

DALE HOUSE

Newton Port, Haddington, East Lothian, EH41 3LX



GILSON GRAY

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PROPERTY NAME

Dale House

LOCATION

Haddington, East Lothian, EH41 3LX

APPROXIMATE TOTAL AREA:

296.6 sq. metres (3192.7 sq. feet)

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



RARELY AVAILABLE

B-listed Georgian detached house

Introducing a B-listed detached Georgian house in Haddington, which covers over 3192 square feet, offering three reception areas and four large double bedrooms (plus a study), alongside a significant plot with wraparound gardens, generous private parking, and an additional field to the front of the property.

GENERAL FEATURES

A rarely available B-listed Georgian detached house
Includes (approximately) 0.64-acre wraparound plot
Additional field to the front of the property
Set within the Haddington conservation area
Attractive décor, high ceilings, and period details
EPC Rating - E | Council Tax band - G

ACCOMMODATION FEATURES

Welcoming vestibule and hall with nearby storage
Expansive, dual-aspect drawing room with open fire
Large formal dining room with handsome fireplace
Charming sunroom with a spacious footprint
Large and generously appointed dining kitchen
Neighbouring boiler room and a handy WC
Well-appointed utility room with garden access
Bright landing with storage and a study/dressing room
Four double bedrooms that are spacious and airy
Study/fifth bedroom which is privately accessed from the kitchen
En-suite shower room with a three-piece suite
Spacious family bathroom with a five-piece suite

EXTERIOR FEATURES

Substantial wraparound gardens with two stores
Gated, private driveway for at least four cars



