



CARBERRY MAINS FARMHOUSE

CARBERRY • MUSSELBURGH • MIDLOTHIAN • EH21 8PX

savills



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*Impressive and spacious renovated farmhouse
with elevated countryside views to the coast*

2.3 miles to Musselburgh, 9 miles to Edinburgh City Centre, 16 miles to Edinburgh Airport
(all distances are approximate)



Entrance hall, three reception rooms, orangery, kitchen with dining and seating areas, pantry, garden store with utility area, WC.

Master bedroom with en suite, six further bedrooms, shower room, bathroom, linen cupboard.

EPC Rating = F

Savills Edinburgh

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SITUATION

Situated on the brow of a hill overlooking the East Lothian countryside, Carberry Mains Farmhouse enjoys spectacular views over to the Firth of Forth. Despite the rural outlook, the property is well situated for access to a range of services and amenities nearby. The nearby village of Whitecraig (0.7 miles) offers a primary school, post office, shop and bus services into Edinburgh, while Musselburgh (2.5 miles) offers a greater range of services including medical practices, supermarkets, restaurants and bars, primary and secondary schooling. Local independent schooling includes Loretto School (Age 8-18) in Musselburgh, and The Compass Primary School in Haddington.

The River Esk runs to the west of the property and provides scenic walks and bike trails. Just to the north of the property is the exceptional mansion house and estate of Carberry Tower, which offers restaurants, formal gardens and accommodation, whilst the nearby Dalkeith Country Park offers a wide range of activities for the whole family. while Newbattle Golf Course and Musselburgh Old Golf Courses are located nearby, with all the renowned East Lothian courses within an easy drive.

Edinburgh is conveniently accessed by car on the A1, by a number of bus routes nearby, and by train from Wallyford (2.3miles). All the fee paying schools in Edinburgh are within reach, as are the multitude of cultural attractions the city has to offer. The international airport is about 16 miles away.



DESCRIPTION

A traditional farmhouse that dates back to 1857, Carberry Mains Farmhouse is a wonderful family home with spacious rooms and characterful features throughout.

Entering through a vestibule into an open entrance hall, a bright orangery is situated to the right, while a snug family room currently used as a games room is located to the left. Two large reception rooms are situated to the rear of the property, enjoying the northerly views to the Firth of Forth and beyond to Fife. Both rooms feature working open fireplaces, and the drawing room has dual aspect windows also looking out over the garden. A series of stores, an office, and hidden back staircase to the first floor are located further down the hall. At the heart of the property is a large, recently renovated, open-plan kitchen with dining and seating areas. The traditional country farmhouse style base and wall cabinets are complemented by a two oven cream AGA. A pantry, WC and utility room are all accessed from the kitchen.

Stairs lead up to the first floor landing, where seven bedrooms are located. The master bedroom features fitted wardrobes and an en suite shower room. The six other well –proportioned bedrooms are serviced by a family bathroom and shower room.

Outside, a generous gravel driveway provides ample space for parking and turning, while flowerbeds border the boundary. A lawned garden wraps around the west and north of the property with a low lying fence allowing the spectacular view to be enjoyed from all aspects. A tall hedge provides privacy from the road.

DIRECTIONS

From Edinburgh, head east on the A1. Exit the A1 for Wallyford/Dalkeith. At the T junction turn right onto the A6094. At the roundabout take the first exit. Carberry Mains Farmhouse is the first property on the left. The driveway is behind a low stone wall and hedge.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3756.

Services

Mains water, sewerage and electricity, oil fired boiler. Solid wood fireplaces. Private water pipe connects to mains water supply, meter installed.

Local Authority & tax band

East Lothian Council tax band G

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Furniture may be available for separate negotiation.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs April 2019

Brochure Code 190501



Approximate Gross Internal Floor Area:

First Floor Gross Internal Floor Area

190.2m² (2047sqft)

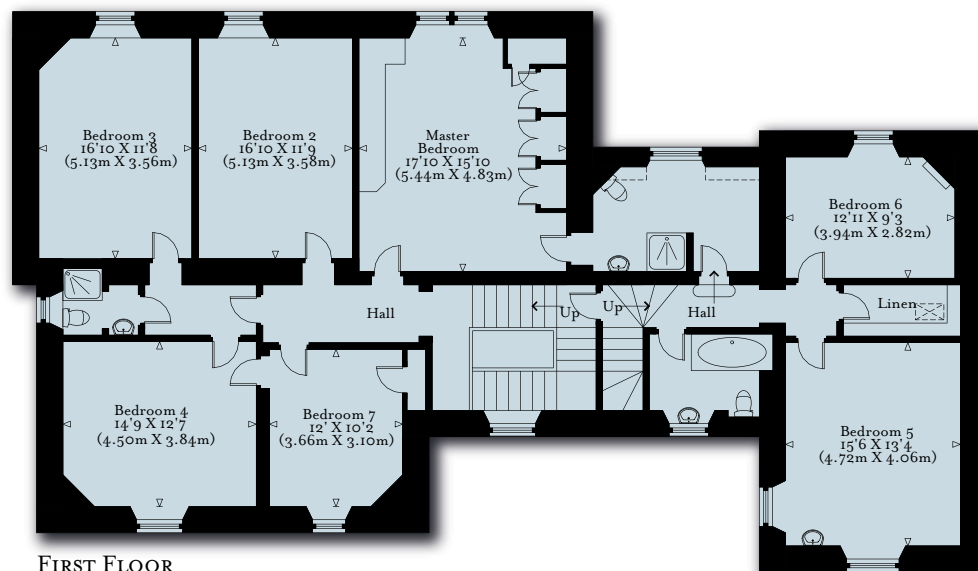
Ground Floor Gross Internal Floor Area

269.4m² (2900sqft)

