



## GORTON HOUSE AND COTTAGES

*Lasswade, Midlothian, EH18 1EH*







## GORTON HOUSE AND COTTAGES

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**A residential estate with a historic country house, a further house and 4 holiday cottages a short drive from Edinburgh City Centre.**

Rosewell 0.7 miles, Roslin 2.1 miles, Edinburgh Bypass 5.5 miles, Edinburgh City Centre 9 miles, Edinburgh Airport 14 miles (All distances are approximate).

### Summary of Lotting:

#### LOT 1:

**Gorton House and Holiday Cottages - About 5.85 Acres (2.37 Hectares):**

**Gorton House** - 3 Reception Rooms, Kitchen, Utility Room, 2 Bedrooms with En-Suite Shower Rooms, 3 further Bedrooms, 2 Bathrooms and a Shower Room.

**Gorton House East Wing** - Hall, Living room, Kitchen, 3 Bedrooms, Bathroom and a Shower Room.

**Gorton House Annexe** – Boot Room, Office and Laundry.

Three 2 Bedroom Holiday Cottages generating a substantial income.

Beautiful Mature Gardens, Paddock, Tennis court, Rough Grazing, Pond.

#### LOT 2:

**Gorton Cottage and Stable Cottage – About 0.64 Acres (0.26 Hectares)**

**Gorton Cottage** – 2 Reception Rooms, Kitchen, 3 Bedrooms, Bathroom, Shower Room and Attic Room.

**Stable Cottage** – Living Room, Kitchen, Bedroom, Shower room and Attic Room.

Mature Gardens, Store, Garaging.

**For Sale as a whole or in two lots.  
About 6.49 Acres (2.63 Ha)**



# GORTON HOUSE AND COTTAGES

Lasswade, Midlothian, EH18 1EH.

## Situation:

Gorton House occupies a tranquil and prominent setting on the southern outskirts of Edinburgh between Roslin and Rosewell to the south east of Roslin Glen, a nature reserve on the banks of the North Esk and around the location of Wallace's Cave; a limestone cave believed to be the hiding place for Sir William Wallace the Battle of Roslin in 1303. Roslin Glen contains the largest surviving stretch of ancient woodland in Midlothian and is a haven for all kinds of wildlife. The nearby world-renowned Rosslyn Chapel in Roslin can be viewed over the Glen's woodlands from the garden decking and Gorton House.

The nearby village of Roslin has an assortment of amenities, with a local Co-op, Post Office, Dolly's Tearoom and a specialist retailer. There are good public transport services that operate from Roslin to the city centre and surrounding villages, with Straiton Park & Ride close by (4.7 miles). The City of Edinburgh Bypass to the north links to the motorway network providing fast access east and west. Rosewell and Roslin provides various bus services in to Edinburgh and Eskbank train station 3.5 miles away provides access to the Borders railway running between Edinburgh & Tweedbank.

There is a 24 hour Tesco in Eskbank (3.5 miles). Straiton Retail Park provides a selection of supermarkets and high street stores including a Sainsbury's supermarket, Next, Ikea, Costco, a Marks and Spencer Food Hall and a 24-hour ASDA.

There is a Primary school in Rosewell and Secondary schooling in nearby Lasswade (2.3 miles). For private schools, there are many options on the south side of the city, including George Watson's College, Merchiston Castle School and George Heriots School. ESMS operates a bus service from Eskbank and George Watson's College from Lasswade and Bonnyrigg.

Recreational facilities in the vicinity include 8 local golf clubs within 7 miles of Gorton House with further access to some of Scotland's finest golf courses in East Lothian all reached in under one hour by car. Roslin Glen Country Park, Dalkeith Country Park and The Pentland Hills all have numerous walks for both enthusiastic and casual hikers. Hillend dry ski slope can be found on the edge of the Pentland Hills. East Lothian is home to several stunning, sandy beaches along its coastline.

There is a path running along Roslin glen to enjoy further local walks. Also nearby for keen walkers, cyclists and horse riders, the Penicuik to Dalkeith walkway is a popular 9.5 mile path along a former railway line taking in spectacular views and attractions.





