 1 NEWMAINS COTTAGES

Stenton, East Lothian, EH42 1TQ

**GENEROUS**  
*detached house near Stenton*





# CONTENTS

- 04** **Floorplan**
- 09** **Welcome to 1 Newmains Cottages**  
A welcoming introduction to a fabulous home
- 10** **The Living room**  
Generous living space to suit family life and entertaining alike
- 14** **Dining kitchen and family room**  
Open plan and perfect for dinner parties
- 20** **The bedrooms**  
Peaceful sleeping areas to ensure a restful night
- 24** **The bathroom**  
A well-equipped, stylish family bathroom
- 27** **Gardens and parking**  
Generous, well-maintained outdoor space and excellent private parking
- 32** **The area**  
Situated amongst East Lothian's breathtaking countryside, Stenton is hugged by open farmland, with a beautiful outlook



IMMERSE YOURSELF  
IN THIS TRANQUIL,  
SEMI-RURAL LIFESTYLE...

PROPERTY NAME

1 Newmains Cottages

LOCATION

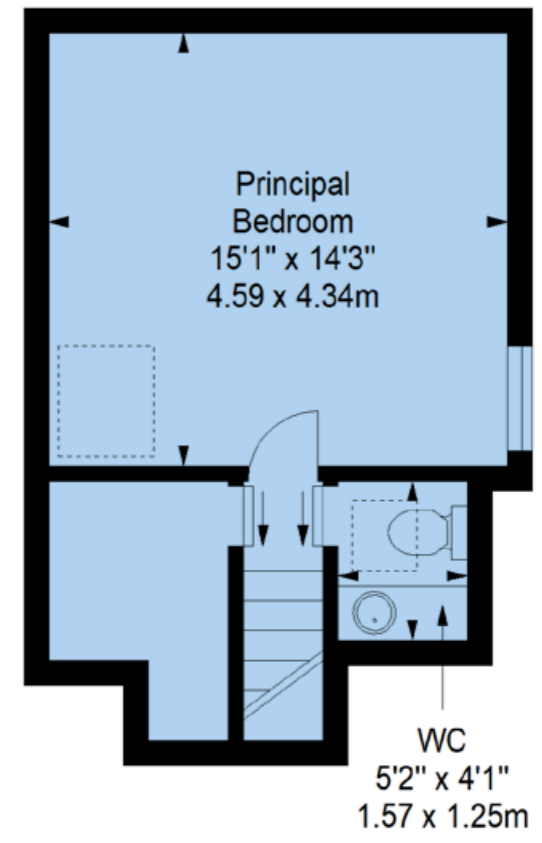
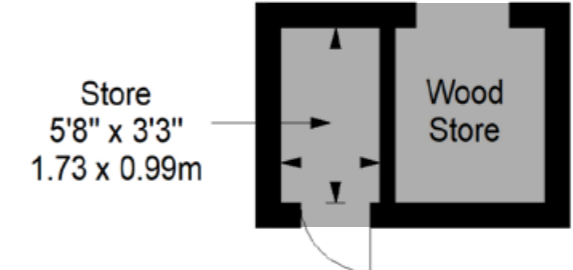
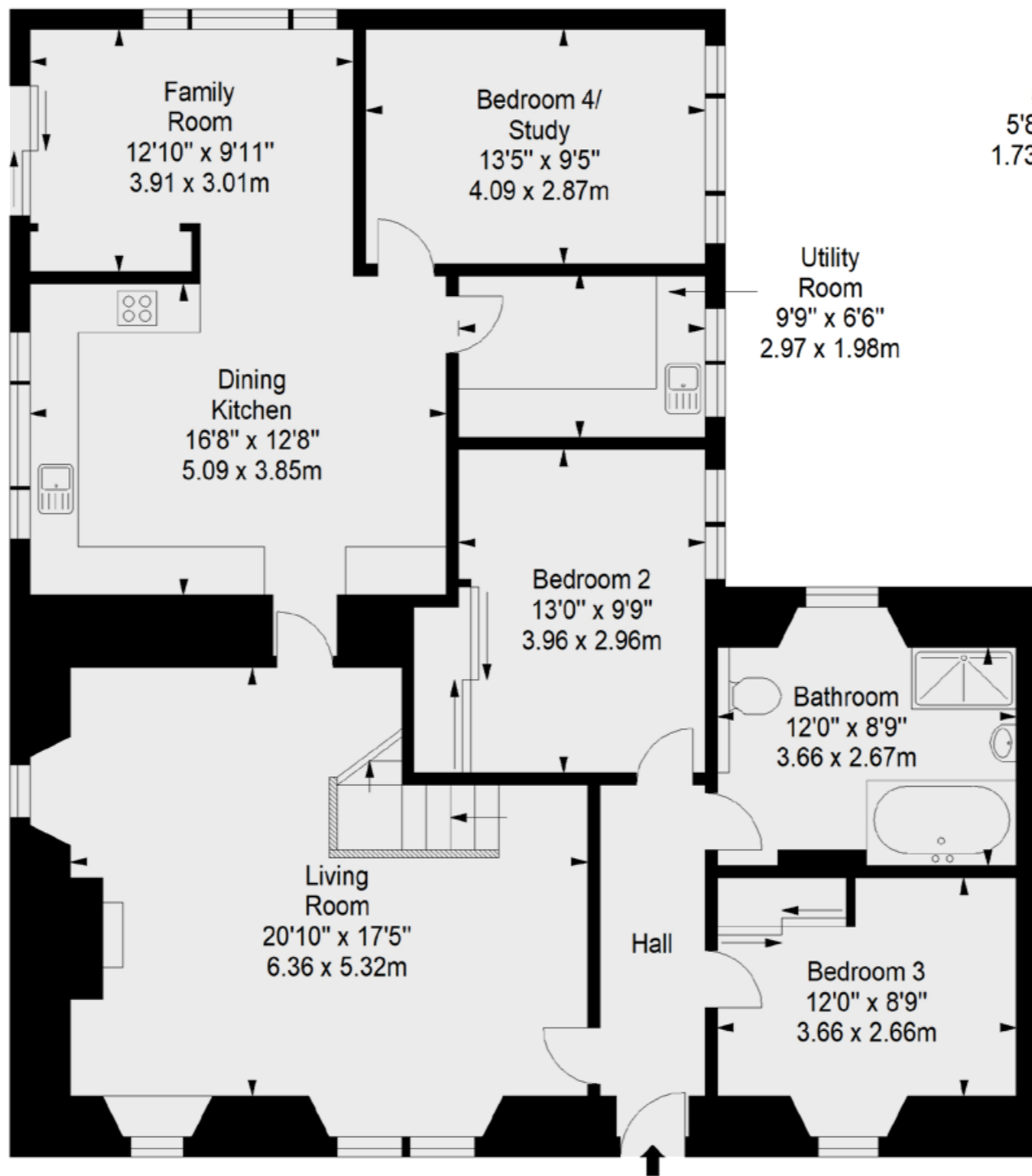
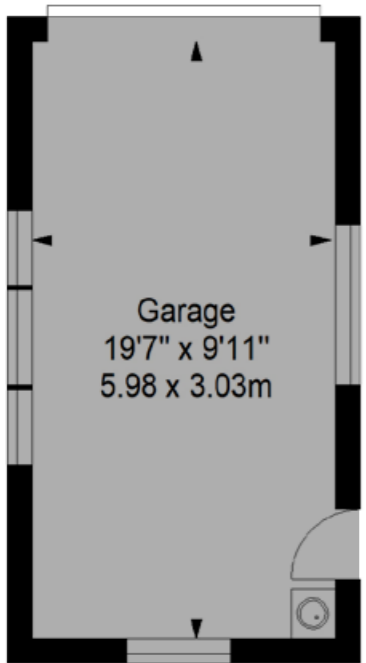
Stenton, East Lothian, EH42 1TQ

