



20 LETHAM HOLDINGS, HADDINGTON, EAST LOTHIAN


SMITHSGORE

20 LETHAM HOLDINGS, HADDINGTON, EAST LoTHIAN EH41 4HB

A family home, groom's flat, large workshop and storage room and an opportunity to rent adjacent land and stables.

APPROXIMATE MILEAGE

Haddington 1.5 miles Edinburgh 18 miles

3 bedrooms, sitting room, dining room, kitchen, study/bedroom 4, bathroom and shower room.

Converted modern barn incorporating a self-contained flat, workshop and store.

Garden ground and gravelled yard.

In all about 0.3 acres (0.12 ha).

In addition there is an opportunity to rent about 4.08 acres (1.65 ha) of the neighbouring land on an annual grazing basis complete with timber built stables and tack room.

SITUATION

20 Letham Holdings lies about 1.5 miles to the west of Haddington on the Pencaitland road. It is set back from the road by a large verge and screened behind a high evergreen hedge.

All local services and amenities are available in Haddington as befits a thriving market town. Schooling is also excellent with the recently refurbished Knox Academy on the west side of town. Edinburgh is within easy commuting distance.

The Letham Holdings are well known locally with many supporting equestrian businesses which take advantage of the many opportunities for riding out including the beaches along the East Lothian coast line.



HOUSE

20 Letham Holdings is one of a number of small agricultural holdings which lies on the fertile plain west of Haddington. The original house has been extended and modernised over the years and now is a comfortable, spacious, modern family house.

Over the last few years further improvements have been made to the house including replacement of the central heating boiler, refurbishing the bathrooms, adding a multi-fuel stove to the sitting room and redecorating throughout.

GROUNDS

Outside there is a good area of garden screened and sheltered from the south and west by a high evergreen hedge. There is plenty of room to park a number of vehicles in front of the barn.

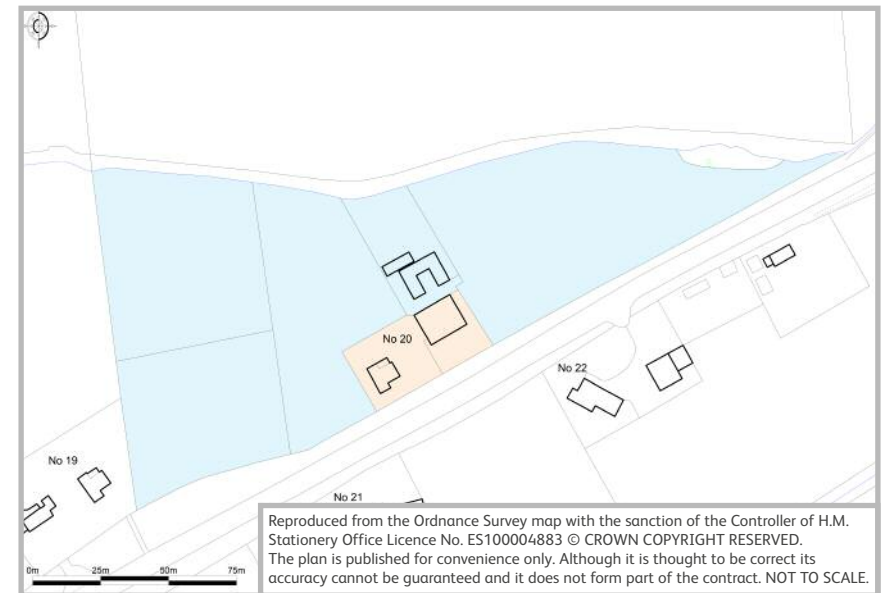
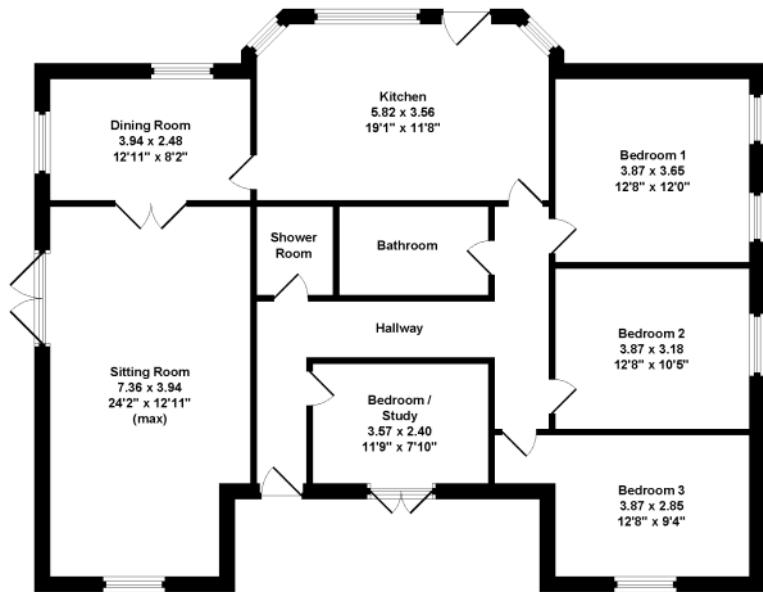
CONVERTED MODERN BARN

Opposite the gravelled yard and beside the house is a modern steel portal frame barn which has been upgraded with over hanging eaves and is serviced with electricity and water.

