

COULTERS[©]

MEIKLERIG FARMHOUSE

STENTON, DUNBAR, EAST LoTHIAN, EH42 1TF

 5 BED  3 BATH  4 PUBLIC



TAKE A LOOK INSIDE

Meiklerig Farmhouse is a wonderful five bedroom Georgian farmhouse in a delightful rural setting with lovely open southerly views over the surrounding countryside, located near to the picturesque Conservation village of Stenton. The property is set within attractive gardens and grounds of approximately one acre, which includes an all-weather tennis court and a walled garden. The spacious accommodation retains attractive period detailing and provides flexible family living space over two floors.

The well-presented accommodation comprises:

Ground floor - vestibule, entrance hall, elegant sitting room with wood burning stove, spacious dining room with fireplace, large kitchen/family room with underfloor heating, handmade elm units with beech worktops and central island unit, family/dining area with a wood burning stove and views across the walled garden to the west, French doors giving access to a south facing patio, a utility room and large walk-in cupboard.

There is an inner hall leading to a rear extension, which has been used as a self-contained annexe and comprises a kitchen/sitting room with external access, a bedroom suite with walk-in dressing room and a bathroom.



KEY FEATURES



Beautiful 5 bedroom Georgian House



Lovely rural views and grounds of approx 1 acre



Spacious open plan kitchen/family room



Useful one bedroom ground floor annexe



Attractive grounds and all weather tennis court



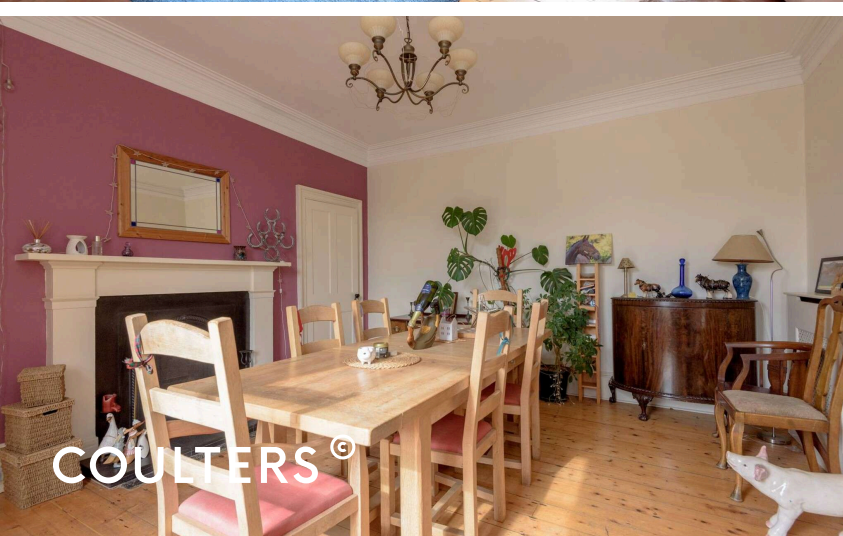
Garages, outbuildings, driveway and parking



EPC Rating - E



Council Tax Band - G

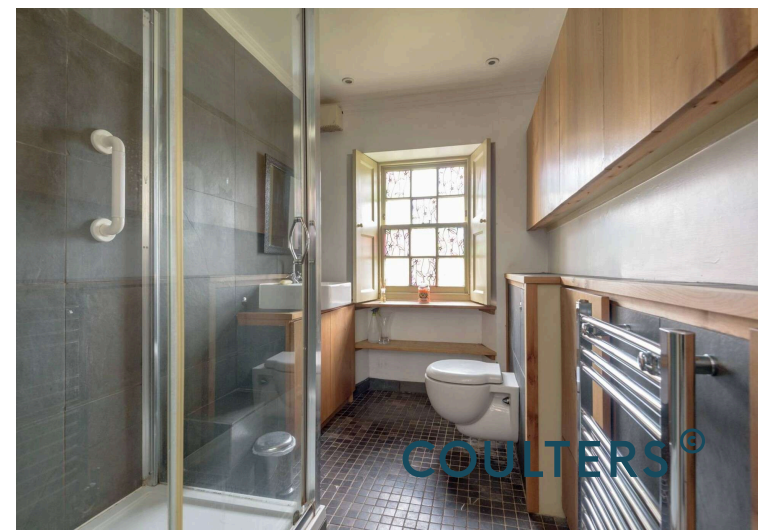




First floor - broad landing, four further double bedrooms, a family bathroom and an en suite shower room. There are lovely southerly views over open countryside from the front bedrooms.

