



# WAUGHTON HOUSE AND LODGE

EAST LINTON | EAST LOTHIAN



**RETTIE**





# WAUGHTON HOUSE AND LODGE

**EAST LINTON,  
EAST LoTHIAN,  
EH40 3DY.**

A spacious and traditional 5–6-bedroom family home, with a Lodge House, set in over 3 acres of gardens and a paddock.

East Linton 2 miles, North Berwick 4 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles (All distances are approximate).

## SUMMARY OF ACCOMMODATION

### Lot 1 – Waughton House About 3.09 Acres

Ground Floor: Entrance Vestibule, Entrance Hall, Dining Room, Drawing Room, Garden Room, Kitchen/Breakfast Room, Sitting Room, Double Bedroom, Study, Cloakroom, Utility Room with Cloakroom, Walk-in Pantry Cupboard and Boot Room, Walk-in Safe Room.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Four further Double Bedrooms one with En Suite Bathroom and Family Bathroom.

Gardens and Grounds: Beautiful mature formal walled garden and orchard.

workshop area, Boiler House and Kennels.

Paddock: Grass paddock extends to approximately 1.74 Acres, with stables and tack room.

### Lot 2 – Waughton Lodge About 0.16 Acres

Ground Floor: Hall, Sitting Room, Kitchen, Bedroom, Study/Bedroom and Bathroom.

First Floor: Double Bedroom and Single Bedroom/Nursery.

Garden: Large private, secluded garden.

**Available for sale as a whole or in two lots.**

**About 3.25 acres (1.32 Ha)**





#### SITUATION:

Waughton House and Lodge are situated in a quiet rural setting with southerly views across farmland to the Lammermuir Hills in the distance. The pretty village of East Linton is approximately 2 miles away, which has excellent local shopping including a Co-operative Store, award winning butcher, bakery, post office, newsagent, hairdresser, two pubs/hotels, a library, church and primary school. There is a great community spirit within the village with activities including art classes, cinema club, theatre group, bowling club, tennis club and keep fit Classes. The Mart, a popular farm shop sells a wide array of locally sourced meat, vegetables, shellfish, and game. East Linton is also home to the popular artisan Bostock Bakery and coffee house. More substantial facilities can be found in the harbour town of North Berwick where there are supermarkets, leisure centre, schools and a vibrant High Street. North Berwick has an attractive harbour with a number of excellent hotels and restaurants and hosts the North Berwick Fringe by the Sea in August, a very popular cultural and music festival with well-known acts performing. Both Haddington (6 miles) and Dunbar (8 miles) are nearby and provide larger supermarkets and a major Garden Centre at Dunbar.

The house is within the catchment area of the academically high achieving North Berwick Primary and High Schools, and a daily school bus runs from Waughton to the school at 8am every school day. Private schools nearby include prep school, Belhaven Hill in Dunbar, the Compass School in Haddington, Loretto in Musselburgh and Longridge Towers close to Berwick-upon-Tweed. Daily school buses run to Belhaven Hill, Loretto, Longridge Towers and a number of other Edinburgh schools from nearby.

East Lothian's famous championship golf courses are close by, with Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness Golf Clubs only 7 miles away, and East Lothian's best sandy beaches at Tynninghame, Seacliff and Yellowcraigs are all within a few minutes' drive.

The nearby A1 gives ease of access to Edinburgh and the route to the south, whilst the local train station at North Berwick has trains running to Edinburgh every 30 minutes at peak times (journey time 30 minutes),

while Dunbar is on the East Coast Main Line with services to London King's Cross. A new East Coast Main Line station is being built at East Linton and services to Edinburgh and London are due to start in the Spring of 2024.

#### LOT 1 - WAUGHTON HOUSE

Waughton House and Lodge are accessed through a stone pillared entrance into a private tree lined driveway, which leads to a gravel sweep in front of the house.

Built in 1840 and originally part of the Luffness Estate, the house itself sits centrally amongst its garden ground and is an impressive traditional stone-built property, under a slate roof with attractive crow stepped gabling. The house has been carefully extended over time to create a versatile family home, with flexible accommodation over its two floors, whilst retaining many of its period features, such as sash and case windows, corncicing and central ceiling roses in the principal rooms on the ground floor.

