



Hope Cottage

STENTON, DUNBAR, EAST LoTHIAN, EH42 1TE

Property
PARIS STEELE

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"Charming country cottage with generous garden grounds and attractive conservatory."





PROPERTY DESCRIPTION

Hope Cottage is a charming stone-built traditional house centrally located in the picturesque village of Stenton near Dunbar, East Lothian.

This delightful property offers a perfect blend of period features created by joining two cottages together, providing a larger living space and additional reception space. The interior of the cottage is adorned with period features that enhance its timeless appeal. The large sitting room is a focal point of the home, featuring a log burner, creating a welcoming space for relaxation and entertaining guests. The kitchen dining room provides a well-appointed space and includes a feature Aga cooker. For added convenience, there is a second kitchen area and utility room, offering additional catering and laundry facilities. The drawing room also provides an additional reception space with its period fireplace.





"Our parents bought the neglected house and cottage 40 years ago and totally restored it to the unusually comfortable and cosy home it now is with great care and style."



combines tranquility with convenience. Stenton offers a close-knit community and a country lifestyle while still providing easy access to nearby amenities, schools, and transportation links.

FIXTURES & FITTINGS

Included in the sale all fitted floor and window coverings and the aga, it should be noted that the marble-topped island will be retained by the current owners and removed from the property. Other items such as appliances may be included by separate negotiation or agreement.



PROPERTY FEATURES

- ✧ Traditional stone-built cottage Village location
- ✧ Pantile roof
- ✧ Period features
- ✧ Spacious sitting room
- ✧ Large kitchen/dining room
- ✧ Second kitchen prep/utility room Drawing room
- ✧ Four bedrooms
- ✧ Family bathroom
- ✧ Shower room
- ✧ Large cloakroom
- ✧ Hardwood conservatory
- ✧ Walled south-facing courtyard garden Two separate garden plots
- ✧ Gas central heating
- ✧ EPC F
- ✧ Council tax band G

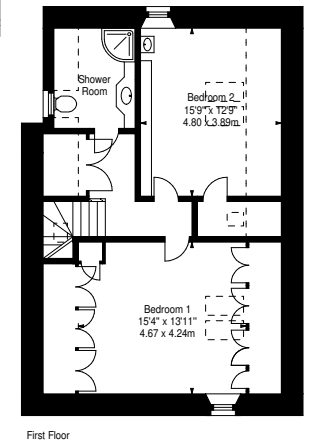
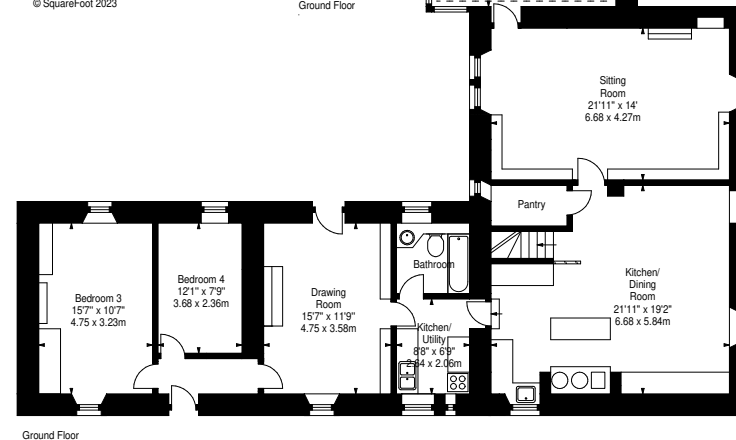
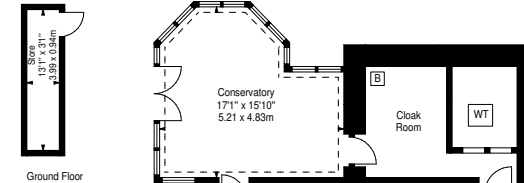
STENTON

Hope Cottage is situated in the charming village of Stenton, a beautiful farming village found south- west of Dunbar renowned for its tranquil setting and friendly community. Residents can enjoy the serenity of the countryside while still having convenient access to local amenities and transport links. The vibrant town of Dunbar is just a short drive away offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, bank, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet. The John Muir Country Park is also within easy reach and stunning walks are available within the surrounding East Lothian countryside. Dunbar is also known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



**Hope Cottage,
Stenton,
Dunbar,
East Lothian, EH42 1TE**

SquareFoot
Approx. Gross Internal Area
2587 Sq Ft - 240.33 Sq M
Store
Approx. Gross Internal Area
39 Sq Ft - 3.62 Sq M
For identification only. Not to scale.
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Let's talk

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Please Note:

- While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
- The Home Report and more information for this property is available from parissteele.com
- Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
- From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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