

BUY

Breathtaking vistas from my doorstep? Where do I sign? Three bedroom former forge with incredible views over East Lothian and beyond.

The Smiddy, Longyester, East Lothian, EH41 4PL
Offers over £440,000



4 Public 3 Bedrooms 2 Bathrooms Sunroom

Ogilvy
Chalmers.com

01620
824000

The Smiddy, Longyester

A former forge, or more colloquially named Smiddy (from 'Smithy' or 'Blacksmith'), this singular house is smoldering with history. In a past life, The Smiddy would've been surrounded by a plume of smoke, noisy with the rhythmical sound of iron being struck, and busy with horses impatiently awaiting their next pair of new shoes.

Fast forward a hundred years, give or take, and what you see now is a calming, cosy and homely country cottage, ideal for a family looking for space to grow, or as a rural retreat to escape the pressures of life in the city. A well-kept and well-loved family home to its current owners; could yours be the next family 'forged' at The Smiddy?

Location

Lying to the north of the Lammermuir hills, Longyester is a small hamlet with only a handful of homes. Beautifully rural, yet only 2 miles from the popular village of Gifford.

Gateway to the hills, Gifford is an idyllic model village, with two well attended pubs, newsagent, coffee shops, and more. A friendly primary school is the cherry on the cake for a young family seeking rural refuge from city life.

The local market town of Haddington is only a 7 mile skip down the road. Bustling with pubs, independent shops, restaurants, a sport centre, cathedral and two supermarkets, the 'Hidden Toun' truly is a hive of activity.

East Lothian is renowned for its golf courses and with both Gifford and Castle Park courses on the doorstep, The Smiddy is ideally placed for a keen golfer.

Accommodation

Reception hallway

A practical and welcoming entrance is tiled for convenience, muddy boots off please! This flows through to an internal hall, with useful utility cupboard.

Sitting room

A large stone wall is framed in this room by open wooden ceiling beams. The lounge basks in the heat and glow offered by a wood burning stove. A festive room, it is brightened by triple aspect windows and doors to the gardens and views outside. Unusual spiral staircase leads to the loft rooms above.

Kitchen

A warm and inviting kitchen, this truly is the heart of the home. Placed in the middle of the floorplan, with plenty of room to host dinner and entertain the family simultaneously. A handy dog bed built into the units and an AGA, a country home staple, highlight the homely rural feel to this house.

Family bathroom

The usual facilities of a toilet and basin are completed by a large bath, ideal for a long soak after a hike up the hills.

Master bedroom

Bright and spacious, yet tucked away at one end of the house, the master bedroom with en-suite shower room is a tranquil space where peace and solitude is easily sought. Built in storage eases the need for freestanding furniture.

En-suite

Recently installed, the en-suite is easy to keep, being tiled floor to ceiling.



A view of the house from above



Incredible views over East Lothian, to Fife and beyond

Bedroom 2

An ideal guest room, this generous double is perfect for friends to crash after a glass of wine, or as a nursery for a growing family.

Office/Study

Atop the spiral staircase is a great study/office space. Currently being used as a bedroom, this handy open mezzanine style space benefits from the heat of the stove below, with the added bonus of incredible views from the Velux windows on either side.

Bedroom 3

The attic has helpfully been converted into a 3rd bedroom and office/recreational space. Enough for a double bed, and in the eaves, this is an ideal teen hideaway.

Sunroom

With grapevines circling the ceiling, the sunroom adjoining the garage is a real feature for the green fingered. Glass fronted and south facing, this room would be a magical setting for a dinner party with fairy lights, or to enjoy a horticultural hobby, or both!

Gardens

Extensive and well maintained, both front and back gardens offer exceptional views out over the county and beyond. With a box hedge saltire and recessed fire pit, the garden has great potential to be a well-used and enjoyable living space.

Schools

The Yester Primary and Knox Secondary School buses conveniently pass the door of The Smiddy. Alternatively, there is a bus from Haddington to Loretto School in Musselburgh, and similarly easy links to most Edinburgh schools from there also.

Services and heating

Mains electricity and water
LPG gas central heating - boiler and AGA
EPC rating F

Fixtures and fittings

Fridge and Dishwasher will be available as part of the sale. The property also has an alarm system coving the house and garage.

Parking

There is a private driveway with ample parking for two cars or more. There is a garage with room for a car within if required, currently used for storage.

Travel directions

Head south out of Gifford along the B6355; at the junction by Gifford Golf Course take a left, passing the Yester Dairy Farm entrance. Follow this road and at the fork stay to the right; you will veer left and pass through Longyester Farm. The Old Smiddy is along this road perched atop the hill, after the row of cottages on your left.

Council Tax

Band F

Viewing

Viewings are by appointment only. Please email us at enquiries@ogilvychalmers.com to arrange.

