



The Manse, Pencaitland, Tranent, EH34 5DL

Graceful former manse benefitting from attached annexe and stunning grounds

The Manse

- Spacious drawing room and separate family room
- Family dining room
- Kitchen and separate utility room
- Ground floor office
- Study
- Ground floor shower room and separate WC
- Five bedrooms located on the first floor
- Family bathroom

Self-contained apartment

- Private access
- Livingroom
- Two bedrooms
- Kitchen
- Bathroom

- The property is set within extensive grounds with a secluded south facing garden and adjoining woodlands
- Period features throughout and large elegant windows
- Private parking
- Dating back to the mid-1800s the property has been well maintained throughout its lifetime
- The property is B listed and in a conservation area

Location

The manse is situated in the highly desirable village of Pencaitland, some 12 miles southeast of Edinburgh, and surrounded by the open rural landscape of the county of East Lothian. It offers a peaceful, rural atmosphere while still being easily accessible to the city.

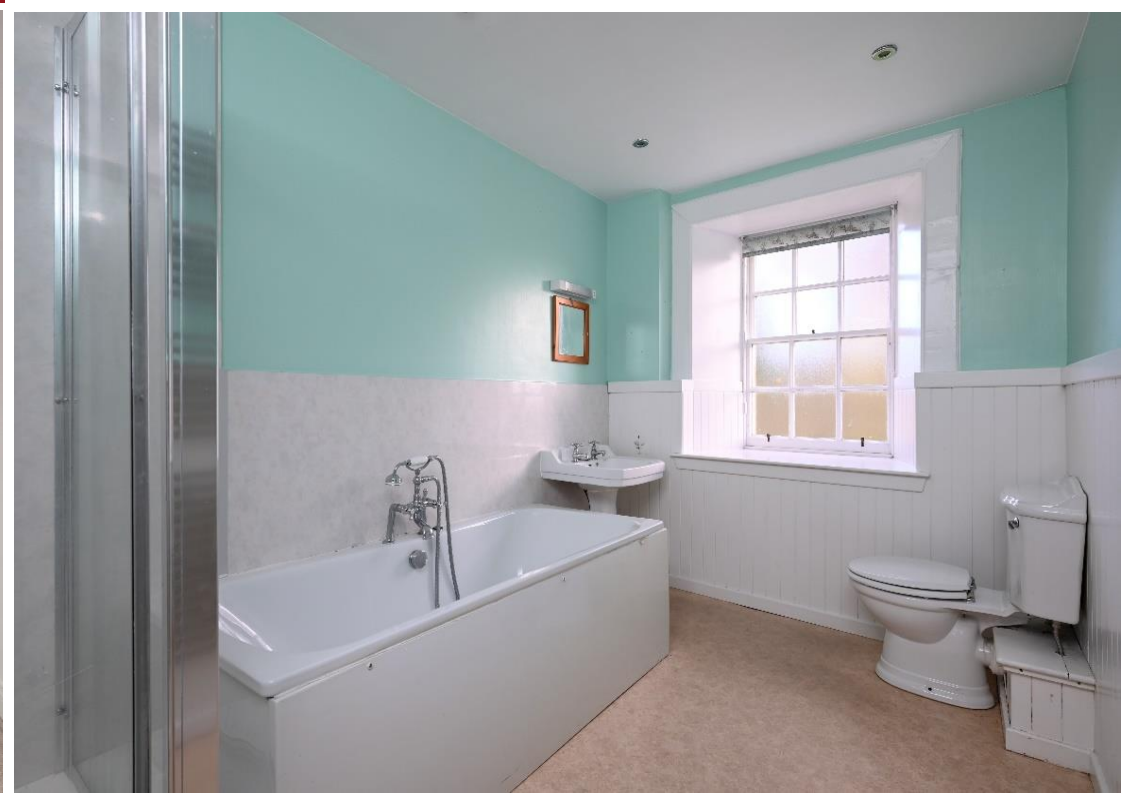
Local amenities include: convenience stores, church, restaurant and a primary school.