Outside

The extensive garden grounds extend to approximately one acre and have been divided into various areas. There is a flagstone patio which makes the most of the south facing aspect and is ideal for summer dining. A large sweeping lawn to the south is bordered by mature plants and trees and to the west is a walled garden incorporating a kitchen garden to the side of the house and an all-weather tennis court. To the rear there is a courtyard with various useful outbuildings. There are two single garages and a driveway with parking for several cars.





THE LOCAL AREA

Meiklerig Farmhouse is nestled in the heart of East Lothian's stunning countryside, surrounded by open farmland offering beautiful views and plenty of scenic walking routes. The nearby village of Stenton is full of charm, with a friendly, close-knit community and a peaceful atmosphere. Steeped in history that dates back to the 13th century, Stenton combines heritage with a strong sense of community.

The village benefits from a well-regarded primary school and a vibrant village hall, which serves as a hub for local events. There's also a spacious community playground and bowling club to enjoy.

Despite its tranquil setting, Stenton is well connected. The market town of Haddington lies just eight miles away, while Dunbar is a little over six miles, both offering lively High Streets with a range of shops, local produce, supermarkets, cafés, restaurants, and essential services like banks, pharmacies and hardware stores.

For outdoor enthusiasts, there are miles of coastline and sandy beaches to explore nearby, as well as the expansive John Muir Country Park, perfect for walking and cycling through protected woodlands. Indoor leisure options are also within easy reach, including independent gyms, Haddington's leisure centre, and Dunbar's modern Leisure Pool.









THE LOCAL AREA(cont.)

Families are well catered for with excellent schooling options in both the public and private sectors. Travel links are convenient too, Stenton is close to the A1 for quick access across East Lothian and into Edinburgh. The train station in nearby East Linton offers direct services to Edinburgh and Berwick in around 20 minutes, and local bus services also connect the village to surrounding areas.

Extras

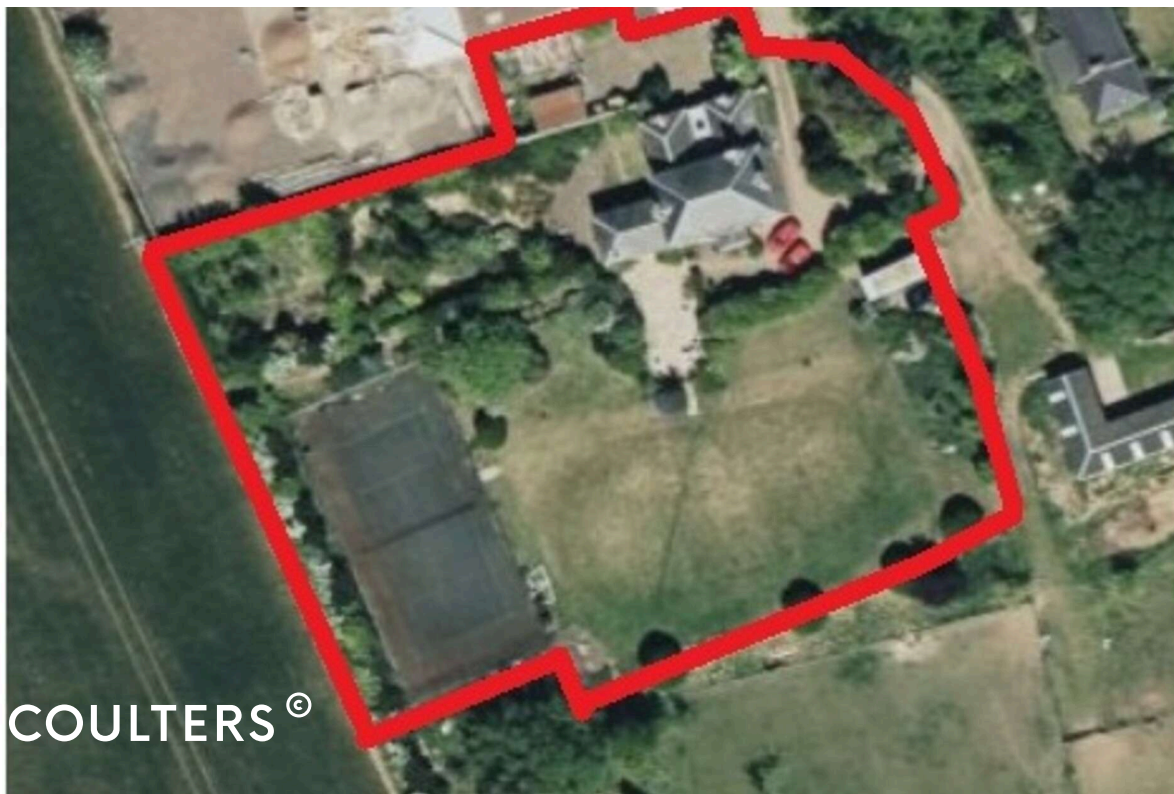
All fitted floor coverings, carpets, blinds, light fittings and integrated appliances are included in the sales price.