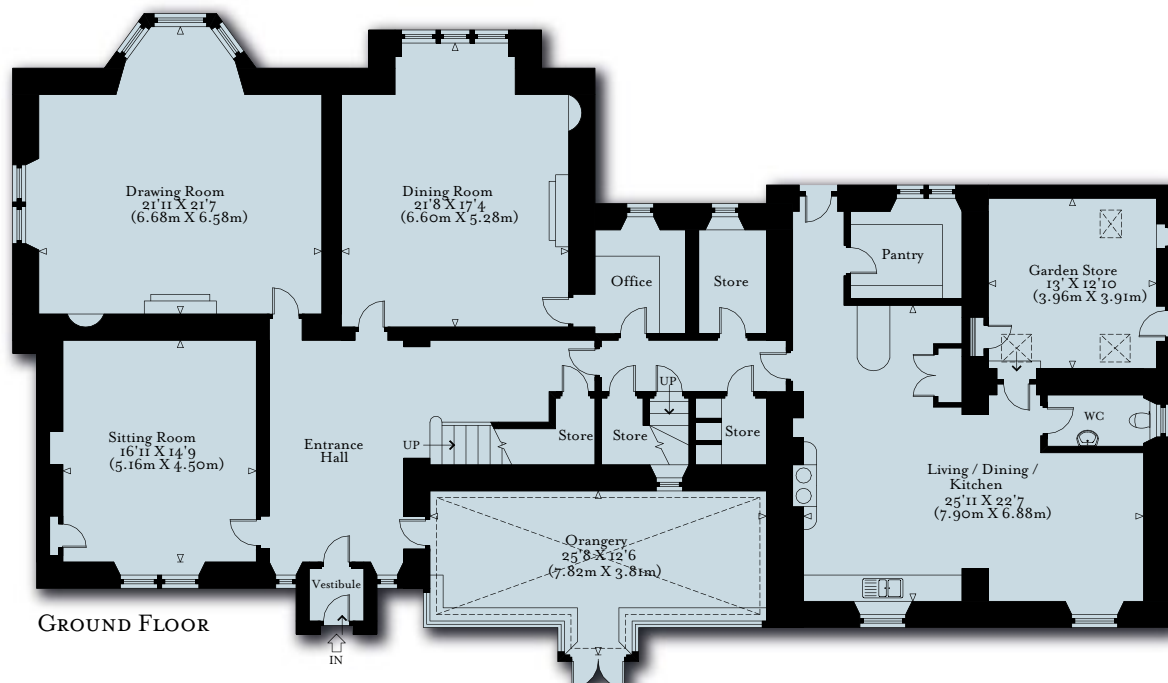
Total 459.6m² (4947sqft)

(Including Areas Of Restricted Height)

For Identification Only. Not To Scale.