### History and Letting Business

Gorton House has been developed by the current owner's family as a wonderful family home that generates a significant income by letting out the principal house and 4 cottages on the grounds. In addition, the family have used Gorton Cottage as their base. A feature of the principal house is that it can be let as one large 8 bedroom property or by locking a door as separate 5 and 3 bedroom properties. This allows 6 separate properties to be let at Gorton House or one large party to take the entire property providing beds for 33 people which is ideal for families coming together. Details of the short term letting can be seen at the website [www.gortonhouse.co.uk](http://www.gortonhouse.co.uk)

Further information on the business element of Gorton House is available from the selling agents.

### Description:

#### Lot 1 Gorton House and Holiday Cottages - About 5.85 Acres.

Gorton House is accessed via Roslin Glen Road, which runs between the villages of Rosewell and Roslin. A long, metalled driveway lined with mature trees and flanked by fields leads to the private setting of Gorton House. The farmland surrounding Gorton House and its neighbouring fields are low lying giving way to spectacular views in all directions including views of the Pentland Hills to the west.

On approach to Gorton House the driveway arrives at a tarmac roundel in front of the distinctive and colourful rendered walls of Gorton House under its cross hipped slate pitch roof. The remaining walls of the house are finished with a rough stone façade repointed in 2021.

Gorton House dates from 1679 and has been developed and extended over years by the current owners as short term self-catering holiday accommodation.

As Gorton House is currently run as a successful short term letting property its layout reflects this use, but it could be reconfigured to be one large country house or as a spacious 5 bedroom house with a 3 bedroom annexe. The floor plans show the current layout of the rooms which have a wealth of period features.

#### Apple, Cherry and Plum Cottages

These two bedroom cottages lie to the north of Gorton House's walled garden with a separate access along the east side of the walled garden. The cottages were built in 2002 and their planning permission restricts their use to short term lets. The cottages have identical layouts with the front door opening to a newly installed kitchen in 2023 and beyond to a bright living room with wooden floors and a sliding patio door to a paved terrace. The cottages all have two bedrooms and a recently renovated shower room. Each cottage has a delightful south facing private garden mainly laid to lawn each with its own patio interspersed with fruit trees to match the cottage name. All three cottages are heated by electric heaters.

