



# WINFIELDS

*PRESTONPANS, EAST LoTHIAN*



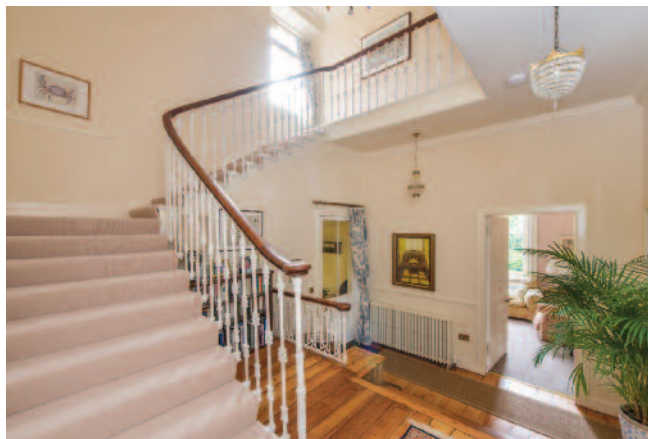






# WINFIELDS

EAST LOAN, PRESTONPANS, EAST LoTHIAN, EH32 9EB



## Detached family home full of character and period features with separate annexe set within a large walled garden

*Stone built house with spacious accommodation over 3 floors with a self-contained annexe*

*3 principal reception rooms with views over the garden*

*Large family kitchen with dining space*

*Spacious bedrooms and 3 bathrooms on the 1st floor*

*Painted nearly entirely with Edward Bulmer Natural Paint*

*Most rooms fitted with Invisitherm secondary glazing*

*Annexe with kitchen, sitting room and bedroom*

*Amazing gardens created with great care by the current owners with a wide variety of plants and shrubs, including a fruit orchard and prepared vegetable patch*

*Additional walled garden with [18thC] old hen house  
(with planning permission for separate accommodation)*

Vestibule, Hallway, 3 Reception Rooms, Study, 5 Bedrooms, 5 Bath / Shower Rooms, Dining Kitchen, TV Room, Utility Room and Stores

Annexe with Sitting / Dining Room, Kitchen and Bedroom (adjacent Shower Room) and Half Bathroom

*Outbuildings:* Potting Shed, Garage, Garden Store and 18th Century Hen House

EPC = D

About 1.05 acres in all

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## SITUATION

Winfields is located on East Loan, in the lovely historic district of Prestonpans, an East Lothian village which has a notable collection of listed buildings including Preston Tower and the Mercat Cross.

Lying just 10 miles east of Edinburgh, there are good local amenities within the village as well as a convenient local rail and road links to the city. Located in the village is a super market, sports center, local GP and dentist. The train station is 0.6 miles away on foot and there are regular trains services into Edinburgh which take between 13 and 16 minutes. Haddington is less than 9 miles away and has a wider range of shops and professional services.

There is an excellent variety of spectacular golf courses in the region while there is also a good choice of private schooling both in East Lothian and Edinburgh. There are picturesque beaches within easy reach – The coast is only 0.2 miles from the house and there are superb beaches at Longniddry, Gullane and North Berwick.

Edinburgh Airport is approximately 20 miles by road and Dunbar has mainline railway connections to London.

## DESCRIPTION

Winfields is an exceptional detached stone family home dating from 1780s, with an 1840s extension in the Scottish Baronial style. The house was the original manse to the Prestongrange Church, established in 1596 and in more recent years has been lovingly restored by the current owners. The house has an idyllic setting within its original historic footprint including a fully walled, mature and sheltered garden on East Loan. The house itself has accommodation over three floors with a self-contained annexe. There are superb period features throughout such as working shutters, sash and casement windows, high ceilings and decorative cornicing. The house is one of the few properties in Scotland to be painted nearly entirely in Edward Bulmer Natural Paint – a superior quality specialist eco-friendly paint with unrivalled pigmentation and colour. The house has fantastic south-facing entertaining spaces on the ground floor which are all well-proportioned with fine views over the gardens.