The west bay of the barn has been converted to provide a utility room/laundry for the house and stables as well as a fully self-contained flat. The accommodation is on a single floor with sitting/bedroom, galley kitchen and shower room. There is also a large mezzanine floor, lit by a Velux for storage and temporary accommodation. The utility room and flat have a separate heating and hot water boiler. The central two bays of the barn are currently used as a workshop with a tiled floor and large roll over door. It is separately alarmed and has power and water. The end bay has a concrete floor but a separate pedestrian access. It has a variety of potential uses subject to planning.

ADJACENT LAND AND STABLES (SHADED BLUE ON THE SALE PLAN)

There are approximately 4 acres of land lying adjacent to the northern boundary which currently incorporates a timber built stables block and which is run together with the main holdings as a livery business. The owner of the land and stables has indicated that he would be happy to discuss with a new owner of 20 Letham Holdings a new annual grazing agreement to include the stable buildings. There is no obligation on a new owner to take over the stables or grazing but those that are interested should discuss the details with the Selling Agent.



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore except that which forms part of the Home Report. v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given. vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

SERVICES

Mains water and electricity, oil-fired central heating, LPG for cooking (Calor), private drainage.

COUNCIL

East Lothian Council 01620 827 827

COUNCIL TAX/RATEABLE VALUE

The house falls within Band G with an annual charge for 2014/2015 of £2,174.70

HOME REPORT AND EPC

A Home Report, incorporating the Energy Performance Certificate, is available on request from the Selling Agents.

VIEWING

Strictly by appointment with the Selling Agents by calling Smiths Gore 01620 828 962.

CLOSING DATE

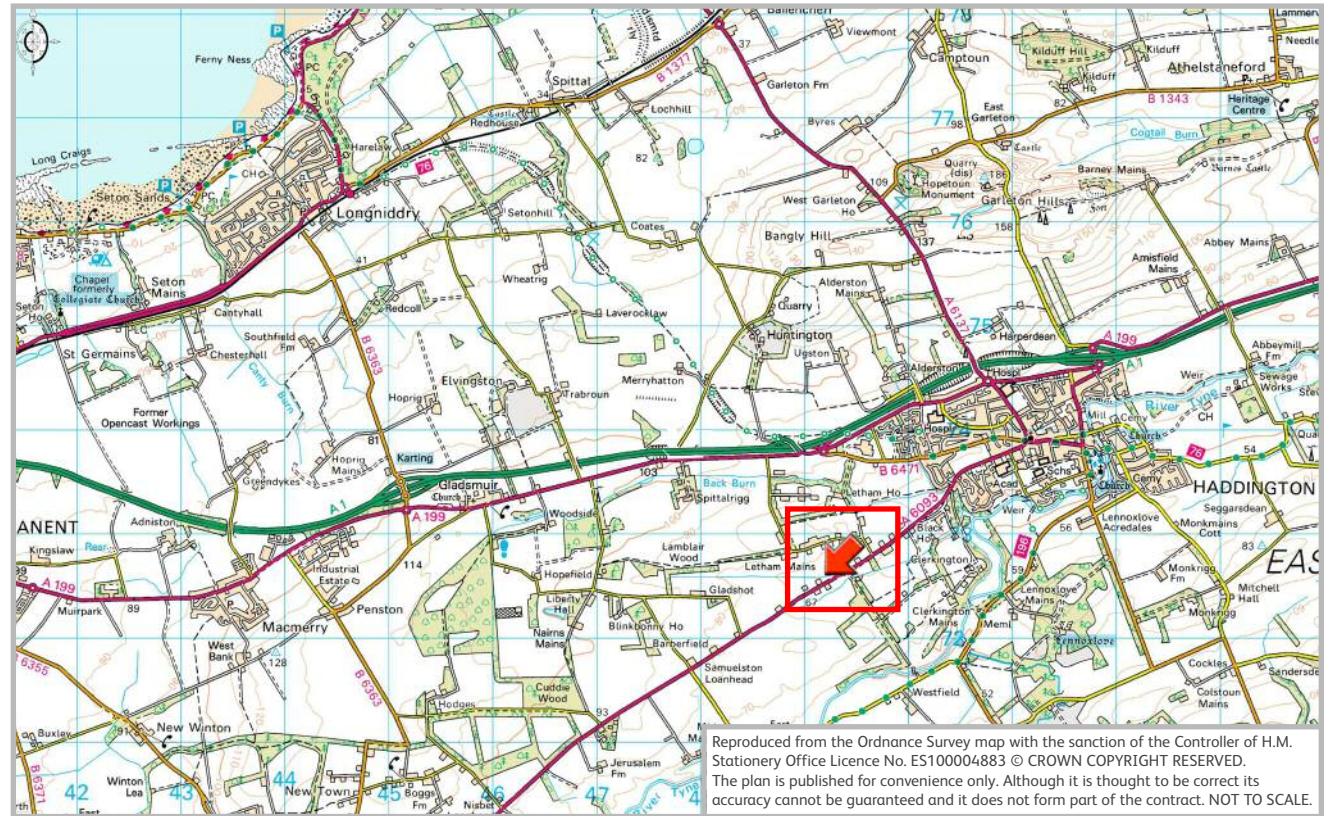
Offers should be submitted in Scottish legal terms to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

ENTRY

Entry will be available by agreement.

DIRECTIONS

From Haddington, take the A6093 signposted to Dalkeith. After passing the turning signposted "Letham Mains Holdings Nos.1-18, Nos.26-31", 20 Letham Holdings is the third entrance on the right hand side.



AGENTS NOTE

Front photograph is a view from near the sites.

DATE OF INFORMATION

Particulars prepared – 21/02/13.
Photographs taken – 19/02/13.

