

# Cornbank House

59 CARLOPS ROAD, PENICUIK, EH26 9HR



*LARGE DETACHED HOUSE WITH A  
ONE-BEDROOM ANNEX*



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McEwan Fraser is delighted to present this substantial detached home to the market. Cornbank House dates from the 18th century and was originally the farmhouse for the historically significant Penicuik Estate. The property has been substantially modernised by the current owners and offers a superb contemporary interpretation of the character that Georgian buildings are renowned for. The property offers up to five bedrooms and further benefits from a self-contained one-bedroom annex that would be ideal as guest accommodation or as a potential holiday let. Externally, the property sits on around three-quarters of an acre and is hidden behind mature hedges and large electric gates.







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## MAIN HOUSE

Entering through the front door, you find an entrance vestibule which opens into the spacious central hallway. The hallway separates the two principle public rooms which both excellent natural light due to a generally southerly aspect. The sitting room on your left and drawing room on your right are both generous rooms with strip wood flooring and feature fireplaces. The proportions on offer in these two rooms will give a new owner endless flexibility to create their ideal living and entertaining space. Bedroom five is located immediately behind the drawing room. This substantial room could easily be utilised as a home office or less formal reception room depending on individual requirements. The ground floor accommodation is completed by a dining kitchen and adjacent WC. The kitchen offers a lovely balance between character and modern convenience. There are a range of base and wall mounted units arranged around an AGA and a further free-standing range cooker. Space is provided for further free-standing appliances including an American style fridge freezer which will all be included within the sale.

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**Sitting Room**







**Drawing Room**







**Kitchen/Diner**











**Bedroom 5**







Climbing the stairs, the first floor landing gives access the en-suite master bedroom, three further double bedrooms and a stylish master bathroom. Bedroom one is the obvious master bedroom and overlooks the front garden. Naturally bright due to a dual aspect, the master bedroom includes extensive fitted wardrobes and ample floor space for a full suite of supporting bedroom furniture. The attached en-suite shower room is fully tiled. The second bedroom is a further substantial dual aspect bedroom overlooking the front garden. Bedroom three overlooks the rear garden. Bedroom four is adjacent to the master bedroom and would make an ideal nursery if needed. The internal accommodation is completed by a stunning bathroom with free-standing bath and separate shower.





**Bedroom 1**











**Bedroom 2**







**Bedroom 3**







**Bedroom 4**









## ANNEX

One of the exciting features of this house is the one bedroom annex which has a double bedroom, kitchen, shower room and gorgeous living room with rustic walls, patio doors to the rear garden and its own entrance. This self contained cottage has proved a very successful rental property for the current owners, and would provide an excellent income stream going forward! If you wanted a further income opportunity the garden to the rear has plenty of space for a lodge which could also be rented out.