To the front of the house the vestibule, with its original Victorian tiling, is entered through double storm doors and opens into a magnificent split level hallway. The morning room and sitting room also sit to the front of the south-facing house and are located off the hallway. The morning room is double aspect and has an open fireplace with tiled surround. The drawing room links up with the morning room and overlooks the garden as well. It too has an impressive fireplace but has a wood burning stove set beneath. A large dining room also sits off the hallway and is situated in the 18th C part of the building. The west-facing room enjoys especially beautiful evening light and is large enough for a big dining table and set above the open fireplace is a beautiful wooden mantelpiece. The ground floor accommodation is completed with a home office, shower room and there is an internal door to the annexe.

The kitchen is located at garden level and is large enough for a family dining table. There are a range of hand crafted solid wood base units with a Belfast sink in front of the window to the garden. There is an Everhot range cooker and a wood burning stove as well as a door directly into a spacious utility room, which is where the boilers and laundry facilities are located. The lower ground floor accommodation is completed with a cosy TV room, shower room, pantry and cellar / store, and kit room. There is direct access into the back garden off the hallway which is where the stairs to the ground floor are located.

There are five bedrooms at first floor level which is accessed by an impressive staircase off the main hallway. The two larger bedrooms in the south-facing front of the house easily accommodate super king beds. The additional three bedrooms are in the 18th C part of the house and can accommodate king and double beds. Two of these bedrooms are interlinked and are adjacent to the bath / shower room at the back of the house and there is a guest bedroom located at the end of the hallway which benefits from an en suite bathroom, which also has a separate door to the hallway.

The self-contained annexe has its own front door on the east side of the house, but can also be accessed internally. At ground floor level is a spacious living / dining room with kitchen located off and a half bathroom. There is a bedroom at first floor level and adjacent to the annexe is a shower room (within the main house). There is also a pedestrian gate entrance directly across from the annexe front door, to allow private access from the street.

The gardens which surround Winfields are full of colour all year round and have been carefully landscaped over time by the current owners. The grounds are accessed from East Loan where there are timber gates set between two stone pillars, with a pedestrian gate adjacent. From here a gravel driveway leads to the house where there is parking for several vehicles. At the front of the house are beautifully presented flower beds [parterre?] with an array of colourful roses. There are also areas of lawn which are bordered by mature trees which include poplar, walnut, yew, ash and maple, to name just a few. Also in the front half of the garden is a garage and outbuilding. Two gates on either side of the house separate the front and back gardens making the back garden completely secure even when the main gates are open. The back garden is mainly laid to lawn and is also enclosed by the old stone wall. Along the wall are a wide range of fruit trees including apple, pear, cherry and fig. As well as a large lawn there is a veg patch, potting shed, garden shed and a pathway which leads to the second walled garden. The walled garden has an old stable and hen house which has recently had planning permission granted to create a residential property. Whilst the buildings and grounds of the walled garden do require investment they would make ideal separate accommodation with private garden for letting or for relatives.

















## GENERAL REMARKS

**Viewings** Strictly by appointment with Savills - 0131 247 3738.

**Services** Mains water, gas, electricity and drainage.

**Local Authority & Tax Band** East Lothian Council Tax Band H.

**Listing and Conservation Area** Winfields is Category B Listed and is within the Harlawhill conservation area.

**Fixtures & Fittings** Integrated white goods are to be included as are fitted floor coverings. Most light fittings are also to be included with the exception of the chandeliers in the hallway, drawing room and sitting room. The drawing room mirror is available by separate negotiation.

