



GOSPATRIC HOUSE

DALMENY, EH30 9TT





A *Stunning* and *Spacious* Country House
with a wonderful contemporary extension
ideal for modern family life a short distance
from Edinburgh city centre





Summary of Accommodation

Ground Floor: Entrance Vestibule, Reception Hall, Drawing Room, Sitting Room, Study/Dining Room, Cloakroom, WC, Inner Hall, Games Room, Superb Kitchen leading to a glazed Dining Room/Family Room, Pantry and Laundry.

First Floor: Landing, Principal Bedroom with stunning views and a luxurious ensuite bathroom, Four further Bedrooms, Family Bathroom, and Shower Room.

Second Floor: Landing, 2 Bedrooms, Gym/Bedroom, and Raised Attic Playroom.

Garden: Landscaped mature gardens including former grass tennis court and large terrace overlooking the parkland of Dalmeny Estate.

Garage: Gravelled drive and parking leading to a large garage.

About: 1.19 acres

Dalmeny Station 0.5 miles, Edinburgh Airport 6 miles, Edinburgh City Centre 7 miles (All distances are approximate)







SITUATION

Gospatric House lies adjacent to St Cuthbert's Church in the conservation village of Dalmeny, a short distance from Edinburgh. The local town of South Queensferry (1 mile) is a small and historic coastal town which has earned enduring popularity. A gentrified commuter stronghold for the Capital, with an equally thriving local community, the town boasts a comprehensive range of amenities including a collection of stores, professional services, medical facilities, and local Primary and Secondary Schools. The town's charismatic cobblestone High Street is populated by an eclectic mix of independent shops and cafes as well as a collection of vibrant bars/restaurants. Neighbouring the town, Port Edgar Marina is renowned for its sailing facilities and water sports activities and is also home to the popular Scott's restaurant and bar.

South Queensferry is extremely well-connected, with easy access to both the Forth Road Bridge to the North and the city-by-pass. Equally, the A90 is within close proximity, providing trunk road access to central Edinburgh. The city fulfils all the cultural, educational, shopping, and professional expectations of Scotland's Capital. The commuter station of Dalmeny is within walking distance of Gospatric House and offers regular rail services, North and Southbound, on the East Coast line with journey times to Edinburgh Waverley in under 20 minutes. The bus service into the city is equally convenient, with services to central St Andrews Square station in approximately 35 mins. Edinburgh International Airport is a mere 6 miles from Gospatric and provides regular access to London, and flights to over 150 other destinations worldwide including long haul routes to the US, Canada, and Asia.

While the house lies in the catchment area for Dalmeny Primary School and Queensferry High School, the well-regarded independent schools of Cargilfield and Clifton Hall are both approximately 4.5 miles away, and there is a local bus collecting children who attend Erskine Stewart's Melville Schools (ESMS). The aforementioned strong public transport links to Edinburgh broaden the possibility of children attending further independent schooling options in the city, including Fettes, George Watson's, Edinburgh Academy, St George's, and Merchiston Castle School.



GENERAL DESCRIPTION

Gospatric House is a stunning family home which was originally the Manse to the adjacent St Cuthbert's Church. The current owners bought the house in 2015 and have extended and upgraded the house over the last 9 years to create the ultimate family home with character and charm, and plenty of space and light. The house really needs to be viewed to be appreciated, as the views to the three bridges and the beautiful rural outlook from the house are most impressive in person. Generous and light traditional rooms offer a wealth of period features while the stylish and bright contemporary kitchen has been carefully designed to blend seamlessly with the original stonework, while simultaneously taking advantage of modern glazing. The kitchen flows through floor-to-ceiling windows and double sliding doors to a large, sheltered terrace and beyond to the garden, which overlooks the unspoilt parkland fields of Dalmeny Estate. The house sits in an elevated position and is set back from the road, with an electric gate that opens to the gravel drive and parking area in front of the house.

The attractive rubble stone façade of the house is in excellent condition having been recently re-pointed with traditional lime mortar and is set beneath a pitched slate roof that features two large Bay windows, positioned to take full advantage of the stunning views across the Forth. Internally, the spacious accommodation is beautifully decorated and set over three floors with well-appointed rooms that showcase a wealth of period features. The current owners have restored the house at the same time as upgrading and extending, and renovating the garden to make it a fantastic family friendly home that they will be sad to leave.



The generous accommodation is as outlined in the floor plans, with four versatile and flexible reception rooms that can be adapted to suit an owner's needs. The spacious traditional rooms are ideal for entertaining and peaceful reflection but for daily family life the heart of the house is the superb, open plan dining kitchen on the ground floor that enjoys an open outlook over the gardens and surrounding countryside of the Dalmeny Estate. This room was added as an extension to the house in 2019 and has been sympathetically and stylishly tied into the existing building. The large 600 square foot kitchen and dining/family space benefits from underfloor heating beneath Dinesen Douglas Fir timber flooring and a bespoke Burbidge & Son kitchen featuring a 4-oven electric AGA, wine cooler, induction hob and oven, and Siemens Coffee machine. Double doors open from the extension to a large terrace where the evening sun creates the perfect space for alfresco dining and entertaining, with steps down to the lawn and leafy gardens.