The front door opens to an entrance vestibule and entrance hall, giving access to the principal rooms on the ground floor. To the front of the house sits a formal drawing room which is bathed in natural light from the triple sash and case windows and features a wood burning stove under a decorative mantle. Double doors open to the adjoining garden room which has a beautiful view over the principal garden, with a door that opens to a paved patio and the garden beyond.

Returning to the entrance hall, gives access to a formal dining room, sitting room, double bedroom, study and cloakroom. The dining room sits to the front of the property and features a bay window and wood burning stove under a decorative wooden mantle. Across the hall there is a further room currently used as a bedroom and study. Opposite the hall is a generous sitting room which features a fireplace with a door leading through to the kitchen/breakfast room. A walk-in safe room with a steel security door providing ample secure storage is located off the main hallway.



The kitchen has a range of wall and base mounted units with wooden worksurfaces, and a built-in breakfast bar and standing desk, with space for a dining table. Appliances include a 4-door oil fired AGA and a dishwasher. From the kitchen a door opens to an inner hall/boot room which gives access to the utility room with cloakroom, walk in pantry cupboard, back door to a side courtyard and a door that leads to an internal stair to the first floor. The utility room which has a door to the garden has a range of base mounted units with a Belfast sink and space for a washing machine and tumble dryer.

From the entrance hall, a staircase ascends to the first-floor landing giving access to the principal bedroom with en suite shower room, two double bedrooms and a linen cupboard. The principal bedroom has a dual aspect and benefits from an en suite shower room, with walk in shower cubicle wc and basin. Across the landing sit two of the double bedrooms and a linen cupboard.

Reached from half landing are two further double bedrooms one of which has an en suite bathroom, and a family bathroom. Both double bedrooms are a generous size. The family bathroom has a bath with shower overhead, basin and wc. A large fully lined and floored loft is reached from the landing by a Ramsay Ladder and providing useful storage space. Completing the accommodation is a door that opens to an internal secondary staircase which takes you to the ground floor boot room/hall.

#### GARDEN:

The gardens at Waughton House consist of a formal garden to the west of the house, and an orchard/paddock to the east, with a colourful herbaceous border that surrounds the house. The formal garden is south west facing and enclosed by a stone wall offering privacy and is predominantly laid to lawn with a central sunken terrace enclosed by a mature colourful herbaceous border. Adjoining the house a sheltered patio acts as a suntrap and is the perfect spot to enjoy some alfresco dining on a summers evening. On the north wall there are mature fruit trees and in the corner of the garden there is a raised vegetable bed. To the east of the house sits an orchard/paddock which offers a wild meadow interspersed with specimen trees and fruit trees.

#### GARAGE:

The large double garage has twin manual double doors that open to the front drive, with a storeroom and workshop area at the back of the garage.

#### EV CHARGING POINT:

A 7kW Rolec EV charging point is installed in the parking area to provide power for electric vehicles