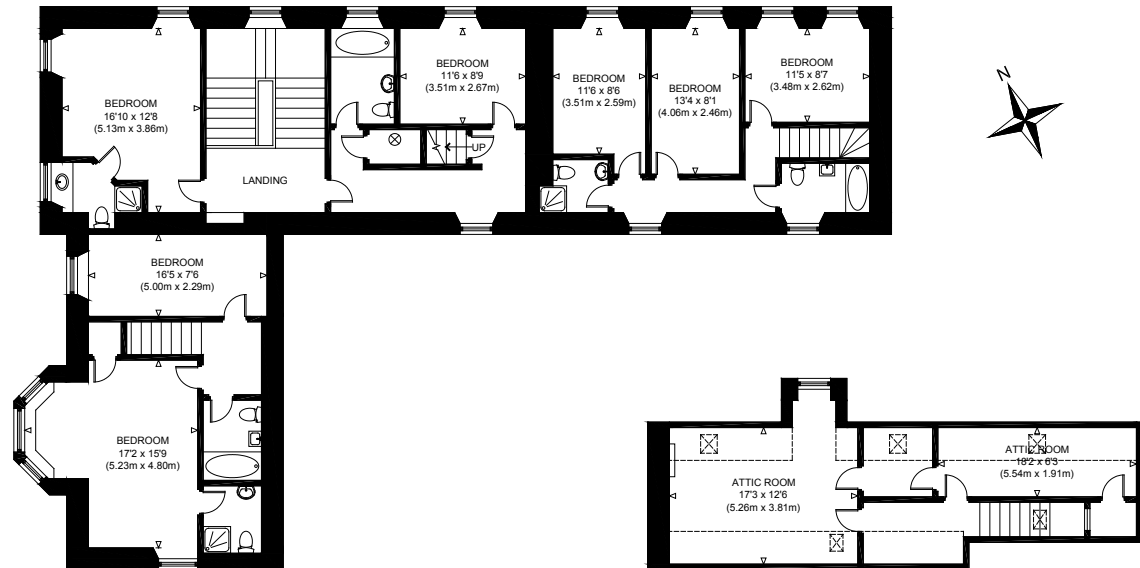


#### Garden:

Gorton House has extensive gardens to enjoy including a partly walled garden, tennis court and raised deck above Roslin Glen and a pond. The approach to Gorton House is laid with mature trees and leads to the front garden a combination of gravelled areas interspersed with shrubs and lawns. An informal crazy golf putting course sits to the east side of the house and beyond to the tarmac tennis court, renovated in 2021 and in excellent condition. The delightful walled garden lies adjacent to the tennis court and is principally laid to lawn interspersed by flower and shrubs borders. From here you can enjoy views looking back to the house and its rough stone façade. A kitchen garden to the rear of the walled garden is currently used to grow vegetables and herbs. On the west wall of the garden a wooden gate leads to a grassed path running parallel to the wall leads to a raised decked area with views over Roslin Glen to Rosslyn chapel. Steps lead down from the decking through a hillside garden to a pond which is a haven for wildlife.

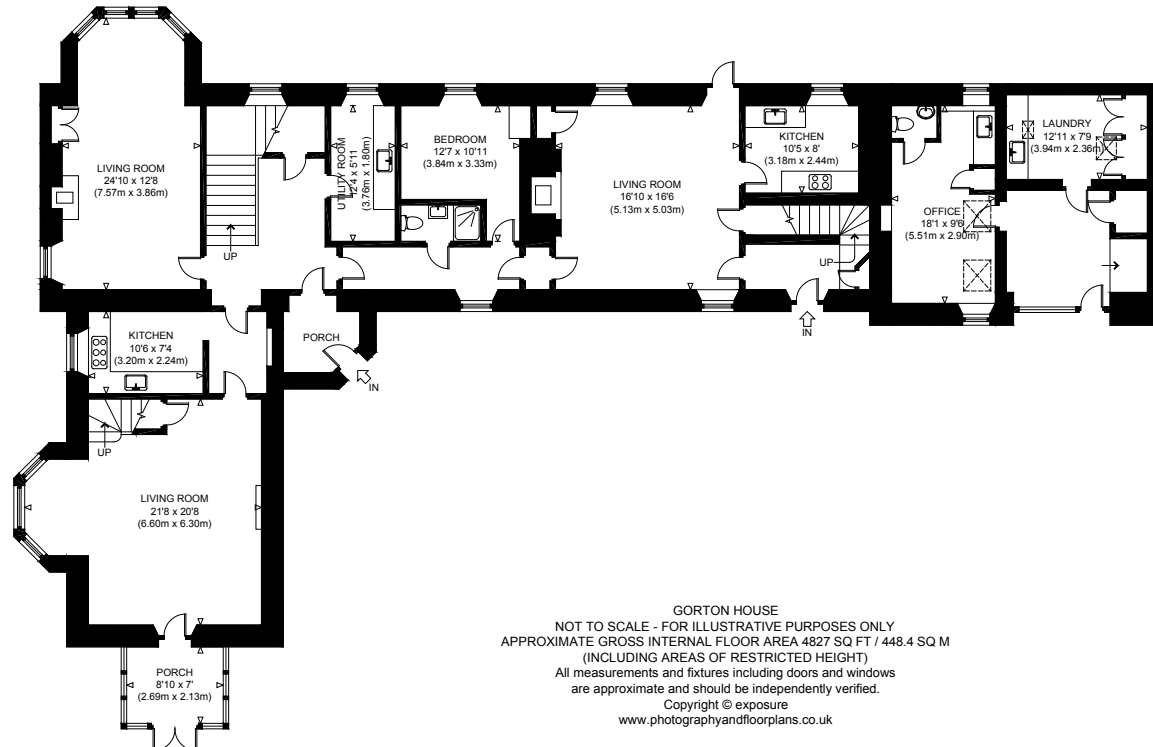
#### Paddocks:

Gorton House has three grass paddocks extending to about 1.56 acres (0.63Ha).



