



Fabulous substantial detached family home

In a secluded woodland setting within the Pathhead and Ford conservation area



Woodlands Ford

Pathhead, Midlothian, EH37 5RE



Scan Here!



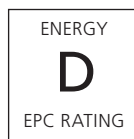
4 BED



2 BATH + WC



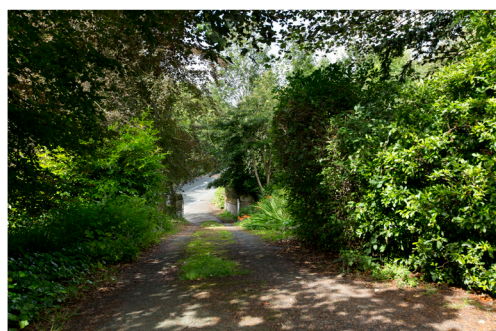
LARGE GARDEN



ENERGY

D

EPC RATING



WOODLANDS FORD
Pathhead, Midlothian



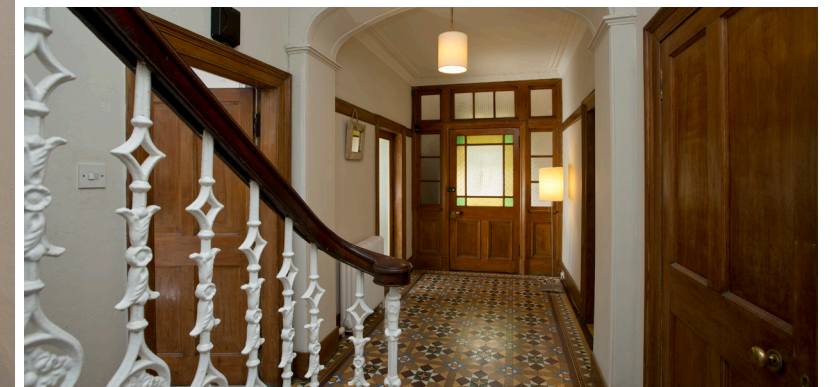
THE LOCATION

Woodlands Ford

Woodlands is situated about 12 miles from the centre of Edinburgh. It sits up above the village of Ford, in a secluded woodland setting within the Pathhead and Ford Conservation Area. The A68 provides quick access to the city centre, the Edinburgh City Bypass (A720) and Edinburgh International Airport. In 2015 the Waverly line is scheduled to re-open after 46 years of closure, allowing direct commuter access to the heart of the city from Gorebridge, the nearest station to Ford.

There is a local shop and medical centre in the village of Pathhead and extensive and varied out of town retail parks at Straiton and Fort Kinnaird. Ford lies within the catchment area for Pathhead primary school and Dalkeith secondary school. The many private day schools in Edinburgh are all within a practical school run from Woodlands and there is a local nursery school at Cranston.

Edinburgh and the Lothians have a wealth of cultural and leisure facilities ranging from the theatres, museums and art galleries in the city to the world famous golf courses on the coast. The Pentland, Lammermuir and Muirfoot Hills all provide excellent hill walking. Only a short distance away, Vogrie Country Park provides further amenity.



THE PROPERTY

Stone built Georgian House

We are delighted to bring to market Woodlands, a grade C listed property, formerly the manse of the United Presbyterian Church in Ford. Dating from 1836, it is a pretty, symmetrical, stone built, Georgian house with nicely proportioned rooms offering excellent family accommodation.

The property has recently been upgraded with a new kitchen, complete rewiring and replumbing, including a new boiler. The house retains the classical features typical of the period with sash and case windows, all with working shutters, and simple, elegant cornicing.

The property benefits from mains electricity, gas, water and private drainage to a septic tank.

Woodlands is approached through a stone pillared gateway and iron gates and up a gravel drive. There is a parking area to the side of the house from where gates open onto a paved area to the rear of the house. A path leads across the front of the house to the main entrance.

The front door opens into a spacious, traditionally tiled reception hall. To the right lies the sitting room. This is a bright dual aspect room, created from two smaller reception rooms to make a splendid family living room. It has a wood burning stove beneath a timber mantel and French doors open onto the patio and into the garden.