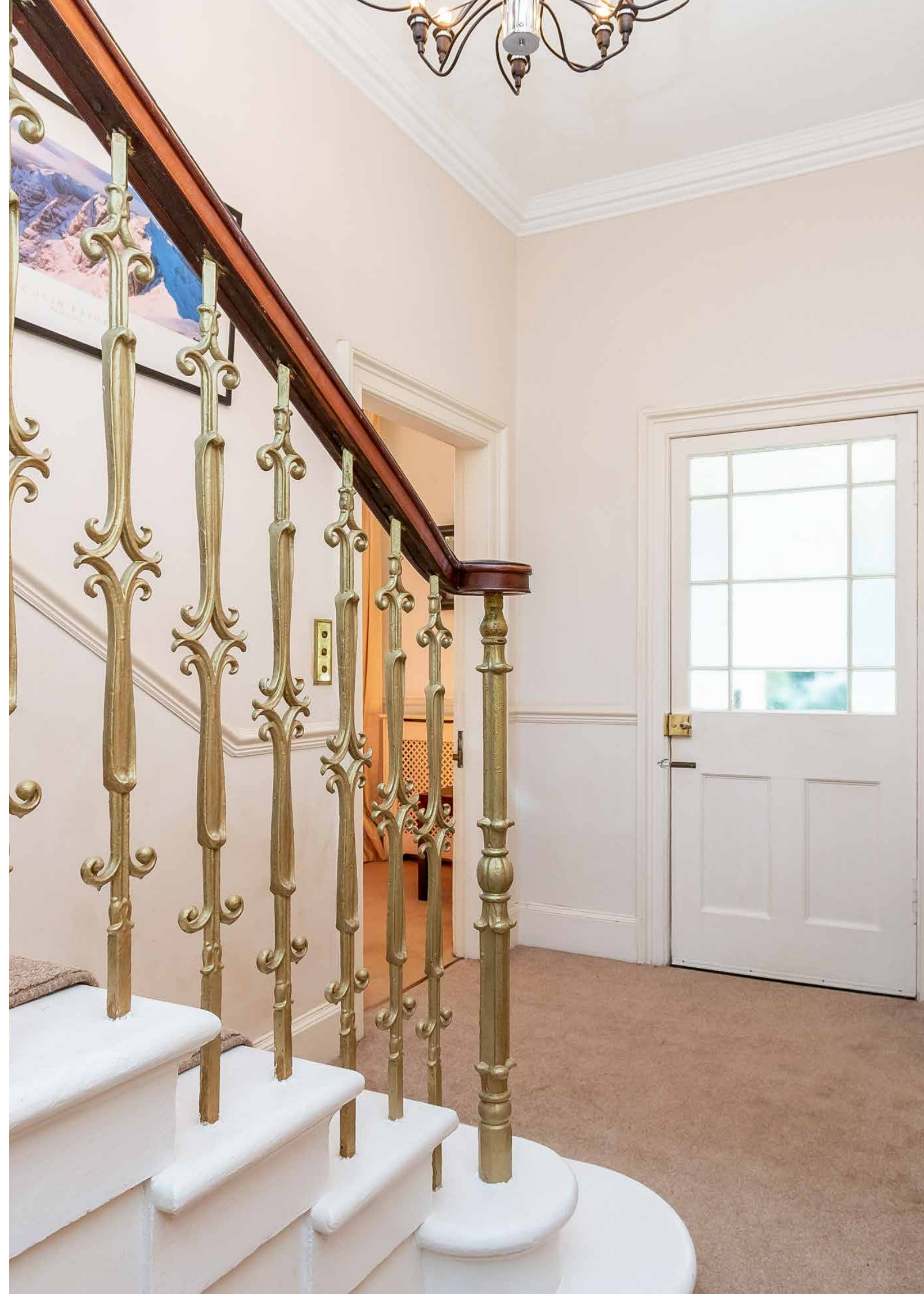
WELCOME TO

Dale House, an impressive family home with a mature plot



Dale House is a rarely available B-listed traditional detached property that boasts the splendour of Georgian architecture, enjoying wonderfully spacious rooms with high ceilings and period character. The exclusive four-bedroom home further benefits from attractive decoration and sash-and-case windows bringing a cascade of natural light into each room. It features elegant reception areas and a generously appointed dining kitchen, as well as a five-piece family bathroom, an en-suite, and a WC. Excellent storage helps keep the interiors clutter free, while externally the home's approximate 0.64-acre plot ensures an abundance of outdoor space to explore, including mature wraparound gardens, an additional field to the front of the property and a four-car driveway. Set within the Haddington conservation area, the home also boasts a central location in the market town, moments from superb amenities, schools, and everyday essentials.

Upon entering, a vestibule provides a warm welcome before flowing through to a hall, characterised by neutral styling and a traditional staircase. It is a lovely introduction that hints at the scope of this impressive home.



Expansive reception rooms that are elegant and inviting