Ascending the sweeping staircase from the reception hall, the first-floor landing opens to a luxurious principal bedroom suite with a large bay window from which incredible views to the three iconic bridges crossing the Forth can be enjoyed. The large ensuite bathroom is the perfect sanctuary to relax in after a long day, with a freestanding roll-top clawfoot bathtub in the centre of the room with a separate walk-in shower. The first floor features a further two large double bedrooms, and a bathroom and shower room, both of which have been upgraded in recent years. A concealed secondary landing provides access to two more bedrooms and boasts the unexpected surprise of a rear staircase that descends to the laundry room on the ground floor. From the main landing, a further staircase leads up to the second floor, which hosts two final double bedrooms, a gym/bedroom with superb views, and an attic playroom.

GARDENS

The lush gardens at Gospatric provide an established setting in keeping with the grandeur offered by the house itself, being principally enclosed by stone walls that are lined by tall, mature trees. The spacious drive is flanked by lawns with a sunny patio adjacent to the front door, a perfect spot to watch the sun go down. The principal gardens lie to the rear and east side of the house where expansive lawns are bounded by leafy herbaceous and shrub borders which provide colour through the spring and summer. There are two large patio terraces one of which overlooks what was formerly a grass tennis court. There is a gate from the front garden that leads into the grounds of St Cuthbert's Church. Electric gates open from the road into the driveway to impress upon visitors a sense of arrival and can be closed to provide a fully enclosed and secure garden that is safe for children and pets.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH30 9TT.

Fixtures and Fittings

The fitted carpets, curtains, and blinds are included in the sale. Some feature light fittings in the kitchen dining room and garden statuary are available by separate negotiation. Please enquire with selling agent for further details.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Listing

Gospatric House is a Category C listed building of architectural and historic interest.



Services

Mains water, electricity and drainage. The heating is operated by an external oil fired-boiler fitted with a Nest digital thermostatic control system.

Local Authority

Edinburgh City Council, 10 Waterloo Place, Edinburgh EH1 3BG. Tel 0131 200 2000

Council Tax: Band H

EPC Rating: Band F

Selling Agents

Rettie & Co
11 Wemyss Place
Edinburgh
EH3 6DH
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Fax: 0131 220 4159
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Email: mail@rettie.co.uk

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.

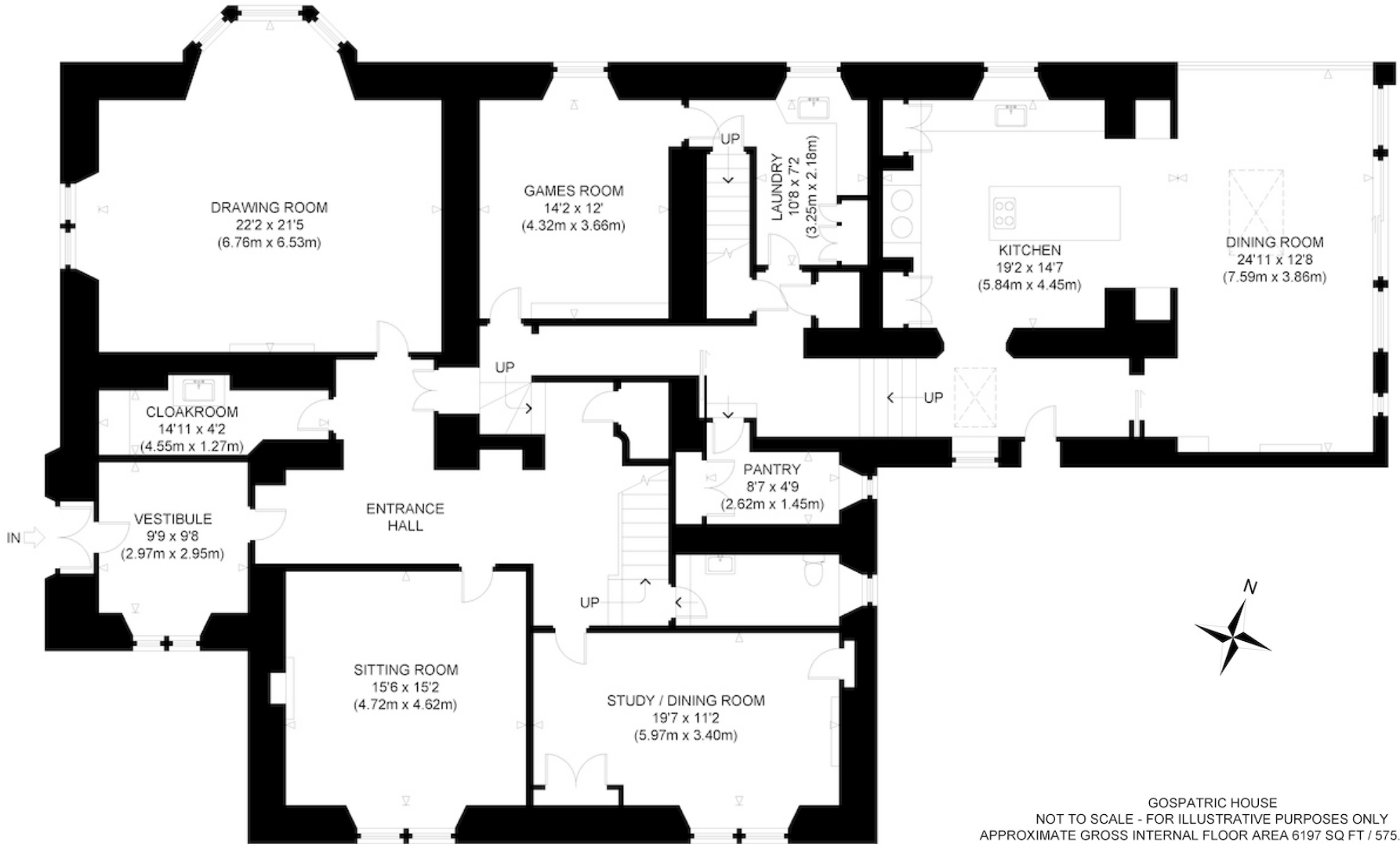
Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

