



RETTIE



MANSFIELD | HUMBIE | EAST LOTHIAN



# Mansfield

## HUMBIE, EAST LOTHIAN

A handsome 18th century former manse standing within approximately 4 acres (1.6 ha) including several paddocks and a principally walled garden.

Reconfigured, renovated and extended to an exemplary specification to provide bright, flexible and generously proportioned accommodation with retained period features over three floors.

Quietly located in an enchanting and very private south facing position with elevated open views towards Humbie Kirk, the Humbie Water and countryside beyond, yet within easy commuting distance of Edinburgh.

Stable block comprising 3 stables and tack room.

Self-contained Office/Summer House.  
Garaging and extensive off road parking.  
Excellent Storage.

### **SUMMARY OF ACCOMMODATION**

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Dining Room, Family Room, Kitchen/Breakfast Room, Conservatory, Dining/Wine Sampling Room, Utility Room, Pantry, Wood Store.

First Floor: Master Bedroom with Dressing Room and En-suite Shower Room, Second Double Bedroom, Family Bathroom. Guest Wing comprising: Two Further Double Bedrooms, Shower Room, Separate WC.

Second Floor: Two Double Bedrooms, Shower Room

Approximate distances:

Edinburgh: 20 miles

Haddington: 8 miles





## Situation

Humbie is a historic village with a fine kirk as well as a small general store and a primary school. Despite its tranquil location, the property is less than 20 miles from Edinburgh city centre which can be reached in a little over half an hour via the A1 or the A68. The Lammermuir Hills and Humbie Woods are ideal for walking, for the field sportsman there are opportunities for pheasant and grouse shooting and there are many horse riding paths in the area. East Lothian boasts some of the finest links golf courses in Scotland and a selection of attractive beaches. Approximately 8 miles away is the county town of Haddington that provides a wide range of shops including a Tesco supermarket, a leisure centre, a private preparatory school and a high school.

## Directions

From Edinburgh City Centre take the A7 road south. At the Sherriffhall roundabout just north of Dalkeith join the City By Pass (A720, east) signposted Berwick and Jedburgh. After less than a mile, leave the A720 to join the A68 signposted for Jedburgh and remain on this road through the village of Pathhead. Three miles south of Pathhead at the small village of Fala turn left immediately after the old red telephone box towards Humbie (B6457). Follow the road through Fala for about

1.5 miles until you come to a T-junction. Turn left at the T-Junction and drive through Humbie village. At the top of a hill, on a sharp corner, take the left turn down a small lane signposted to Humbie Kirk, the entrance gates and drive to Mansfield are clearly visible on the left, before you reach the church.

## Description

Mansfield is an elegant, south facing former manse understood to date from the late 18th century and enlarged significantly during the Victorian era. It has recently been comprehensively remodelled, refurbished and further extended including the installation of a new kitchen and bathrooms and the erection of a stunning 43 foot conservatory. The accommodation has been thoughtfully designed to cater for modern family life and entertaining, whilst retaining and enhancing a wealth of period features including sash and case windows with working timber shutters, cornicing, picture rails, dado rails and open fireplaces.

Mansfield is approached via electric gates with a key pad entry system. A private drive, fringed with mature lime trees and outdoor lighting culminates in a gravelled parking and turning area to the front and side of the house.

### Entrance Vestibule:

Dado rails. Terrazzo tiled flooring. Astragal glazed door with rectangular fan light above and glazed slips opens to:

### Hall:

Original stripped oak archway. Terrazzo tiled flooring.

### Drawing Room: (S, SE, SW)

Full height bay window. Open fire with white marble surround and hearth. Dado rails. Carpeted flooring.

### Dining Room: (S, W)

Two sash windows with working timber shutters. Open fire within black marble surround. Two deep shelved wall presses. Solid oak flooring.

### Wine Sampling Room/Dining Room: (W)

A generously proportioned temperate controlled room, fully fitted with full height wine racks. Tiled flooring. Door to wood store.

