

Woodhouselee Stables Easter Howgate

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An elegant Category B listed house with extensive accommodation and more than four acres of beautiful grounds, surrounded by the magnificent countryside of the Pentland Hills.

Woodhouselee Stables is a substantial period house with plenty of character, occupying a peaceful and sought-after position in Easter Howgate on the edge of Edinburgh City and surrounded by the stunning Pentland Hills countryside. The house dates from 1809 and has Category B listed status, featuring a rough stone façade and slate tiled roof. Its U-shaped layout offers flexible accommodation including a main five-bedroom home and a self-contained two-bedroom annexe which could equally be returned to one property. The property has two short term let licences, one for the north wing annexe and the other on the south wing.

Reception rooms include the 28ft family room, a relaxed triple aspect living area comprising of a fireplace with a wood burning stove and space for both a seating and an area for dining. There is also a sitting room with a working open fireplace with slate slips and hearth with a timber mantel, plus a games room with a bar fitted with a Belfast sink. The well-proportioned dual aspect kitchen and breakfast room benefits from floor to ceiling glazing on one wall with views over the courtyard. This room comprises farmhouse-style floor and wall units, a central island and breakfast bar with Neff 4-ring induction hob, a cast-iron 2-door Rayburn range and worksurfaces over two walls. Adjacent, the side entrance hall with wood burning stove provides access to the laundry and boot room and access to the first floor.

Upstairs there are five well-presented double bedrooms, accessed via two separate staircases. One staircase leads to the principal bedroom and second bedroom, both with en-suite bathrooms and walk-in wardrobes. Of the three further bedrooms, two are en-suite, while one also has a walk-in wardrobe. To complete the first floor there is a family bathroom with a bathtub and a separate shower.

3,606 sq ft (335 sq m)

7 bedrooms

6 bathrooms

5 reception rooms

Extensive garden ground.

About 4.2 Acres.

On the edge of Edinburgh city.

Freehold | Rural

Offers Over £950,000



The self-contained two bedroom annexe includes a dual aspect sitting room with log burning stove and access to its rear private paved patio. The kitchen comprises floor and wall units, an electric induction hob and oven. The shower room has a wash hand basin, WC and walk-in shower.

Outside
The house sits within around 4.2 acres of delightful gardens and grounds, which includes gravelled parking to the front and side of the property, several outbuildings including a temporary tractor shed, a shed with bike storage and a workshop. The gardens comprise expansive lawns with established shrubs and flowering perennials, various mature specimen trees, a peaceful stream running along the northern boundary of the property, paddocks, a patio for al fresco dining and a rear paved courtyard with a lily pond. There is also an EV charging point in the store room, and an outdoor kennel to the north of the property.

Location
The property lies just outside Edinburgh city approximately 7 miles south of the centre and around 2.3 miles from the A720 city bypass, near to the town of Penicuik, at the foot of the Pentland Hills Regional Park. Penicuik has a range of everyday amenities including supermarkets and a leisure centre, while nearby Straiton Retail Park provides further shopping options. The Pentland Hills offer outstanding walking, cycling and outdoor pursuits directly on the doorstep, with Midlothian Snowsports Centre, the largest dry ski facility in Europe close by.

For schooling there is Mauricewood and Sacred Heart Primary Schools in Penicuik and for secondary school there is Penicuik High or St David's High School. There are an extensive range of independent schooling options in the city including George Watsons, George Heriots, Merchiston Castle, Edinburgh Academy, Erskine Stewarts Melville College and Cargilfield. Regular express bus services connect the town to Edinburgh city centre, while the city bypass and A702 provide swift road access towards Edinburgh, the M8 and Edinburgh Airport accessible in around 10.6 miles from the house.

General
Local Authority: Midlothian Council. Council Tax: Band G. Services: Mains water, private drainage (SEPA registered). Central heating via an oil-fired boiler. EPC Rating: E. Mobile and Broadband: <https://checker.ofcom.org.uk/en-gb/>



Woodhouseless Stables, Penicuik, Midlothian

Main House internal area 3,606 sq ft (335 sq m)

Annexe internal area 660 sq ft (61 sq m)

Outbuildings/Workshop internal area 2,047 sq ft (190 sq m)

Total internal area 6,313 sq ft (587 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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