FIRST FLOOR

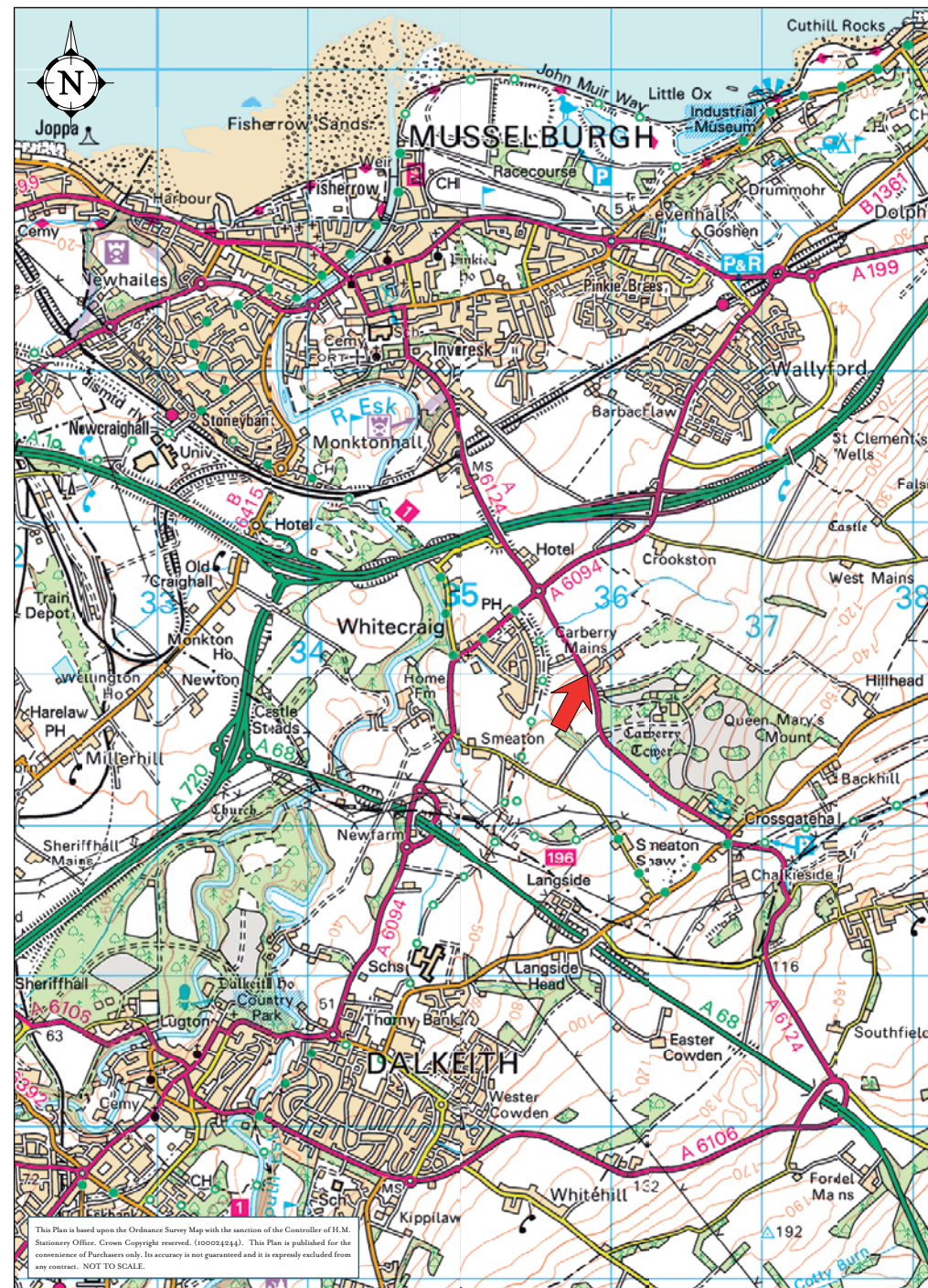
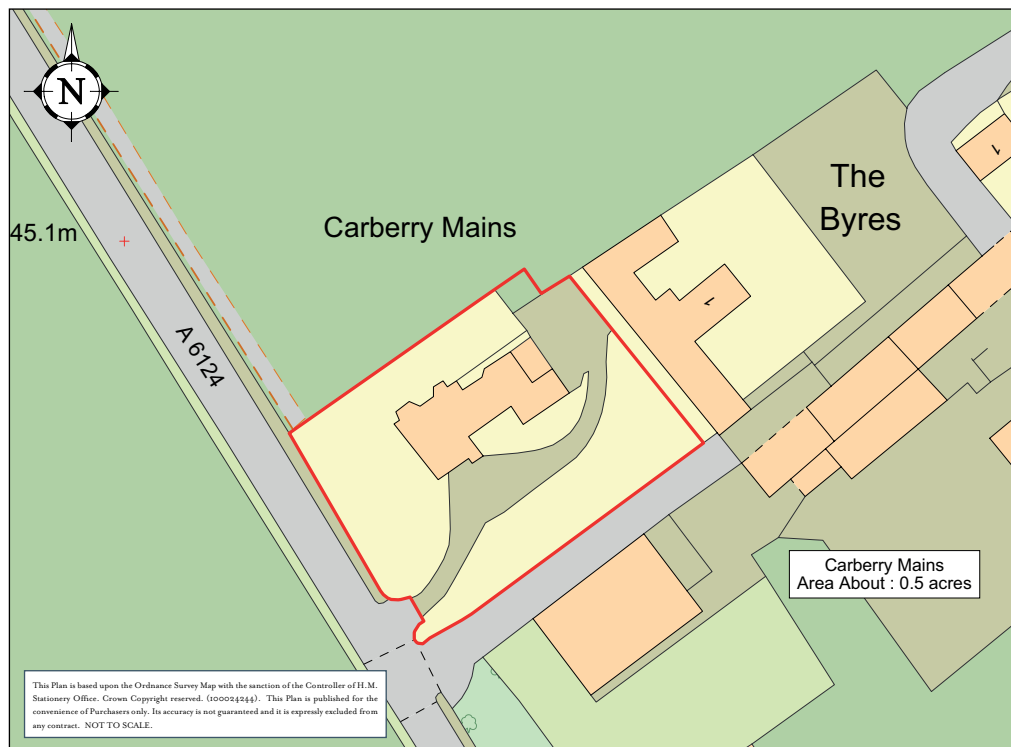


GROUND FLOOR

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/05/10 [FG]





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