**Planning** Planning permission has been granted to convert the hen house into ancillary accommodation. More details can be found on the East Lothian Planning Portal under Ref: 20/00960/P

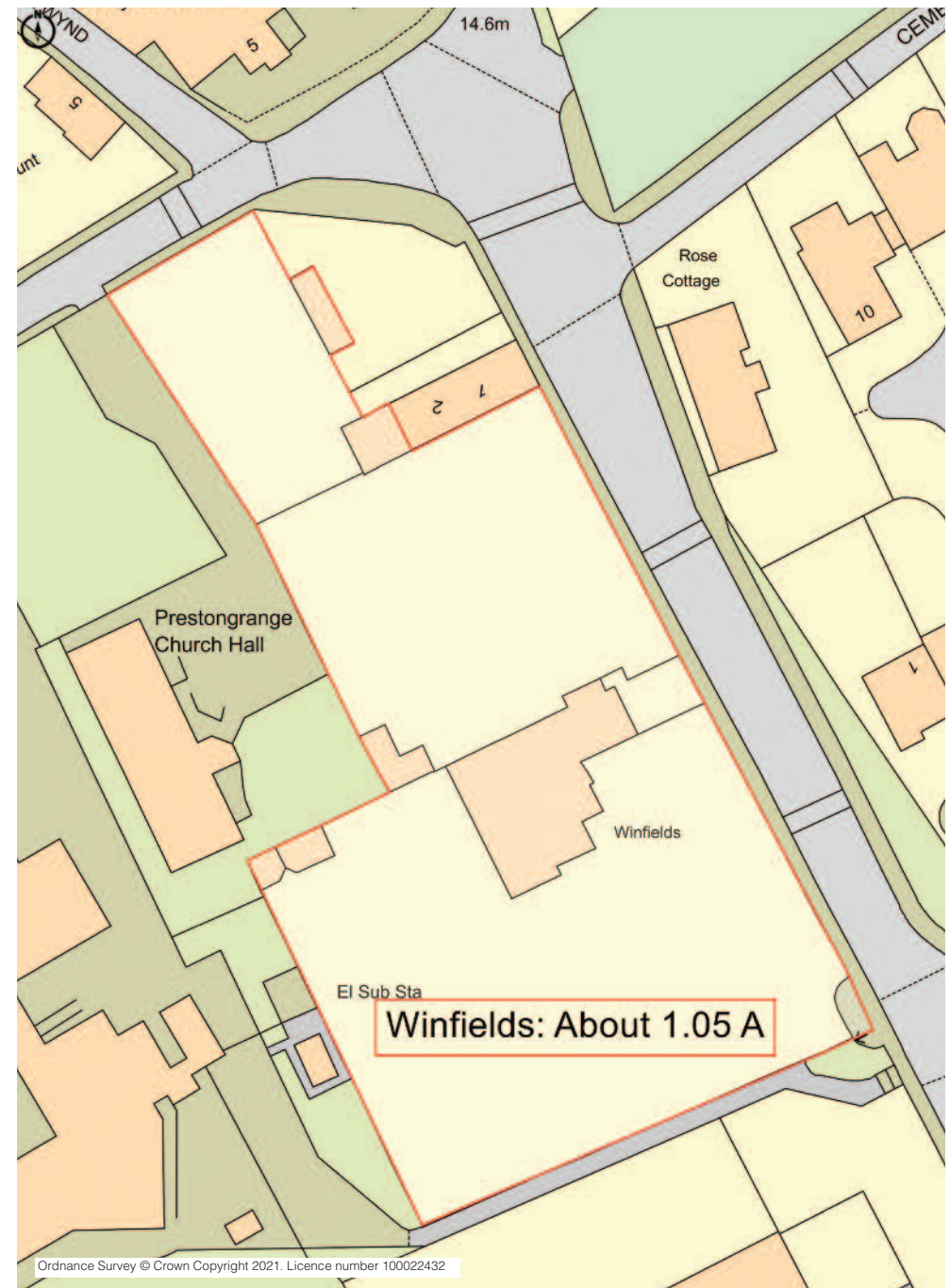
**Solicitors** TBC

**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.

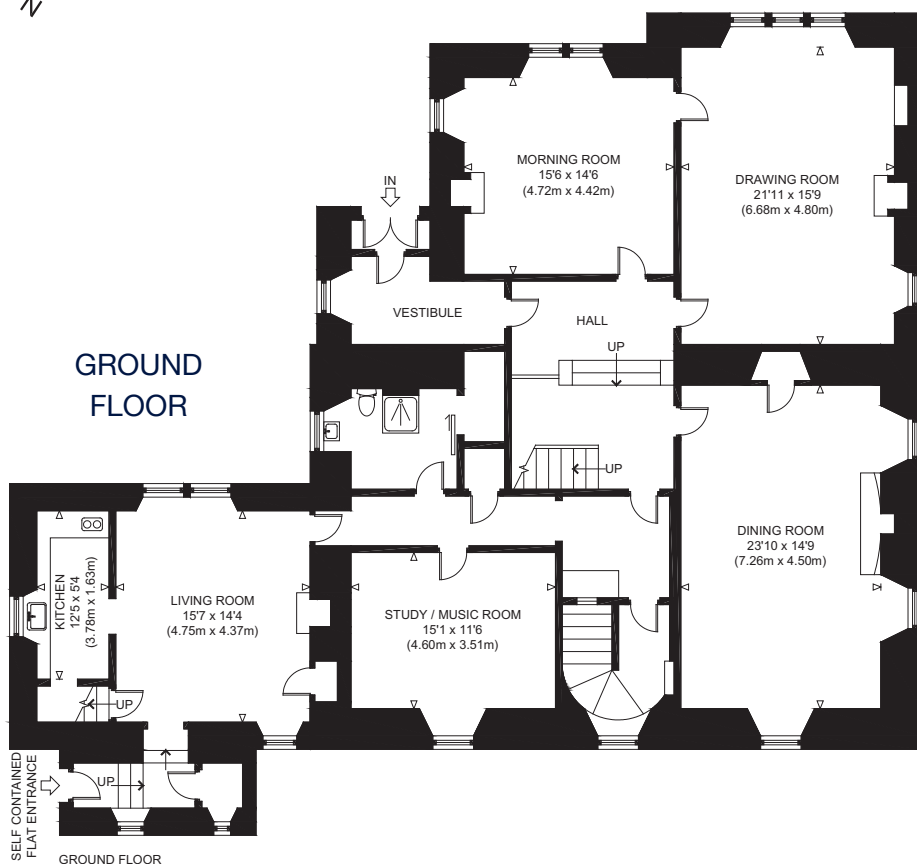