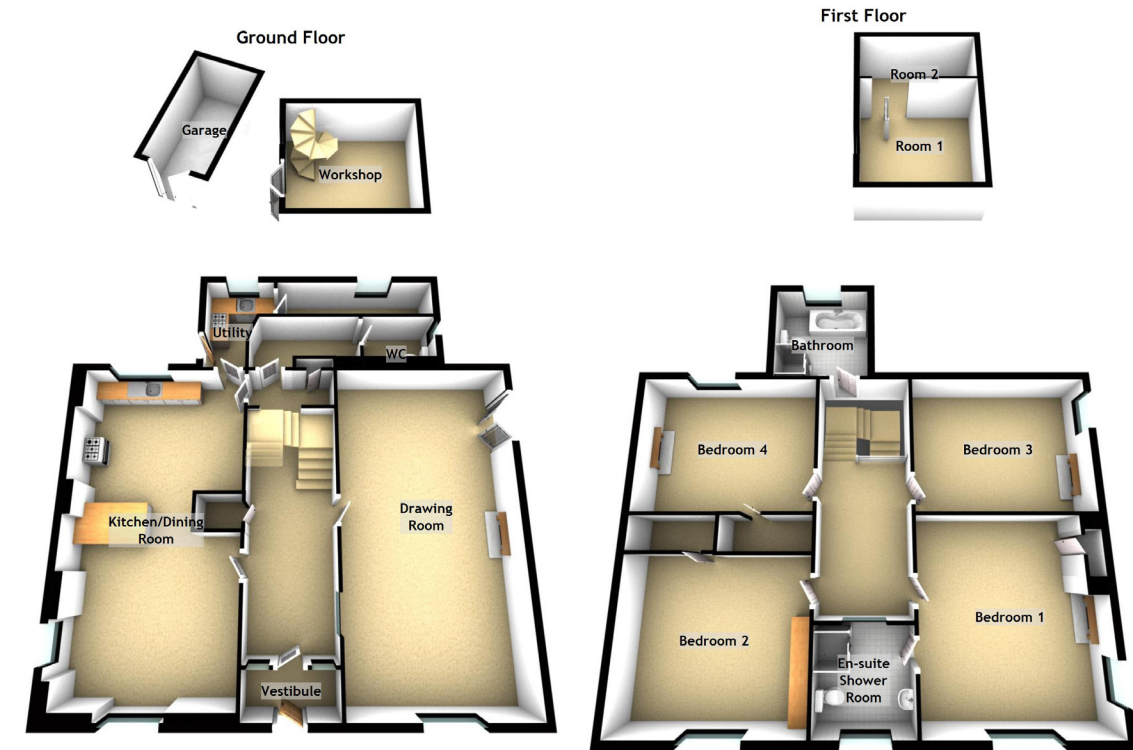
Across the hall the dining room has been knocked through to the kitchen to create a large family kitchen. The dining end of the room has a wood burning stove and plenty of space for a large dining table. The timber floor here contrasts nicely with the slate floor at the working end of the room. A peninsula separates the dining area from the kitchen which is fitted with painted timber units under an oiled hardwood worktop. There is a double Belfast sink with a Quooker hot water tap. Full height wall cupboards incorporate an integrated oven and fridge freezer. A Rangemaster Classic 110 dual fuel range is set in the recess of the original range. A door leads from the kitchen to the back door and the utility room and larder. There is also a cloakroom with WC and wash hand basin. A second door leads back into the reception hall past an under stair cupboard.

Stairs with wrought iron banisters and timber balustrade rise up to the first floor. At the mid landing there is the family bathroom. This is newly fitted with free standing bath, WC, large shower enclosure and wash hand basin, and has electric under floor heating.

On the first floor the master bedroom is a bright room overlooking the garden and woodland. It has a fireplace under a marble mantel and a wall press. Its en suite shower room has shower, WC, wash hand basin and electric under floor heating.