#### BOILER HOUSE:

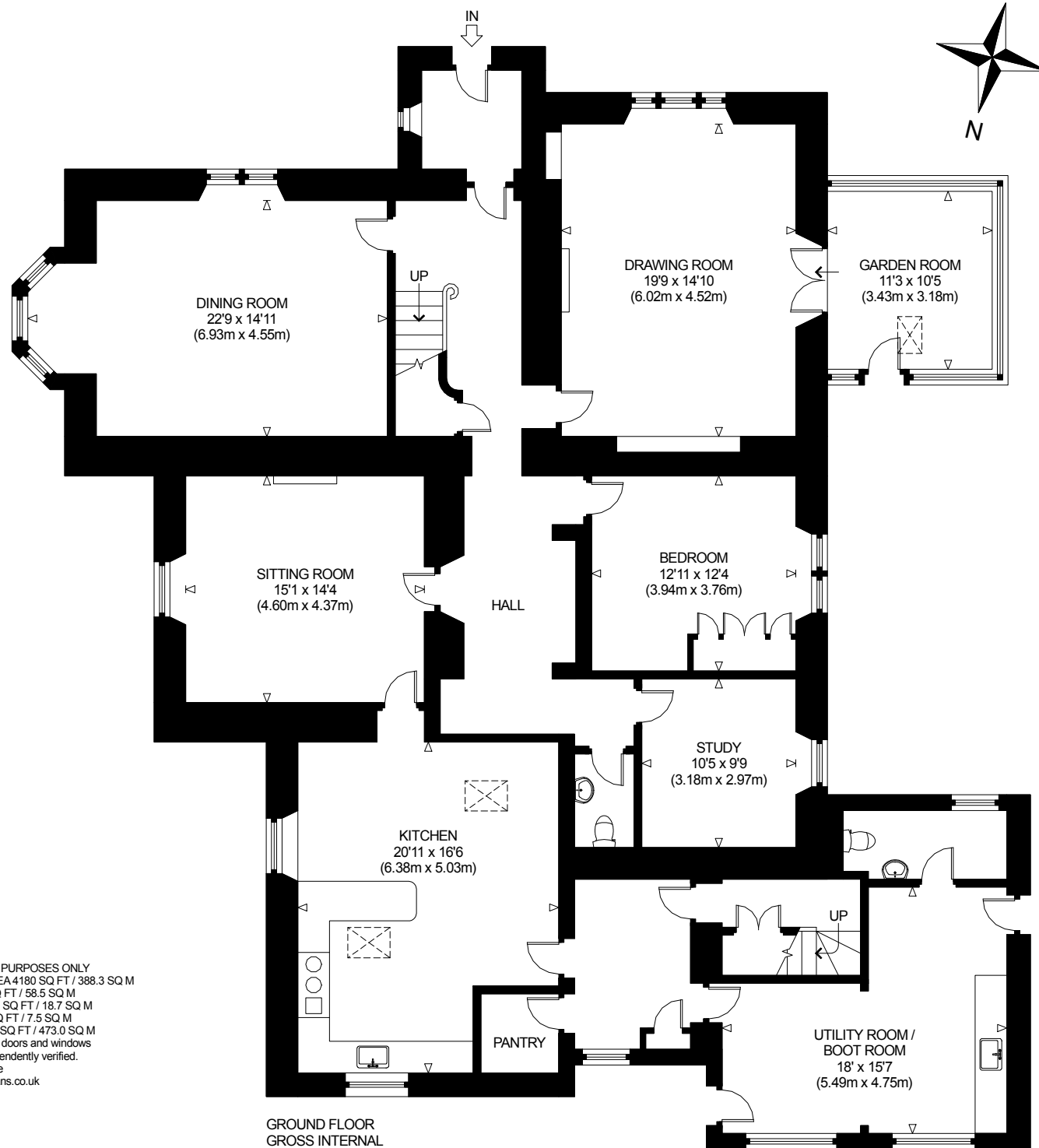
Adjacent to the garage is a boiler house which houses a 30kW KWB wood pellet fired boiler and a 4-tonne pellet hopper.

#### PADDOCK:

To the north of the house there is a grass paddock extending to 1.74 acres, which offers a field shelter with a loose box and adjacent tack room. The field has a secure stock fence and access to water.