### Family Room: (S)

Wood burning stove. Built in log store. Solid oak flooring. Glass bi-folding doors to:





**Conservatory: (S, W)**

A magnificent 43 foot room, flooded with natural light via a wall of self-cleaning, south-facing glass windows and doors with retractable fly screens. Feature, full length exposed stone wall. Large wood burning stove with brick built surround and timber beam mantel. Ceiling fans. Wiring for sound and plasma screen. Tiled flooring with underfloor heating. Double doors to:

**Kitchen/Breakfast Room: (S, N)**

Bespoke, handmade kitchen fitted with a mixture of timber and polished black granite work surfaces. Good range of units including a central island/breakfast bar, plate rack, wine rack and storage baskets. Double ceramic sink. Flagstone tiled flooring. 4 door Aga, fridge, dishwasher. Astragal glazed door to:

**Pantry:**

Fully fitted with bespoke oak units. American style fridge freezer with water and ice dispenser. Tiled flooring. Door to separate WC with wash hand basin.

**Utility Room:**

Located off the kitchen. Built in storage. Plumbing for washing machine and space for a tumble dryer. Flagstone flooring.

A beautiful solid oak staircase, fitted with a carpet runner, ascends from the hall to the first floor landing.

**Master Bedroom: (S, W)**

Two sash windows with working timber shutters. Panelled walls. Dado rails. Carpeted flooring.

**Dressing Room: (S)**

Fully fitted with extensive built in storage.

**En-suite Shower Room: (N)**

Window with seat below. Tongue and groove panelling to dado height. Traditionally styled pedestal wash hand basin and WC. Generously proportioned shower cubicle with power shower over. Heated towel rail. Tiled flooring.

**Bedroom 2: (S)**

Sash window with working timber shutters displaying a pleasant outlook towards Humble Kirk. Decorative fireplace. Fitted wardrobe. Carpeted flooring.

**Family Bathroom:**

Freestanding claw foot bath, wash hand basin and WC. Tongue and groove panelling to dado height. Tiled flooring.

Door from landing to Guest Wing comprising:

**Bedroom 3: (S)**

Similar outlook to Bedroom 2 via sash window with working timber shutters. Decorative fireplace. Picture rails. Carpeted flooring.

**Bedroom 4: (N)**

Sash window with working shutters and cupboard below. Picture rails. Carpeted flooring.

**Shower Room:**

Generously proportioned shower cubicle with two power shower heads. Pedestal wash hand basin. Tiled flooring. Adjacent separate WC.

The oak staircase ascends with its carpet runner once more to:

**Second floor landing.**

Oak flooring.

**Bedroom 5: (S)**

Dormer casement window. Built in unit providing hidden hanging and shelved storage. Solid oak flooring.

**Bedroom 6: (S, W)**

Dormer casement window and additional casement window. Built in unit providing hidden hanging and shelved storage. Carpeted flooring.





**Shower Room:**

Contemporary shower cubicle with power shower over, wash hand basin and WC. Tiled flooring with underfloor heating.

## Gardens and Grounds

The gardens lie principally to the south and are ideal for entertaining with various areas in which to sit and enjoy the garden and views including a roof terrace, a sheltered timber decked terrace and a circular patio. Steps lead down to a lawn and a tiered herbaceous garden that provides year-long colour and interest. Outdoor lighting enables the garden to be enjoyed at any time of the day or year.

Beyond the house is a copse of mature trees and to the front a magnificent copper beech provides a wonderful backdrop.

To the north east is a large flower bed, planted with cutting flowers for the house. There is also a potting shed, a greenhouse and a kitchen garden. A delightful feature is the sound of the Humbie Water, below.

To the west of the house is an extensive paved parking area that gives access to a double garage, stable block and a large office/summer house with power, wifi and satellite. The stable block comprises three stables and a tack room and benefits from hot water and electricity. Beyond is a further paddock and a large pond with a timber jetty.

At the foot of the garden, wrought iron gates flanked by stone pillars provide access to a principally walled garden, fully enclosed and suggesting use as a tennis court or riding arena being predominantly laid to lawn and on a level plane.

## General Remarks

**Fixtures and Fittings:**

Only items specifically mentioned in the particulars of sale are included in the sale price. Light fittings and curtains may be made available by way of separate negotiation.