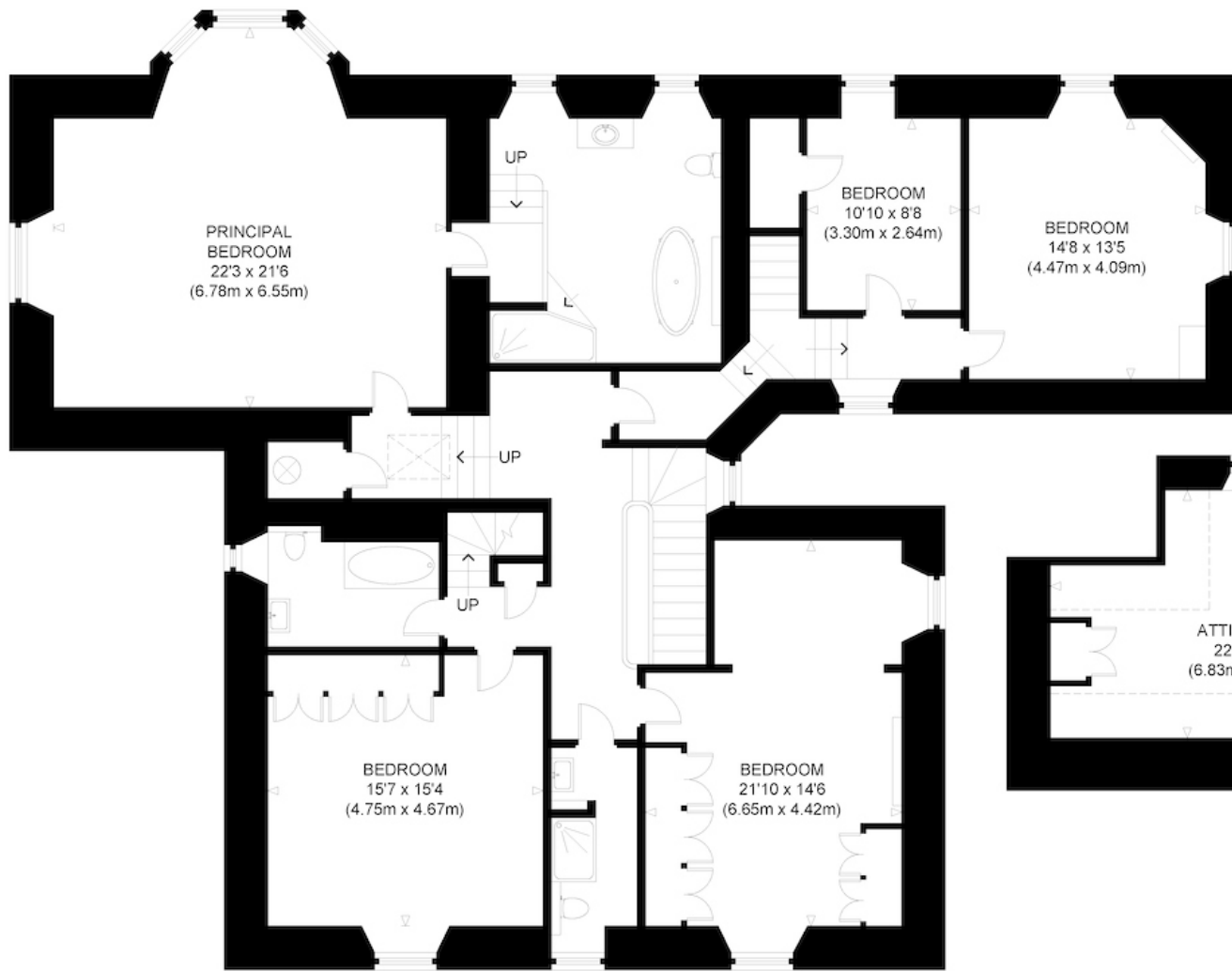
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes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