The drawing room is the heart for relaxing and socialising. It spans over 321 square feet, offering an expansive reception area lit by dual-aspect windows to the northwest and southeast. Crisp neutral décor adds to the airy environment, while a dado rail, shelved recesses, and a working open fireplace add texture and further elegance.

For special occasions, there is a large formal dining room which easily accommodates an 8-person table. It enjoys a southeast-facing aspect and is arranged around a handsome feature fireplace, flanked by press cupboards for storing crockery. There is also a charming sunroom with a spacious footprint, ensuring additional space for unwinding and socialising.





A large
formal dining
room easily
accommodates
an 8-person
table

Charming sunroom with a spacious footprint



KITCHEN



A sociable centrepiece for lively dinner parties

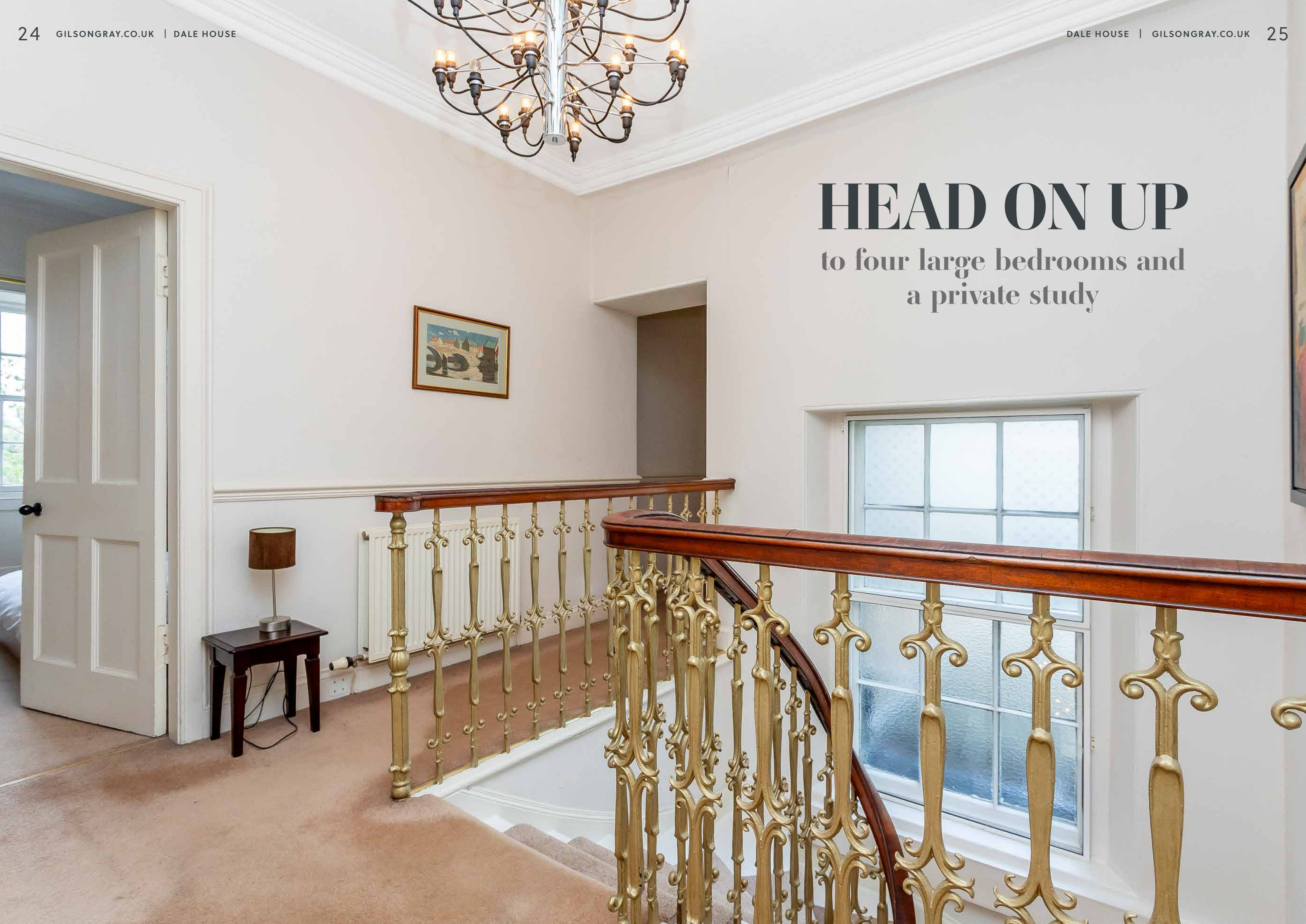
Just under 274 square feet, the dining kitchen affords lots of room for a table and chairs, forming a sociable centrepiece for family meals. The light décor creates a cheerful ambience too, complemented by white splashback tiles and rich wood-fronted cabinetry. Alongside the generous cabinet storage, it offers sweeping, downlit worksurfaces housing freestanding appliances. Just off the kitchen, there is a well-appointed utility room with garden access, a boiler room, and a handy WC for convenience.