EPC Rating: C

**Services:**

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

**Viewing:**

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk

**Offers:**

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 India Street, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

**Servitude Rights, Burdens & 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 or not referred to above.

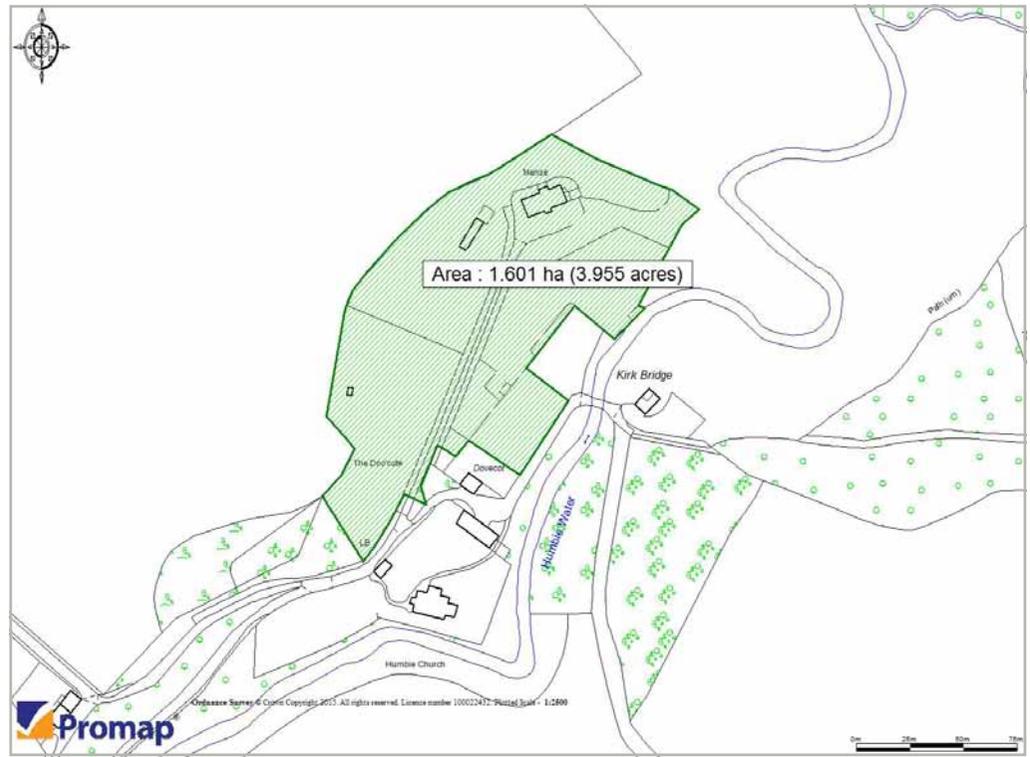