APPROXIMATE TOTAL AREA:

187.7 sq. metres (2020.5 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

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



# WELCOME TO

## 1 Newmains Cottages



Situated just outside Stenton and surrounded by the picturesque East Lothian countryside, this detached house offers flexible accommodation including a living room, an open-plan dining kitchen and family room, four bedrooms, a four-piece bathroom, and a separate WC, in addition to generous gardens and private parking.



### GENERAL FEATURES

Generous detached house just outside Stenton  
Picturesque and tranquil semi-rural setting  
Beautifully presented, modern interiors and tasteful décor  
EPC Rating - E | Council Tax band - D

### ACCOMMODATION FEATURES

Welcoming entrance hallway  
Spacious, dual-aspect living room with log-burning stove  
Open-plan dining kitchen (with adjoining utility room) and family room  
Principal bedroom with neighbouring storage & WC  
Two further double bedrooms with built-in wardrobes  
Fourth double bedroom/home office  
Stylish four-piece family bathroom and separate WC

### EXTERIOR FEATURES

Generous, beautifully maintained gardens  
Detached single garage and multi-car driveway



# GENEROUS

detached house just outside Stenton



This four-bedroom detached house near Stenton represents an ideal family home and is sure to appeal to those looking to fully immerse themselves in the tranquil, semi-rural lifestyle, surrounded by the truly breathtaking East Lothian countryside and just a short distance from the coast. The house also benefits from easy access to nearby amenities and transport links, and it is just over 45 minutes' drive from the centre of Edinburgh, with faster rail links also available nearby.