HEAD ON UP

to four large bedrooms and
a private study



For added luxury, the principal bedroom boasts a three-piece en-suite shower room





FOUR BEDROOMS

that are spacious and airy



Reached from the hall via the traditional staircase, the four double bedrooms extend off a bright landing with ample storage. Each room enjoys light décor and fitted carpets, as well as a built-in bookshelf and abundant floorspace for various bedside furnishings. For added luxury, the principal bedroom boasts a three-piece en-suite shower room, while the second bedroom has an adjacent study/dressing room that can also be accessed from the landing, allowing it to be used by all. In addition, there is a secluded study/fifth bedroom (with a feature fireplace) which is privately accessed from the dining kitchen – perfect for quiet reflection and working from home.

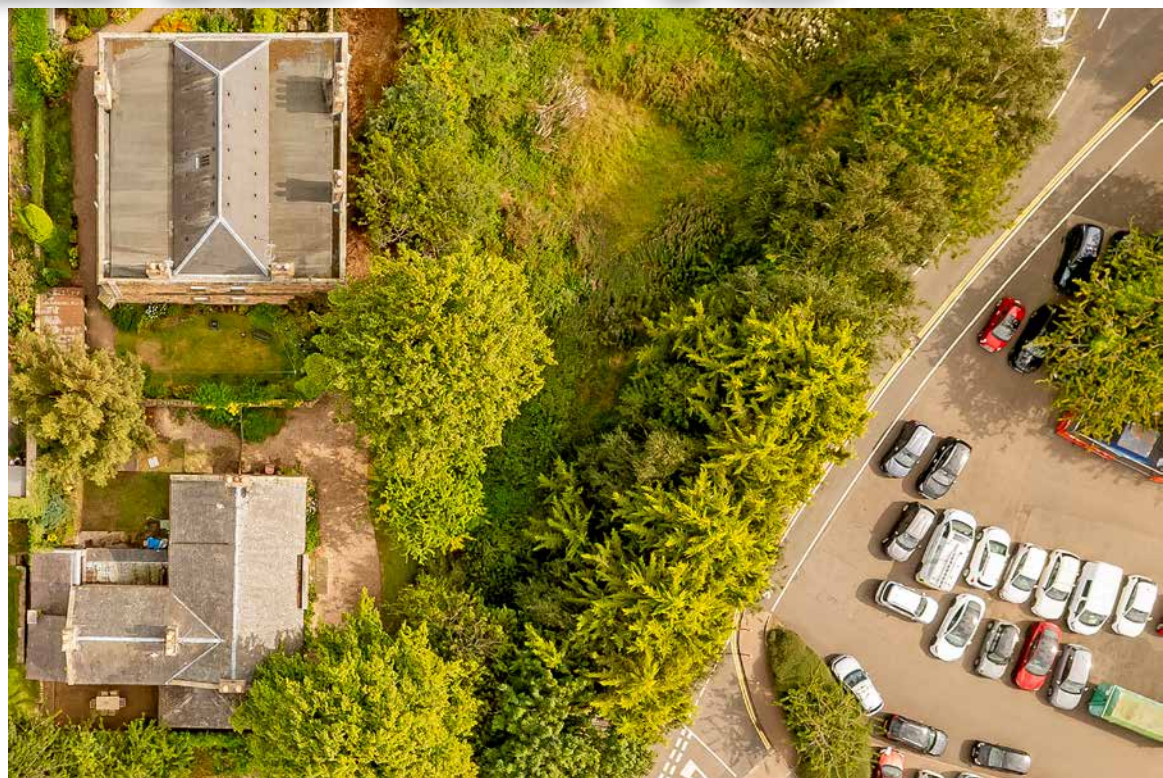
BATHROOMS

A five-piece family bathroom, an en-suite, and a WC

In addition to the WC and en-suite, there is also a spacious family bathroom positioned by the bedrooms. It sports neutral and nautical-themed tile work, alongside a five-piece suite comprised of a toilet, a washbasin, a bidet, a shower cubicle, and a bath with a handheld shower.

Extras: all fitted floor and window coverings, light fittings, and a gas range cooker to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.







Substantial wraparound gardens with mature plants and sweeping lawns

The approximate 0.64-acre plot enveloping Dale House, includes sweeping wraparound gardens, offering a wealth of outdoor space and outstanding privacy. To the front, an additional field and mature lime trees lend the home a true sense of seclusion adding to its charm. Meanwhile, the impressive rear

garden is enclosed by a high wall, providing a substantial lawn with established plants, a dining patio, and original apple and pear trees for lots of summer fruit. There is also a store and log store, completing this exceptional space. Furthermore, a gated, private driveway comfortably accommodates at least four cars.

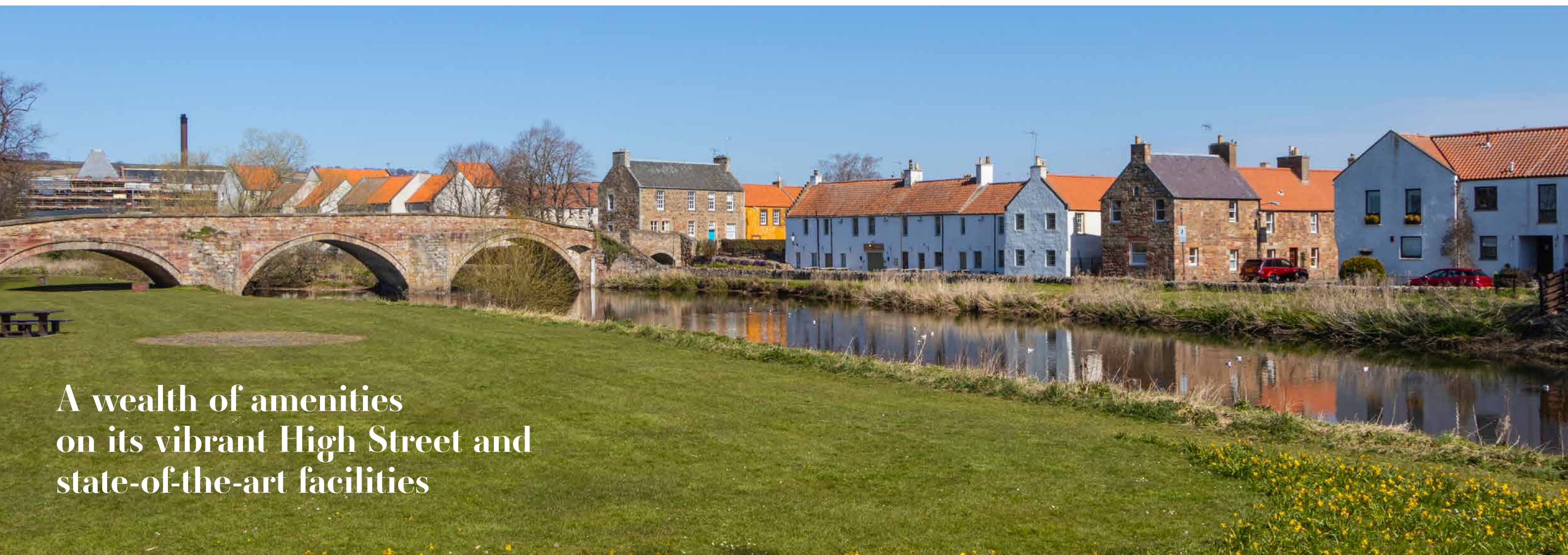


HADDINGTON

East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-

the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital



A wealth of amenities
on its vibrant High Street and
state-of-the-art facilities



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