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## GROUND FLOOR



# WINFIELDS

Approximate Gross Internal Floor Area

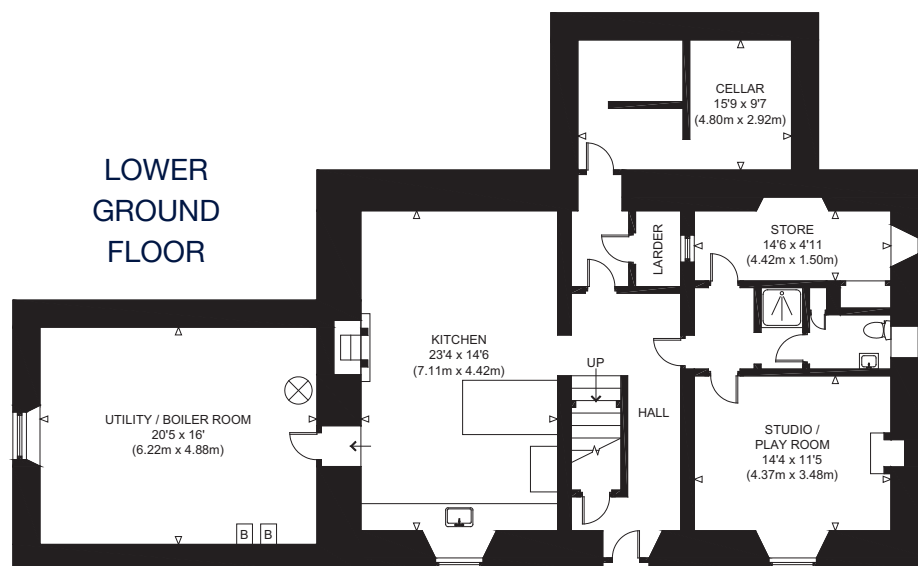
5,914 sq ft / 549.4 sq m

(Including areas of restricted height)

## FIRST FLOOR



## LOWER GROUND FLOOR







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