The home is beautifully presented with attractive, modern interiors and a neutral palette of décor throughout, and it is accompanied by generous gardens and ample private parking.

An inviting hallway welcomes you into the property, immediately setting the tone for the interiors to follow with elegantly patterned wallpaper, a comfortable fitted carpet, and warm wood accents.



# GENEROUS LIVING SPACE



to suit family life and  
entertaining alike

The living room is illuminated by dual-aspect south- and west-facing windows flooding the space with sunny natural light throughout the day, and also enjoying far-reaching views of the surrounding countryside. The room offers plenty of space for a choice of lounge furniture, all arranged around a warming log-burning stove. A fabulous focal point in the space is a full wall of bespoke fitted shelving with integrated lighting, offering excellent storage for books or for display items.

## Spacious, dual-aspect living room with log-burning stove



# DINING KITCHEN AND FAMILY ROOM



## Open plan and perfect for dinner parties

Sure to be a sociable hub with the home, the open-plan kitchen and family room occupies a generous footprint and is filled with natural light through a wealth of glazing, which of course also takes advantage of the home's spectacular views. The kitchen comes well-equipped with a wide range of modern, gloss-white wall and base cabinets, framed by contrasting black worktops and accompanied by a ceramic sink. Provision is also made for a seated dining area – perfect for sit-down family meals and entertaining with guests. An adjoining utility room supplements the kitchen, housing additional cabinetry and offering a discrete space for laundry appliances.





The family room features wide patio doors opening onto a raised deck in the side garden – perfect for alfresco dining and summer barbecues.



# PRINCIPAL BEDROOM

with neighbouring storage and WC

The principal bedroom is on the first floor, approached via a staircase from the living room with attractive glass balustrades. The bedroom enjoys plenty of light through dual aspect windows and is conveniently neighboured by a two-piece WC and built-in storage, maximising floorspace in the bedroom for other items of furniture.



# BEDROOMS



**Peaceful  
sleeping areas  
to ensure a  
restful night**

The remaining bedrooms are all well-proportioned and two are supplemented by built-in wardrobes, whilst one is currently being utilised as a home office – perfect for those requiring a quiet space to study or work from home.



# Well-equipped STYLISH FAMILY BATHROOM



The bathroom is beautifully presented with neutral décor and attractive floor and partial wall tiling, and it comprises a corner shower enclosure, a separate bathtub, a pedestal basin, and a WC.





## GENEROUS, WELL-MAINTAINED OUTDOOR SPACE

and excellent private parking

Externally, the home is perfectly complemented by generous garden grounds, where breath-taking views can be enjoyed. The gardens wrap around the side and front of the garden, with the former featuring the raised decked terrace leading onto a patio, and the latter predominantly laid to lawn. Excellent private parking is provided by a detached single garage and a multi-car driveway.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and microwave, as well as a freestanding fridge and a freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

# SURROUNDED BY THE TRULY BREATHTAKING EAST LOTHIAN COUNTRYSIDE





  
1 NEWMAINS  
COTTAGES



# STENTON

Situated amongst East Lothian's breathtaking countryside, Stenton is hugged by open farmland, with a beautiful outlook and lots of walking opportunities.



The village itself is equally charming, enjoying a small, close-knit community and a peaceful ambience, as well as a rich history dating back to the 13th century. Stenton is home to a well-regarded primary school and a village hall, which forms the heart of the community, providing a space for entertainment (with galas, seasonal fairs, and drama productions) and a large community playground. Meanwhile, Haddington is just seven miles away and Dunbar is just over eight miles away, with both towns offering thriving High Streets, a variety of shops, fresh produce stores, bakers, and large supermarkets. They also have essentials, including cafés, restaurants, takeaways, banks, chemists, and hardware shops. Along with the beautiful beaches to explore, there is also John Muir Country Park for long strolls and cycle rides through protected woodlands. For those who prefer to exercise indoors, there are a couple of independent gyms, Dunbar's state-of-the-art Leisure Pool, and Haddington's leisure centre. Both towns also have excellent schooling options, in both the state and private sectors. The nearby A1 provides swift travel across East Lothian to the capital, and a train station in East Linton also provides a direct 20-minute train journey to Edinburgh or Berwick. A local bus service also runs from Stenton.





# GILSON GRAY

LAW • PROPERTY • FINANCE

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

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.