Price

Home Report value - £440,000
Offers over £440,000 are invited

Date of entry

By mutual agreement



Lounge with multi-fuel stove, and sliding doors out to garden - cosy and bright simultaneously



Impressive established gardens at the rear



Sunroom with grapevines and tomatoes bearing fruit



Extensive gardens to the front of the house



Master bedroom with built in storage and ensuite



Downstairs guest room; bedroom 2



In the eaves; bedroom 3



Bright and traditional

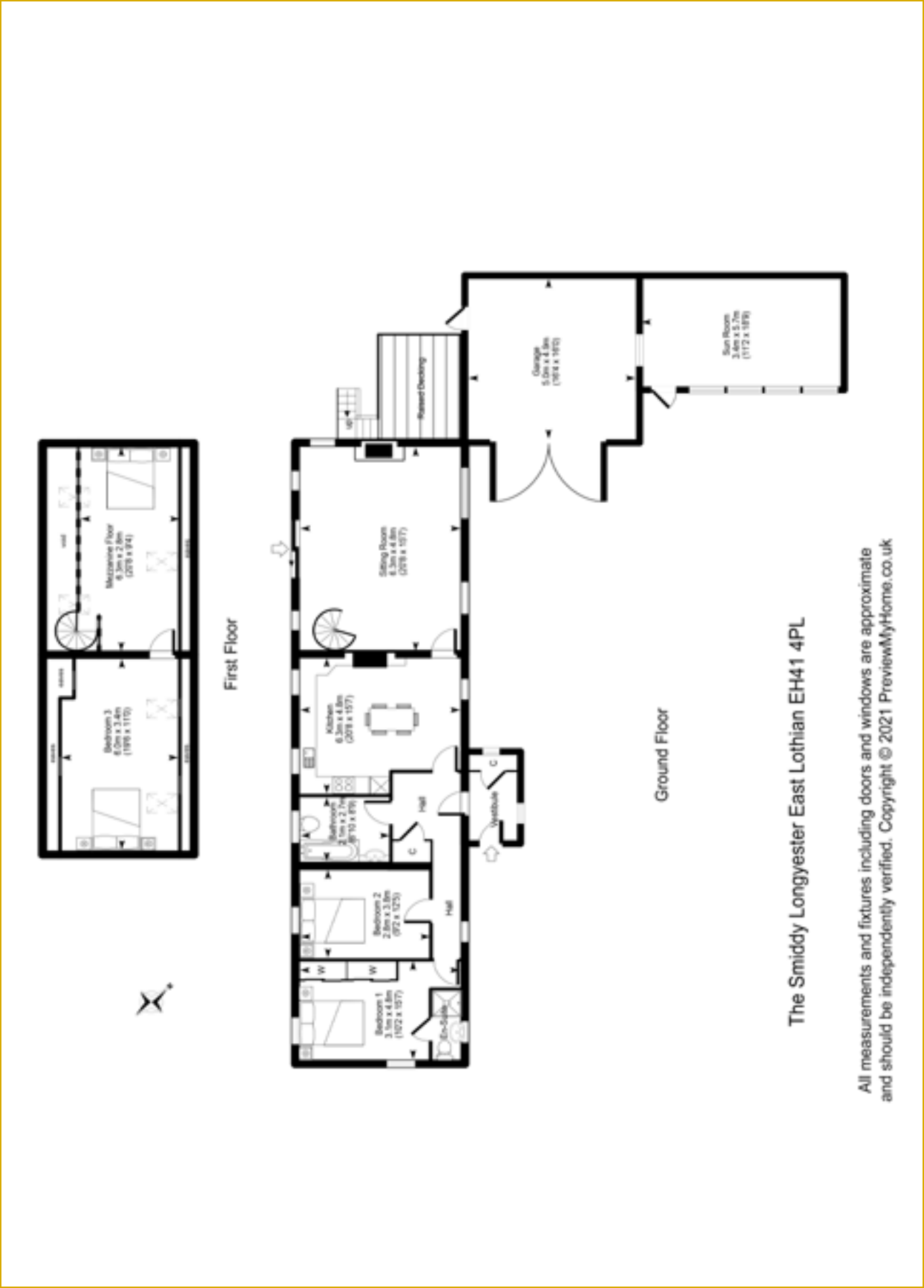


Open mezzanine space; currently used as a bedroom



The heart of the home; the kitchen

Floorplans





The Smiddy, Longyester

Important notice

Those wishing to be kept informed of a closing date should advise the selling agents. The statements, measurements and diagrams contained in these particulars are offered for guidance only and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to their correctness. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working condition or fit for purpose. A prospective purchaser is advised to obtain verification from the solicitor or surveyor.

