



## 8 Thorntonloch Holdings, Dunbar, East Lothian, EH42 1QS

Unique Four-Bedroom Home, with Outbuildings, set within Five Acres of Land

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# Property Description

Unique and exceptionally spacious, four-bedroom, detached home, with an adjoining double garage, a workshop/store, a range of stone/timber outbuildings and a static home, set within 5 acres of land. Adjacent to the Thomson Burn, close to the sandy beach of Thorntonloch, surrounded by the East Lothian countryside, near Dunbar, East Lothian.

Comprises an entrance porch, living room, dining/kitchen, utility room, garden room, three double bedrooms and one single bedroom, a shower room and a family bathroom.

Highlights include a new fitted kitchen and shower room, contemporary flooring on the first floor and a spacious, flexible floorplan.

A private road (formerly the historic A1) gives access to the grounds, which include a substantial, front lawn and a paved rear patio, two paddocks and a 2.5 acre field.

This is a fantastic development opportunity, which can include a successful, existing business, available by separate negotiation.

There is currently an East Lothian Section 75, Town and County Planning (Scotland) Act 1997, agreement attached to this property.

A generous, glazed entrance porch gives access to an entrance hall, including the staircase to the first floor. Set to the front is a flexible, dual-aspect bedroom. Continuing along the hall, a family bathroom, with a side aspect window, is fitted with a three-piece suite, incorporating an overhead electric shower and there is access to a living room and a garden room. The dual-aspect living room is generously proportioned and offers the potential for a feature fireplace. Set off the living room is a dual-aspect kitchen with space for a dining table and chairs. A brand new, fully fitted kitchen installation includes stone-effect worktops, with a matching splashback surround, a sink with a drainer, an integrated oven and an electric hob. Also accessed from the living room, a versatile utility room is fitted with matching units and worktops and opens onto the rear garden patio. A spacious garden room takes full advantage of a sunny, southerly-facing aspect and offers a further, flexible reception space, with a patio door to the garden and convenient access to the utility room.

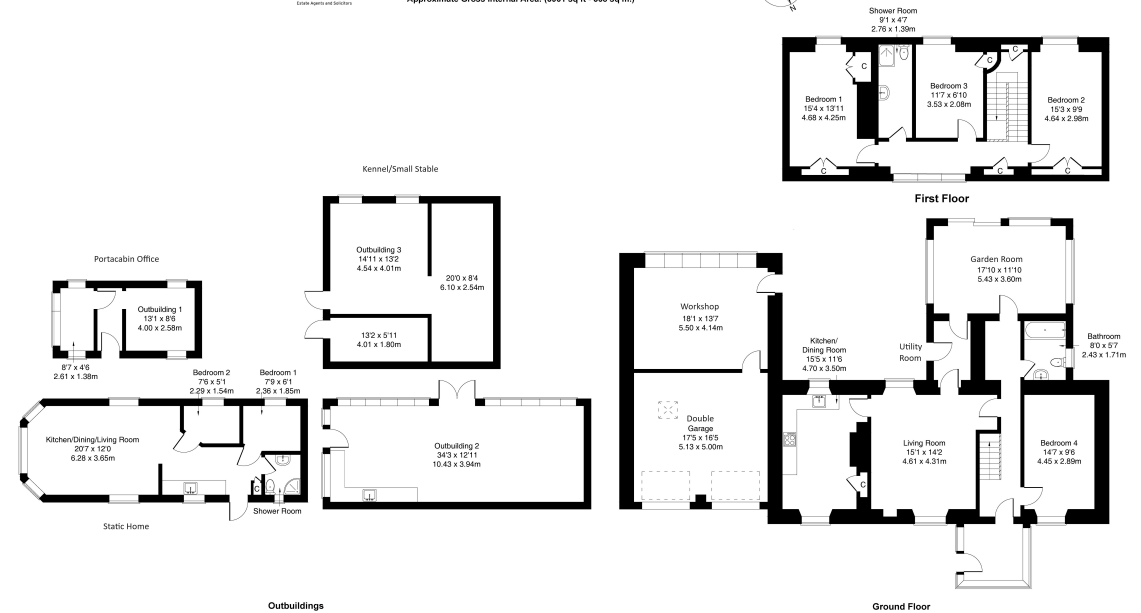
Upstairs, three southerly-facing bedrooms are finished with neutral decor, modern, wood-effect flooring and built-in storage.

Completing the accommodation, a shower room is fitted with a two-piece suite and a corner cubicle.



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Approximate Gross Internal Area: (3961 sq ft - 366 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





The property, which is understood to have once been a coaching staging post, lies just off the A1 trunk road and some of the land comprises part of the old A1 route. It is within comfortable commuting distance of Edinburgh, by car or by train, from the local station in Dunbar. Within the nearby village of Innerwick, there is a primary school and church. Dunbar is some 5 miles away

and has a good shopping centre, primary and secondary schooling, and a wide range of leisure and recreational facilities. These include a leisure swimming pool, sports complex, two fine links golf courses, a sailing club based in the picturesque harbour, and sports and social clubs. All around is East Lothians' beautiful countryside and the iconic, rugged coastline is also easy accessible.





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