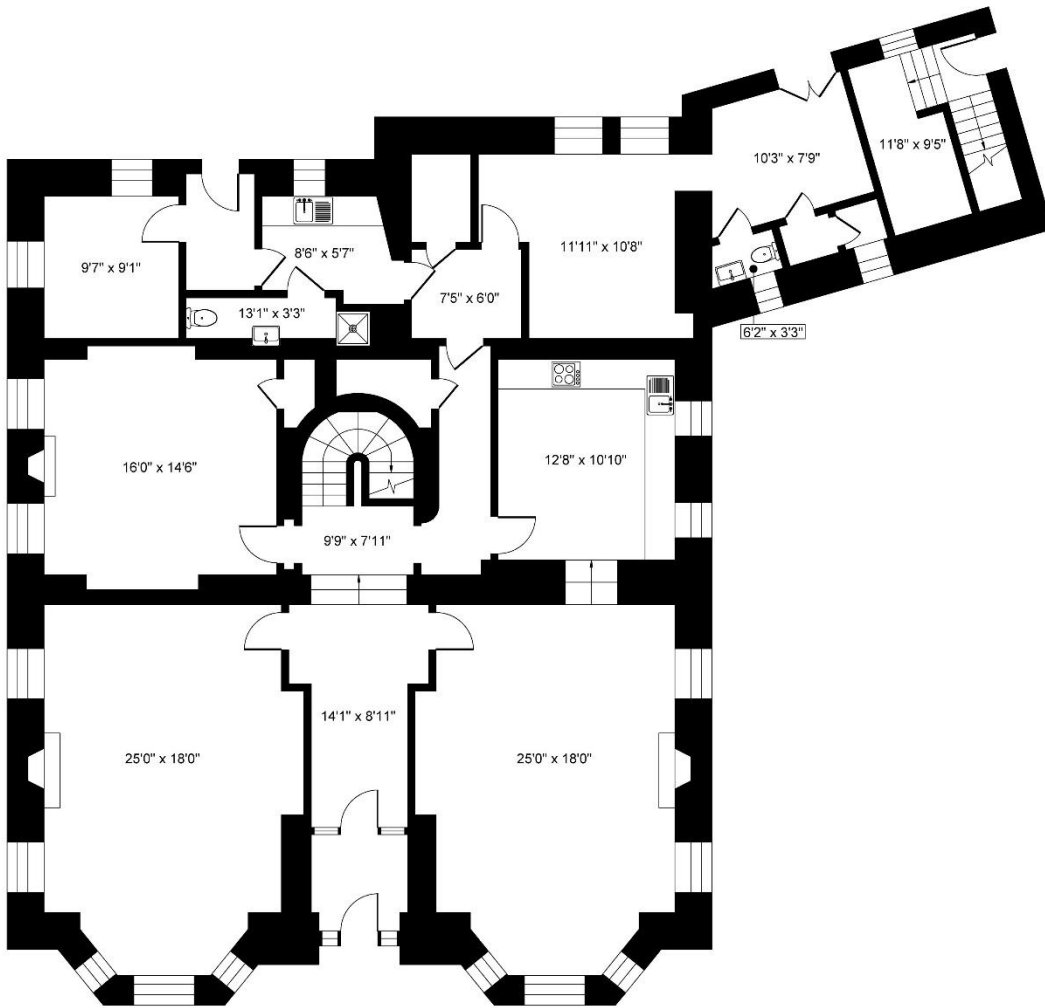
The village is well-connected by road, with the A6093 and A1 nearby, which public and private transport links to Edinburgh and surrounding areas.