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 2953 SQ FT / 274.3 SQ M

GOSPATRIC HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 6197 SQ FT / 575.7 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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PRINCIPAL
BEDROOM
22'3 x 21'6
(6.78m x 6.55m)

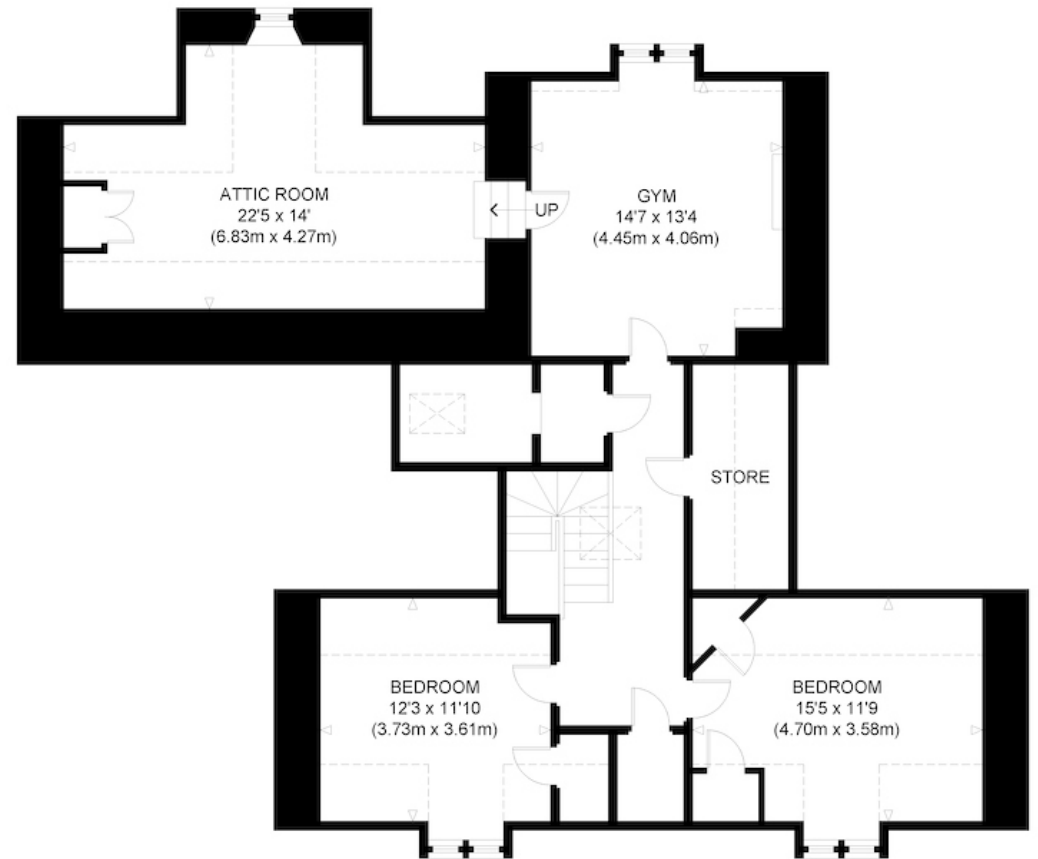
BEDROOM
10'10 x 8'8
(3.30m x 2.64m)

BEDROOM
14'8 x 13'5
(4.47m x 4.09m)

BEDROOM
15'7 x 15'4
(4.75m x 4.67m)

BEDROOM
21'10 x 14'6
(6.65m x 4.42m)

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 2099 SQ FT / 195.0 SQ M



ATTIC ROOM
22'5 x 14'
(6.83m x 4.27m)

GYM
14'7 x 13'4
(4.45m x 4.06m)

STORE

BEDROOM
12'3 x 11'10
(3.73m x 3.61m)

BEDROOM
15'5 x 11'9
(4.70m x 3.58m)

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1145 SQ FT / 106.4 SQ M





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.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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 misstatement 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 especial 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.