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1827 SQ FT / 169.7 SQ M

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 508 SQ FT / 47.2 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2492 SQ FT / 231.5 SQ M

GORTON HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4827 SQ FT / 448.4 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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RETTIE

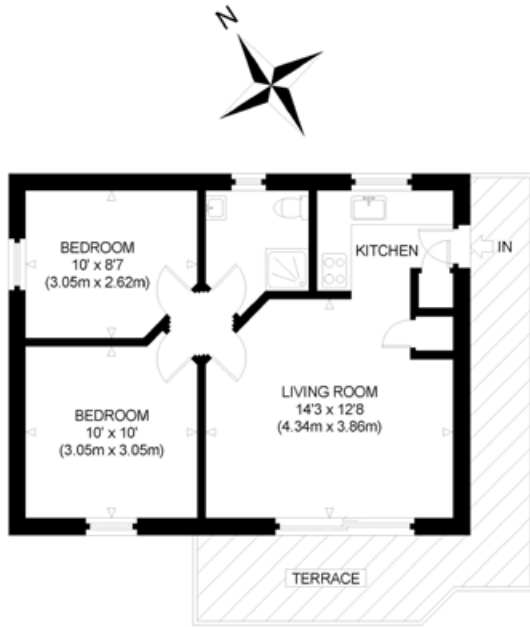
0131 624 4183

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11 Wemyss Place  
Edinburgh  
EH3 6DH

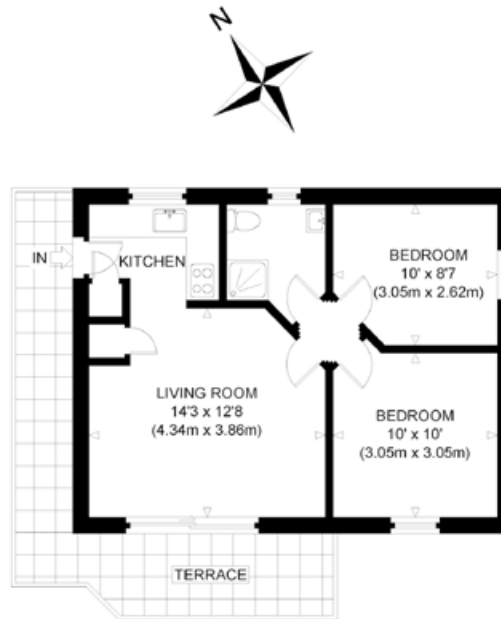


# LOT 1



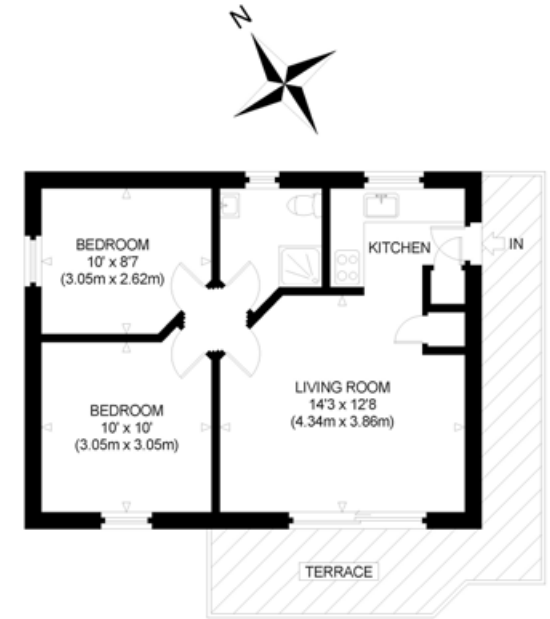
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 475 SQ FT / 44.1 SQ M

**APPLE COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 475 SQ FT / 44.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 475 SQ FT / 44.1 SQ M

**CHERRY COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 475 SQ FT / 44.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 475 SQ FT / 44.1 SQ M

**PLUM COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 475 SQ FT / 44.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.







## Lot 2 Gorton Cottage and Stable Cottage – About 0.64 Acres.

### Gorton Cottage

The main driveway separates Gorton Cottage and Gorton House. The Cottage is a mid 17th century traditional cottage which has been modernised and extended to create the house that can be seen today. The original building is of harled construction beneath a pantile roof with a link to the modern contemporary living accommodation dating from 1985.