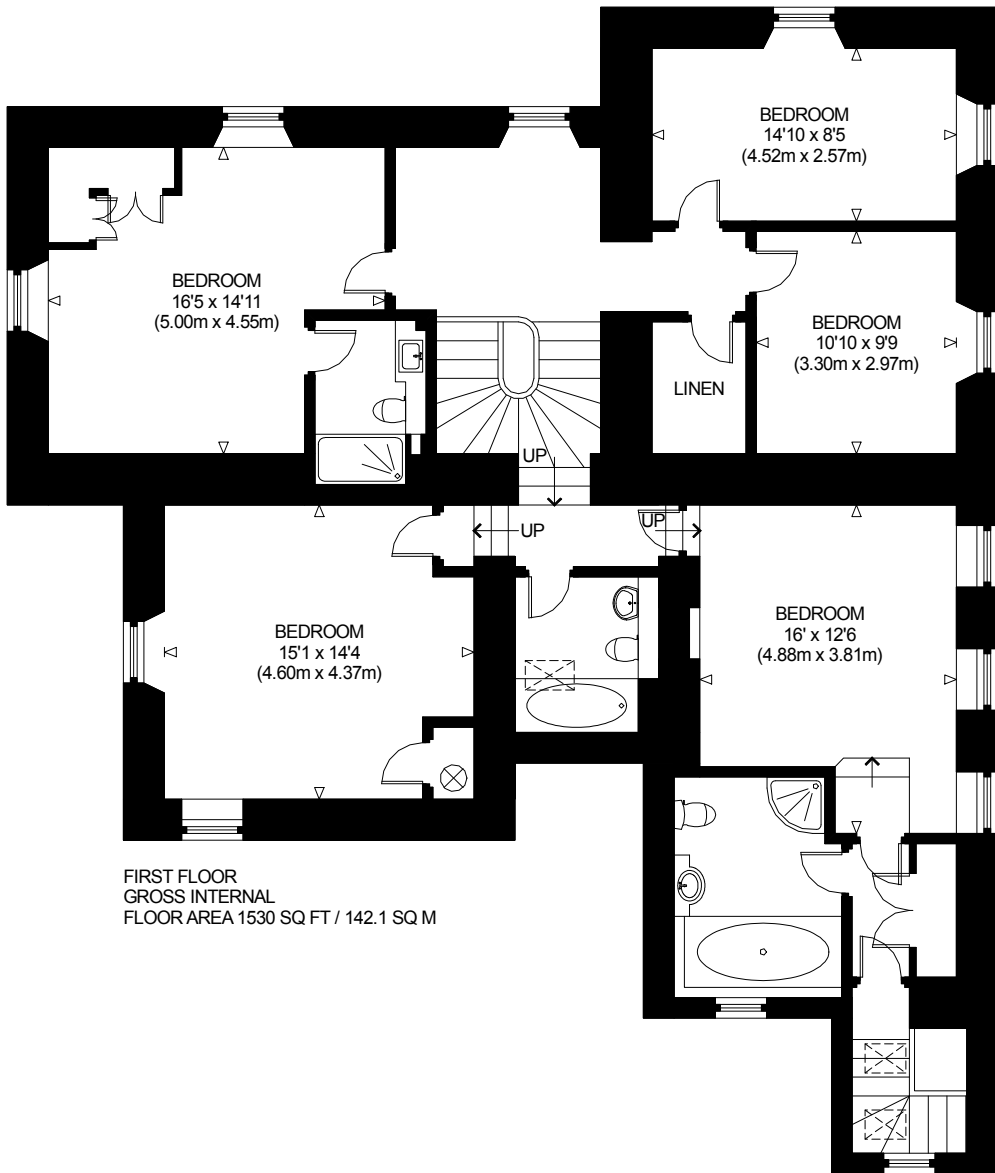




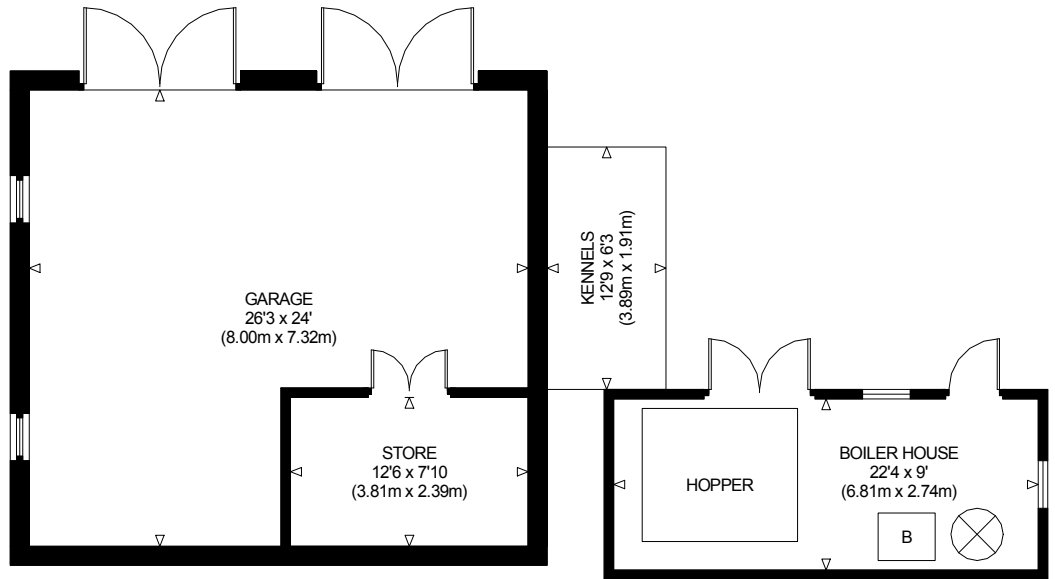


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4180 SQ FT / 388.3 SQ M  
 EXTERNAL GARAGE AREA 630 SQ FT / 58.5 SQ M  
 EXTERNAL BOILER HOUSE AREA 201 SQ FT / 18.7 SQ M  
 EXTERNAL KENNELS AREA 80 SQ FT / 7.5 SQ M  
 TOTAL COMBINED FLOOR AREA 5091 SQ FT / 473.0 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 2650 SQ FT / 246.2 SQ M



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1530 SQ FT / 142.1 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 630 SQ FT / 58.5 SQ M











The Lodge Exterior



The Lodge - Sitting Room

#### LOT 2 – THE LODGE ABOUT 0.16 ACRES

The Lodge stands at the entrance to the drive leading to Waughton House and is a traditional stone and slate-built property which has been extended to create a spacious welcoming home over two floors. The front door opens to the hall with a door to the rear courtyard garden, staircase to the first floor, storage cupboard and doors to the principal rooms. The large bright sitting room is dual aspect and has double doors out to a decked terrace and a gas fired stove. The kitchen houses the gas fired boiler and has a full range of wall and floor units incorporating a fridge/freezer, electric hob and oven. The principal bedroom faces south and is adjacent to Bedroom 2/study which has been built in shelving. The family bathroom with a bath with shower above, wc and basin completes the ground floor accommodation. The landing on the first floor gives access to bedroom 3 and a double bedroom/nursery.

The gardens lie to the rear of the lodge and are divided into 3 distinct areas with a hard landscaped courtyard with a greenhouse and garden shed, garden with decked area and a larger lawn garden flanked by herbaceous borders with a summer house and garden shed.

To the west of the house is a parking area with space for two or more cars.

**Tenancy:** The cottage is currently let out on a Private Residential Tenancy.

The owners have prepared planning drawings for a sympathetic extension of the lodge accommodation to provide a further 2 bedrooms with ensuite bathrooms and a utility room. A copy of the drawings are available on request.

#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Excluded from the sale are a light fitting in the hall and on the stairwell, and the Headboard in the principal bedroom.

##### Services:

**House:** Mains electricity and water. Drainage to a private septic tank. Biomass fired central heating and hot water.

**Lodge:** Mains electricity and water. Propane gas heating and hot water. Drainage to private septic tank.

##### Viewing

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH40 3DY.

##### EPC

House - Band F  
Lodge - Band F

##### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827.

##### Council Tax:

House - Band H.  
Lodge - Band F.

##### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

##### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

##### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

##### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

##### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



The Lodge - Kitchen



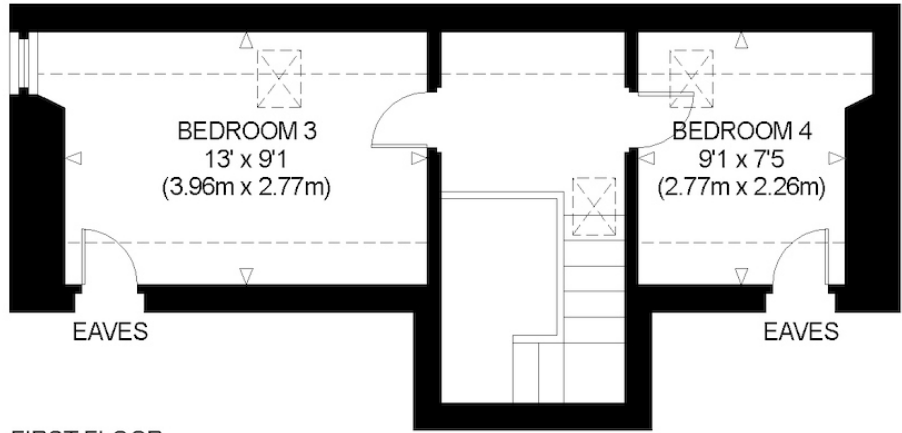
The Lodge - Hall



The Lodge - Bedroom

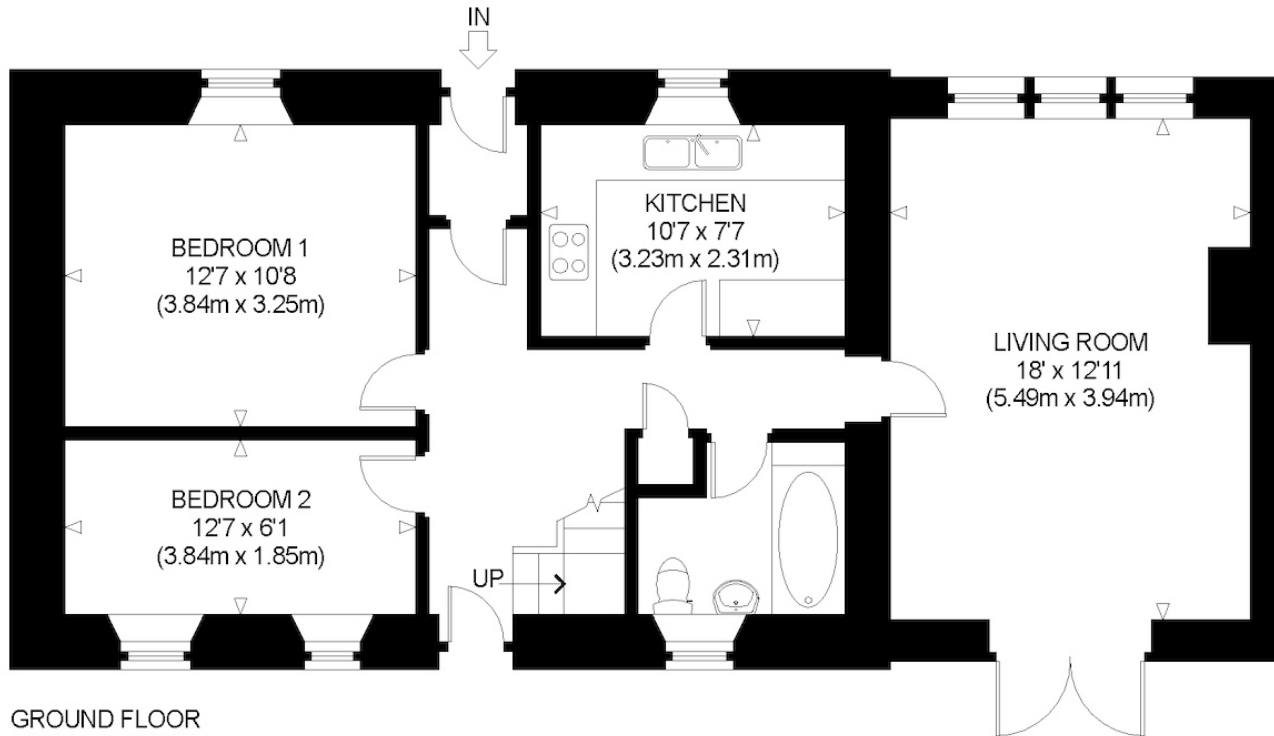


The Lodge - Garden



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 287 SQ FT / 26.7 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1026 SQ FT / 95.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 739 SQ FT / 68.6 SQ M



**Important Notice:**

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



**RETTIE**

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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.