Services

The property is heated by oil central heating, has a private septic tank for drainage, mains water and fibre broadband.

what3words location

The postcode does not take you direct to the property. We recommend using what3words for directions:
<https://w3w.co/renovated.backhand.scrap>



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HOME REPORT VALUATION: £925,000

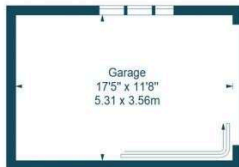
**Meiklerig Farmhouse,
Dunbar,
East Lothian, EH42 1TF**



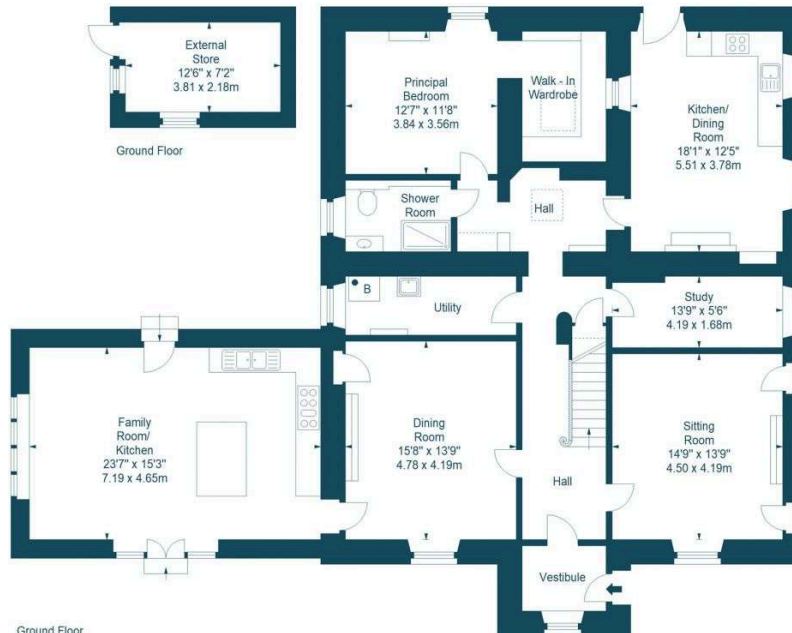
Approx. Gross Internal Area
2679 Sq Ft - 248.88 Sq M
Garages & External Store
Approx. Gross Internal Area
499 Sq Ft - 46.36 Sq M
For identification only. Not to scale.
© SquareFoot 2026



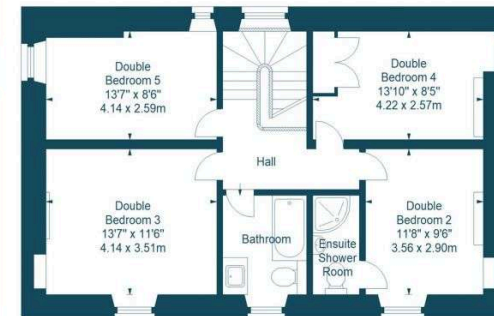
Ground Floor



Ground Floor



Ground Floor



First Floor



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.