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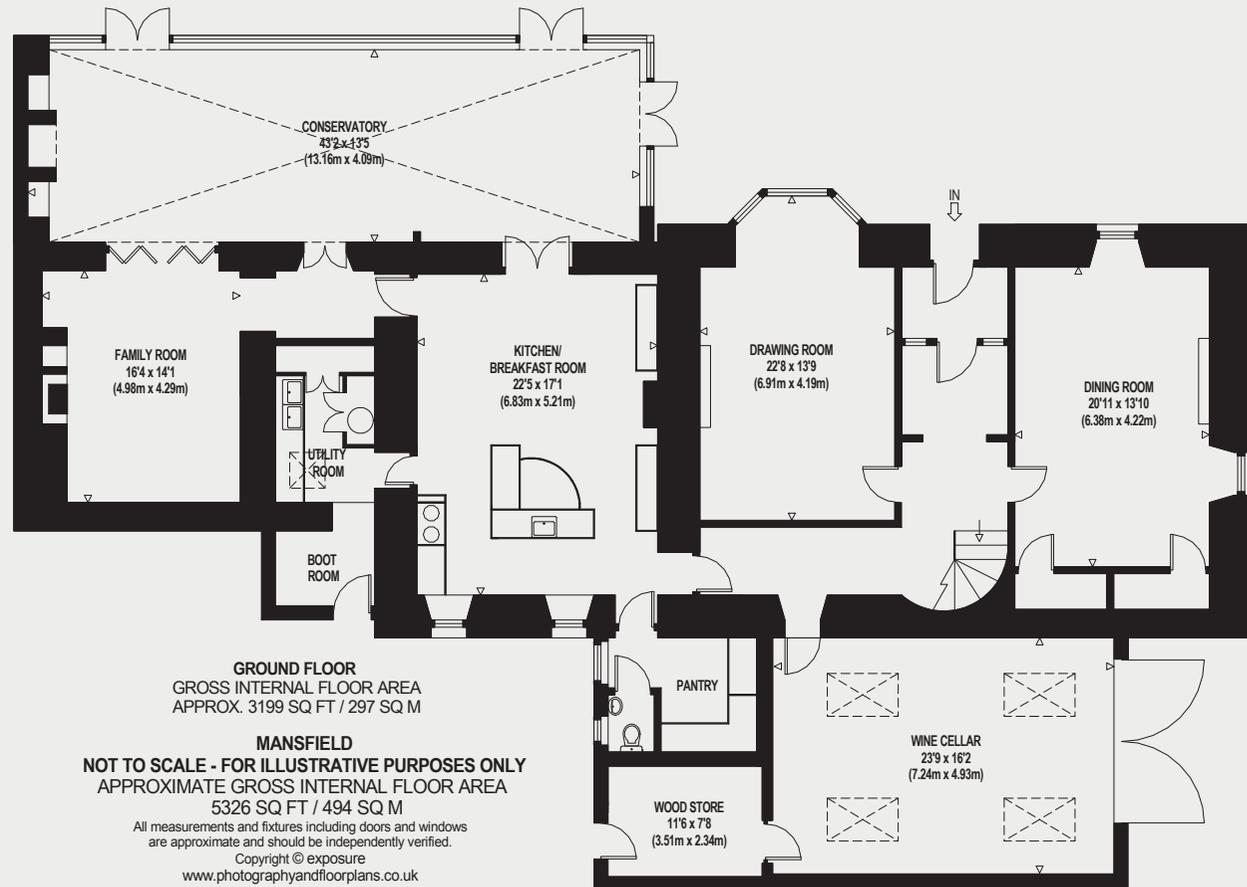
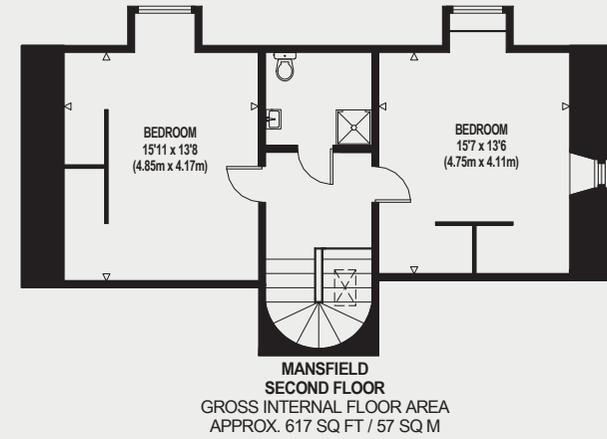
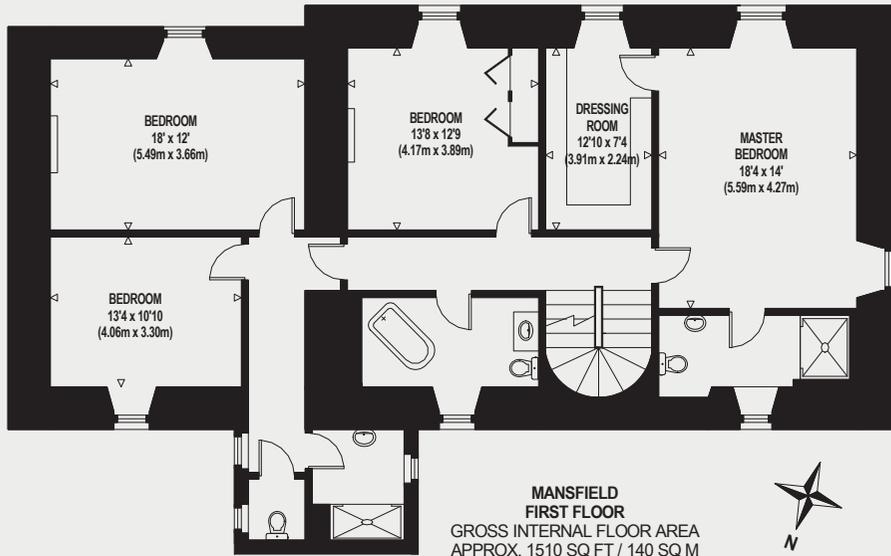
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**MANSFIELD**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA  
5326 SQ FT / 494 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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