On entering Gorton Cottage, you arrive in the newer section of the house passing through the hall which leads to the principal rooms. The spacious sitting room is reached through the dining room and is a characterful, open plan space with a central log burning stove. Here exposed beams are visible under the high sloped ceiling. The sitting and dining rooms overlook the garden with glazed windows running across the south facing wall with a door for easy access to the garden. Beyond the dining room the kitchen leads to a utility room.

Returning to the hall a larder, boiler room and two storage cupboards can be accessed. Moving through the linked corridor into the original section of the house there is a WC/cloakroom. Beyond this, the principal bedroom contains built-in cupboards, a door to the garden and an en-suite wet room with shower. Ascending the staircase to the first floor there is a family bathroom and two bedrooms with built in storage cupboards. Ascending further stairs reaches a storage/attic room.

The garden of Gorton Cottage is mainly laid to lawn with a number of shrubs and trees with a fenced boundary separating the garden from the neighbouring fields with superb views to the south.

### Stable Cottage

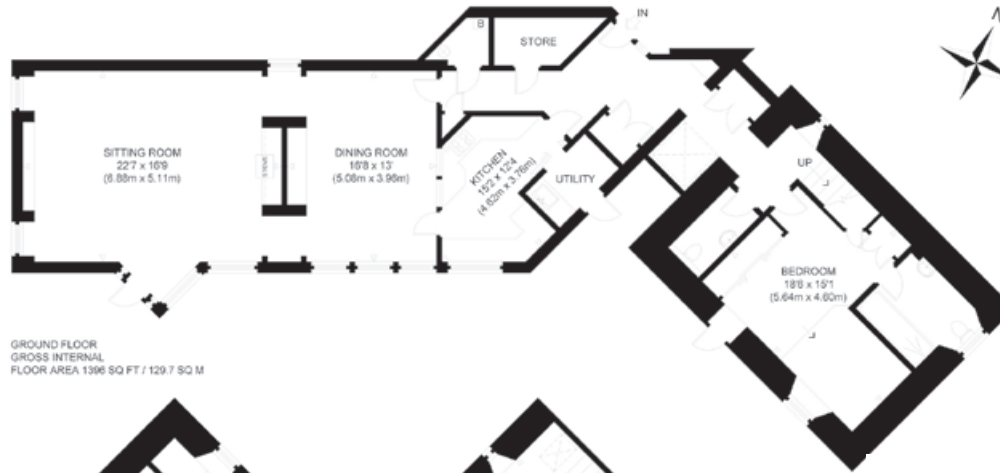
Neighbouring Gorton Cottage is Stable Cottage which is of modern construction with stone walls and rendered gable ends beneath a pantile roof. The entrance hallway with flagstone flooring leads to a bright living/dining room with whitewashed floors and patio doors that open to the rear garden overlooking agricultural fields. A galley kitchen is reached through the living/dining room. The double bedroom reached from the hall has sliding doors opening to the front of the house. An attic room is accessible via a built in ladder from the hall providing space for storage. Stable Cottage has planning permission restricting its use to a short term let. The cottage is heated by electric heaters.

### Outbuilding

Adjacent to Stable Cottage a corrugated roofed open fronted building is currently used as storage and garaging.







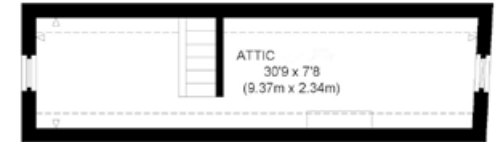
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1396 SQ FT / 129.7 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 354 SQ FT / 32.9 SQ M