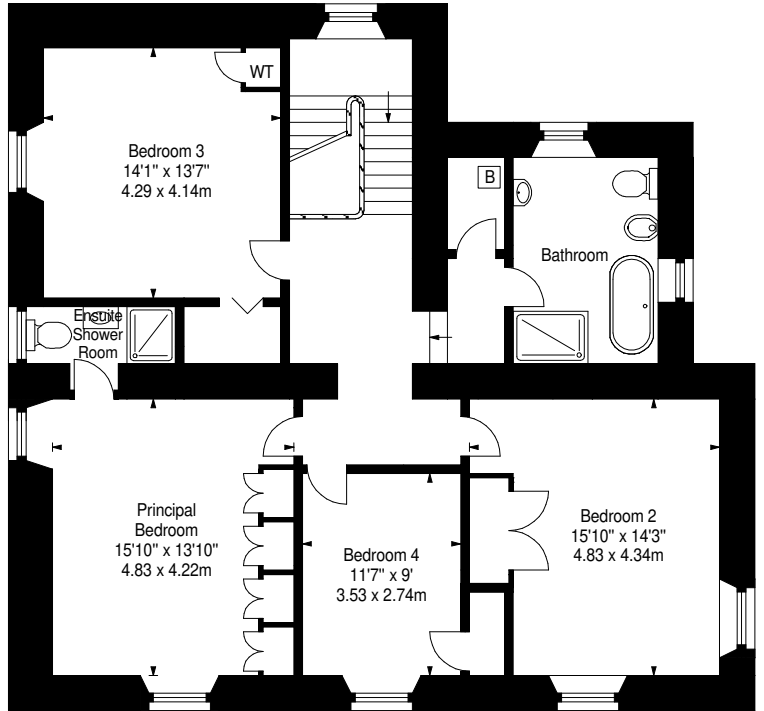




**Cornbank House,  
Carlops Road,  
Penicuik,  
Midlothian, EH26 9HR**



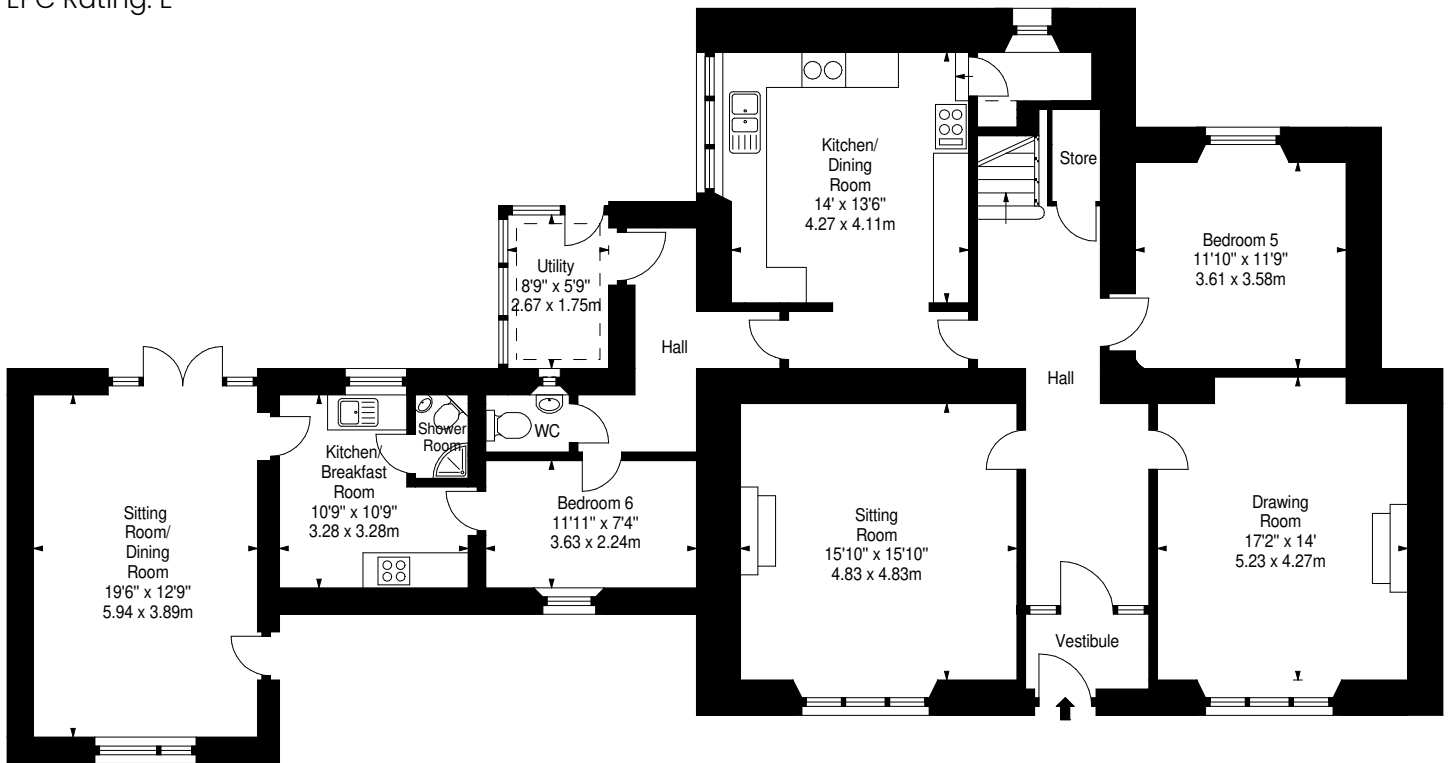
Approx. Gross Internal Area  
3154 Sq Ft - 293.01 Sq M  
(Including Cottage)  
For identification only. Not to scale.  
© SquareFoot 2022



First Floor

Gross internal floor area (m<sup>2</sup>): 291m<sup>2</sup>

EPC Rating: E



Ground Floor



## GROUNDS

The grounds are entered from Carlops Road and bordered by mature hedges and protected by electronic gates. The gates open onto a driveway which is shared with an adjacent property. Cornbank house enjoys an extensive front garden with manicured lawn that would be a wonderful resource for a family. To the rear there is extensive parking, and plenty of space to further extend the property, build a multi-car garage or a substantial home office suite.