Viewing Arrangements

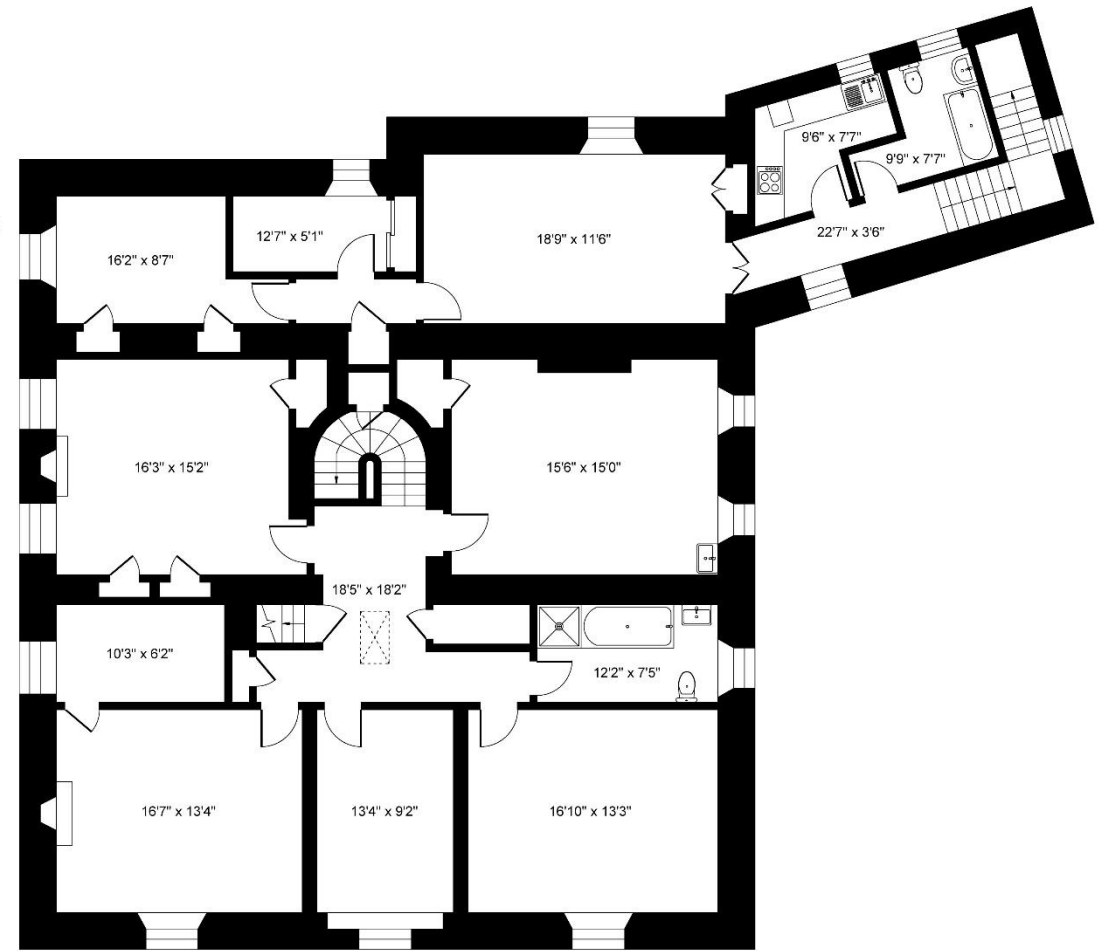
By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk