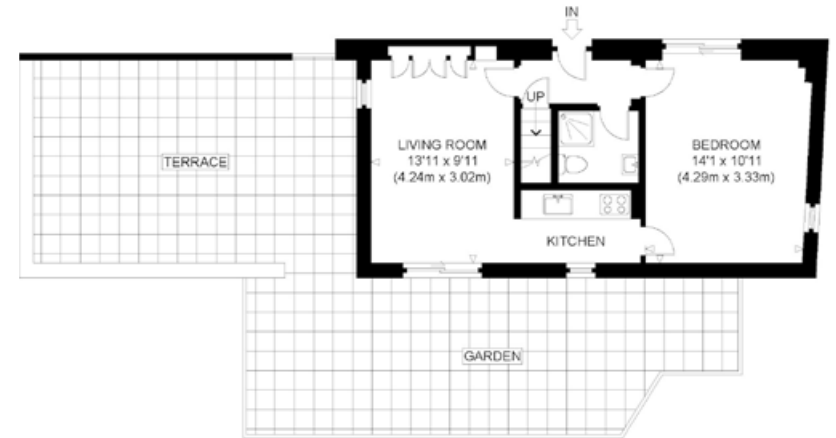


SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 180 SQ FT / 16.7 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 234 SQ FT / 21.7 SQ M

**GORTON COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1930 SQ FT / 179.3 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 440 SQ FT / 40.9 SQ M

**STABLE COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 674 SQ FT / 62.6 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

RETTIE

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11 Wemyss Place  
Edinburgh  
EH3 6DH





## GENERAL REMARKS AND INFORMATION:

### Fixtures and Fittings:

Only items specifically mentioned in the sales particulars are included in the sale. All fitted carpets, curtains and light fittings are included in the sale. The furnishings are garden equipment are available by separate negotiation.

### Services:

Mains Electricity, Water, Private Drainage. Electric heating for Gorton House, Stable Cottage, Apple, Cherry and Plum Cottages. Gorton Cottage - Oil fired central heating.

### Listing:

Gorton Cottage is listed Category C as a building of architectural and historical interest.

### Viewing:

Strictly by appointment only 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 EH18 1EH.

What Three Words: ///chew.pest.furniture

### EPC

Lot 1: Gorton House Band F and Apple, Cherry and Plum Cottages Band D.

Lot 2: Gorton Cottage Band TBC, Stable Cottage Band E.

### Local Authority:

Midlothian Council 40-46 Buccleuch St, Dalkeith EH22 1DN, 0131 270 7500.

Council Tax Band: - Rateable Value -The properties that make up Gorton House are currently rated as self-catering Holiday Lets with the following: Gorton House: £10,000, Stable Cottage: £4,300, Plum Cottage: £4,300, Apple Cottage: £4,300, Cherry Cottage £4,300. The properties benefit from small business rates relief.

### Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

### Particulars and Plans:





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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.

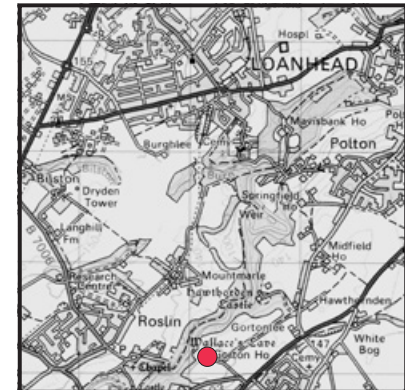
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LOCATION MAP