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Penicuik is a thriving township lying to the south-west of the city, approximately ten miles from Edinburgh's city centre and close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busy times.

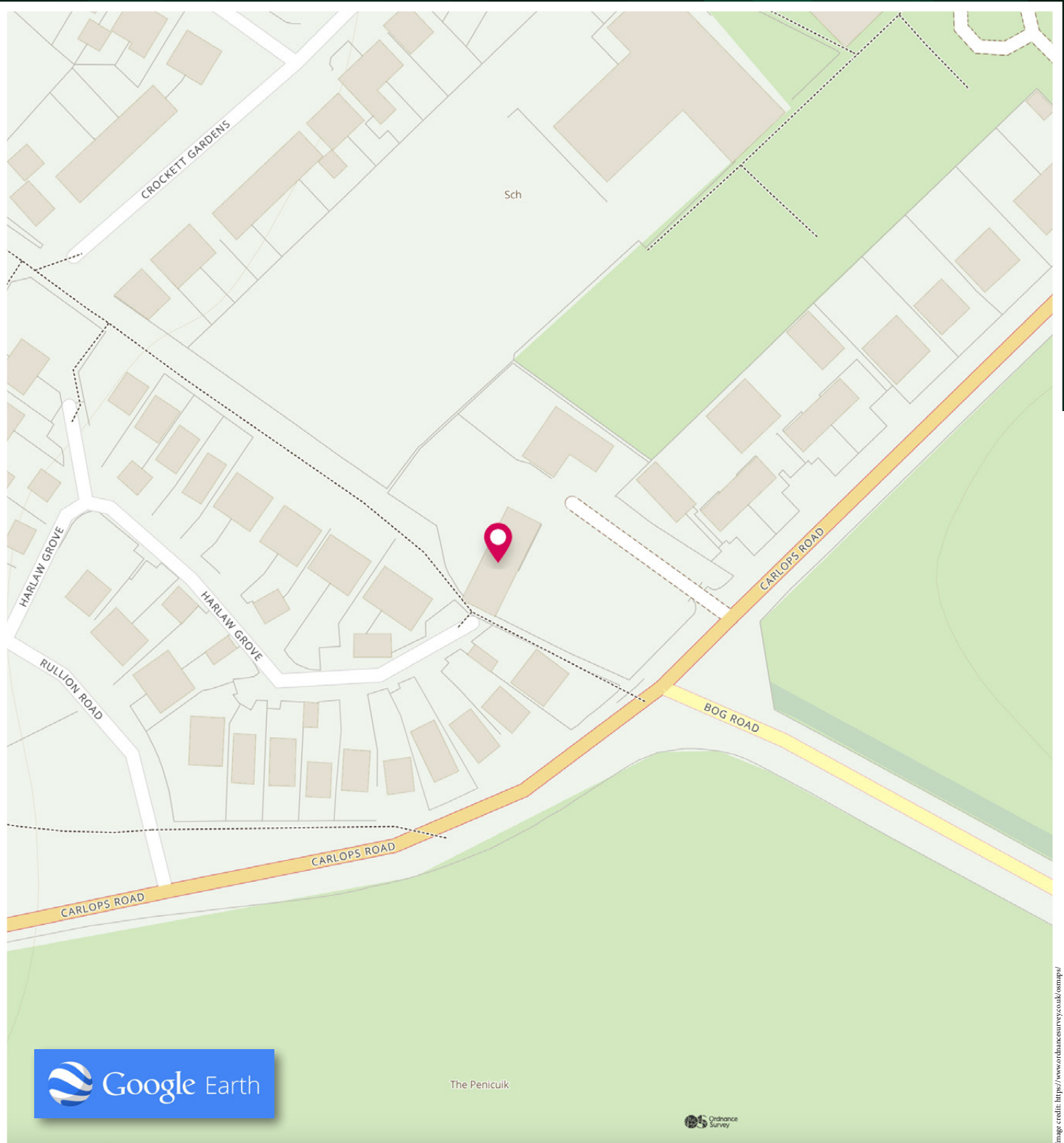
A self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. A ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's and Marks and Spencers. The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of primary and secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool.

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