The three further bedrooms are all well sized rooms and two have walk in cupboards, one housing the Worcester boiler and Tornado pressurised hot water cylinder and both providing excellent storage.



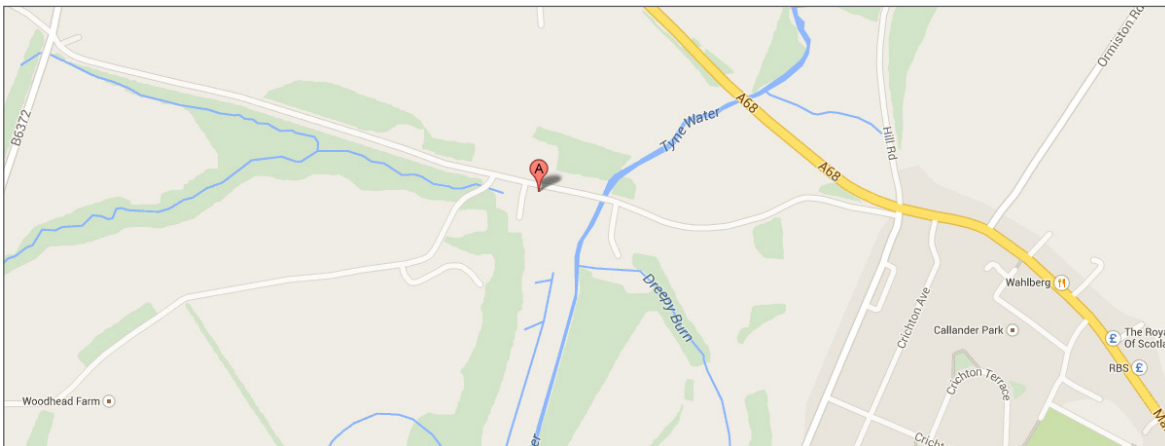


Approximate Dimensions
(Taken from the widest point)

Kitchen/Dining Room	8.48m (27'10") x 4.50m (14'9")	Room 1	3.99m (13'1") x 3.78m (12'5")
Utility	2.59m (8'6") x 1.91m (6'3")	Room 2	3.48m (11'5") x 1.68m (5'6")
Drawing Room	8.48m (27'10") x 4.52m (14'10")		
Bedroom 1	4.85m (15'11") x 4.55m (14'11")	Extras	
Bedroom 2	4.52m (14'10") x 3.68m (12'1")	(Included in the sale)	
Bedroom 3	4.52m (14'10") x 3.45m (11'4")		
Bedroom 4	4.52m (14'10") x 3.45m (11'4")	Standard fixtures and fittings are included in the sale.	
Workshop	4.17m (13'8") x 3.99m (13'1")	Certain items of furniture and garden equipment may	
Garage	4.29m (14'1") x 2.16m (7'1")	be available by separate negotiation.	

Directions

From the Edinburgh City Bypass, take the A68 signposted to Jedburgh. After 4 miles turn right onto the B6372 directly opposite the entrance to Oxenford Castle. After a further 0.7 miles, at the Cranston crossroads, turn left towards Ford. The driveway to Woodlands is on the left hand side on the approach to the village.



Bedroom, Study & Bathroom





THE GROUNDS

Secluded woodland setting

To the back of the house there is a paved yard area behind gates that secure the garden from the parking area and drive. The garage is currently used as a log store but would take a small car or be a useful bike store. A lean-to shelter provides further log storage and links the garage to a more substantial outbuilding. This is a versatile space which is currently used as a workshop with a gym on the first floor but could make an excellent home office.

A gate leads into the walled garden. A patio runs along the east side of the house, by the French doors from the drawing room, forming a sunny outside seating and dining area. A kitchen garden lies beyond the wall running along the eastern edge of the lawn, conveniently close to the garden shed. The northern policies are occupied by a small wood which provides excellent shelter and a manageable supply of firewood. The embankment below the house has a path which runs down between terraces of shrubs to a gateway leading to the pavement providing a quick route to the village.



McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME WILSON
Surveyor



Layout graphics and design
REBECCA DALE
Senior Designer