Ground Floor
Approximate Floor Area
2461 sq. ft



First Floor
Approximate Floor Area
2465 sq. ft

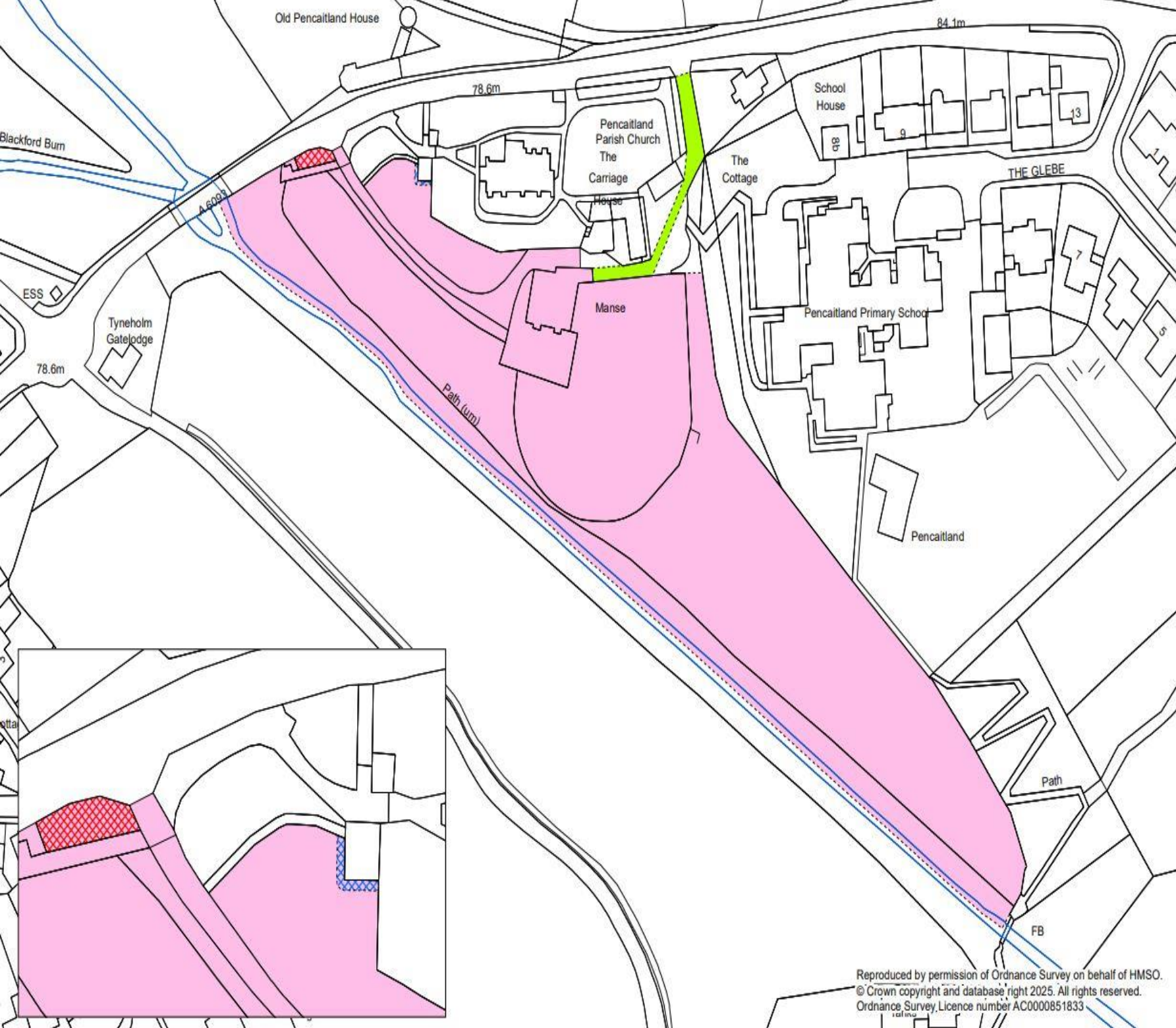
Approx. Gross Internal Floor Area 4926 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property





Title information

The purchaser will have a right of access over the area coloured blue on the plan, with maintenance costs shared in proportion to use.

The sellers will retain a right to use the shared septic tank.

The sellers will have a right of access for maintenance of the vestry walls.

Please note there is a public footpath through the woodlands.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

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It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland - Scottish Charity No SC011353