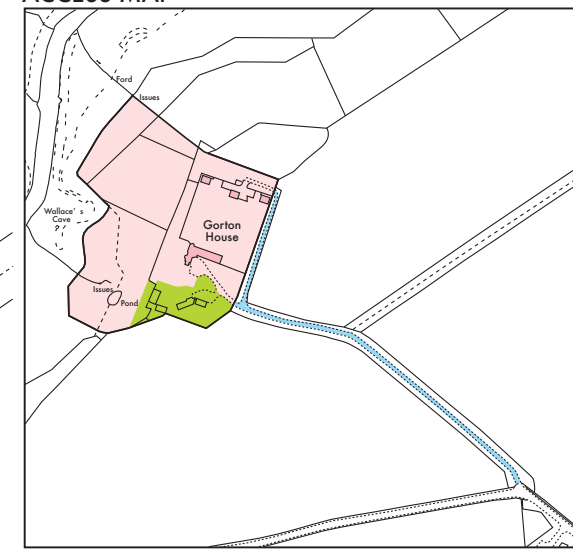


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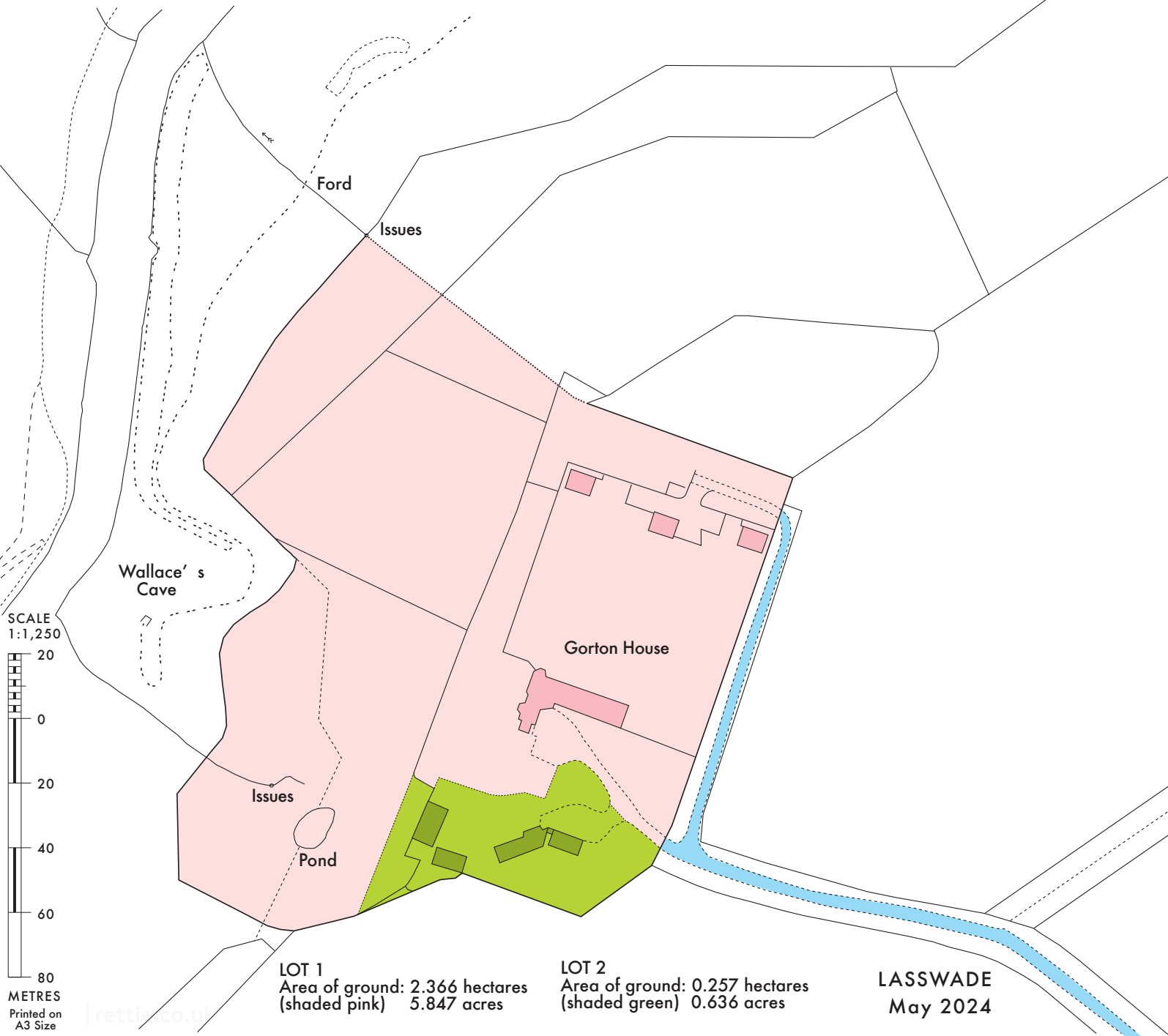
Scale 1:50,000

 blue - right of access

ACCESS MAP



Scale 1:5,000



SCALE  
1:1,250  
20  
0  
20  
40  
60  
80  
METRES  
Printed on  
A3 Size

LOT 1  
Area of ground: 2.366 hectares  
(shaded pink) 5.847 acres

LOT 2  
Area of ground: 0.257 hectares  
(shaded green) 0.636 acres

LASSWADE  
May 2024

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.

## RETTIE

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