



HOUNDSCROFT

Amisfield Kennels, Haddington, East Lothian, EH41 4PU



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A stunning detached property with light airy contemporary interiors, providing flexible accommodation within a unique traditional stone exterior. Situated off a quiet country road near Haddington, within easy reach of Edinburgh and national road and rail links.

Houndscroft benefits from a secluded location, mature gardens with far -reaching rural views, privacy and generous parking for several cars. The county town of Haddington approximately two miles to the west provides local amenities and cultural activities, with a wealth of recreational opportunities on the doorstep.

Haddington 2 miles, North Berwick 10 miles, Drem 6 miles, Edinburgh 21 miles, Edinburgh Airport 31 miles (All distances are approximate)

Accommodation

Ground Floor: Entrance Vestibule, Reception/Dining Hall, Sitting Room, Kitchen/Breakfast Room, Three Double Rooms, Family Bathroom, Shower Room and Cloakroom with WC.

Garden: Laid to Lawn, Flanked by Mature Hedges, Fruit Trees and Shrubbery with Flagstone/Decked Patio.



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Situation:

Set in a region celebrated for its natural beauty, the rural community of Amisfield is built around a picturesque cluster of stone cottages, originally part of the Amisfield Park Estate kennels. These former kennels have been expertly transformed into a stunning home, refurbished to the highest standards. Houndscroft enjoys a highly private and tranquil location, offering breathtaking views of the surrounding countryside and the Lammermuir Hills, while remaining within easy commuting distance to Edinburgh city centre and the International Airport.

Situated in the heart of East Lothian, Houndscroft is surrounded by peaceful farmland, yet offers easy access to the charming coastal towns and villages of the region, known for their coffee shops, restaurants, and independent boutiques. East Lothian's exceptional beaches are within easy reach, while the Lammermuir Hills offer top-notch opportunities for hiking, cycling, and horse riding. Golfers will find plenty of choice, with renowned links courses at North Berwick, Gullane, and Muirfield, as well as inland courses in Whitekirk, Gifford, and Haddington.

The nearby market town of Haddington provides a range of local amenities, including a Tesco Supermarket, independent shops, and a monthly farmers' market. For commuters, train stations at East Linton, Drem, and Longniddry offer easy connections to Edinburgh, while Dunbar's station on the main East Coastline provides links to the South, including London King's Cross and Penzance. Haddington offers both primary and secondary schools, with private education available at Compass School in Haddington, Belhaven Hill Preparatory School in Dunbar, Loretto School in Musselburgh, and a number of prestigious day and boarding schools in Edinburgh.

Houndscroft offers the best of country living with easy access to town and city.

General Description:

Houndscroft was created 18 years ago by the current owners, who connected the original kennel buildings on the east side with the neighbouring hounds' quarters. The house, beautifully refurbished using local stone, set under a slate roof, now sits in a secluded, landscaped garden, offering stunning undisturbed views of the surrounding countryside and the designed landscape of Amisfield Estate. Houndscroft must be viewed in person to be fully appreciated.





The overhead cupola in the reception hall, along with the large windows on all sides, fills the space with an abundance of natural light. Combined with polished French oak floors and soft colour palettes, this creates a wonderfully airy atmosphere throughout the home. Despite its 'cottage' exterior, the high ceilings in the reception area creates an overall sense of spaciousness.

The entrance features a partially glazed vestibule with an arched 'barrel' window, leading through double doors into the reception and dining hall, which is illuminated by a large cupola and offers access to the rear patio. The sitting room opens to the front courtyard garden via French doors and includes a sleek electric, modern log-effect fireplace set behind glass. Adjacent is a double bedroom with a vanity/study room, where original plumbing remains, allowing for the option of adding a kitchenette if desired. Neighbouring is a shower room, a storage cupboard, and direct garden access from a small hallway. This versatile space, designed for universal accessibility, is ideal for a range of uses, including a guest suite, granny annexe, or home office.

The west wing features two spacious double bedrooms, each with built-in wardrobes (one also includes a built-in dressing table), and a luxurious family bathroom equipped with wall to floor tiling, a Whirlpool bath and jet shower. The kitchen/breakfast room, illuminated by two overhead Velux windows, is fully equipped with base and wall units, deep beech countertops, integrated Neff appliances, a wall-mounted oven and microwave, and a hob with an extractor fan. French doors from the kitchen open onto a large stone terrace that extends to a timber deck, complete with a timber and rope handrail overlooking a small stream. Its west-facing orientation makes it an ideal spot for summer al fresco dining. A cloakroom with a washbasin and WC completes this section of the home.

Houndscroft has been meticulously refurbished to the highest standards, blending timeless elegance with modern luxury. Features include stunning French oak flooring and matching oak doors, with sleek limestone floors in the kitchen and bathrooms. The bathrooms are outfitted with high-end fixtures, featuring pressurized showers and contemporary washbasins. Ample storage is available in the fully floored attic above the west wing. Thoughtfully designed for modern living, the house is beautifully lit throughout, and the open-plan central area offers seamless indoor-outdoor entertaining, flowing from the kitchen to the west-facing deck that overlooks a tranquil stream—perfect for hosting gatherings or relaxing in a serene setting.

Garden: Houndscroft is accessed through double gates, leading to a picturesque gravel driveway that winds past the three charming stone cottages at Amisfield. The drive continues north, lined by two perfectly manicured evergreens that frame the front terrace, creating a grand and welcoming entrance. The courtyard offers plenty of parking, while privacy is ensured by mature hedges, fruit trees and mixed shrubs that provide year-round colour, along the western edge, just beyond is a meandering tranquil stream. An original sandstone wall marks the southern boundary, providing separation from neighbouring properties. To the east, is a beautifully maintained lawn with a greenhouse equipped with electricity and water that could be utilised as a home office, and a standout cherry tree. To the west, a patio offers an ideal spot for outdoor dining, with stunning views extending to the north, east, and west.





GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 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 EH41 4PU.

Directions

From Haddington, take the A1 and exit at Abbotsview Junction, following signs for Haddington (A9093).

At the roundabout, take the exit for North Berwick, East Linton, and Dunbar on the A199.

Turn right on the A199 at the first opportunity, following signs for Stevenson.

Continue over the humpback bridge and pass Amisfield Walled Garden. At the T-junction, you'll see double gates on the left, marked for Amisfield Kennels, follow the gravel driveway to the right past the cottages, and continue to Houndscroft.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

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

Services

Mains Waste and Electricity. Drainage to two septic tanks. Oil fired central heating.

Local Authority

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

Council Tax

Band - F

EPC Rating

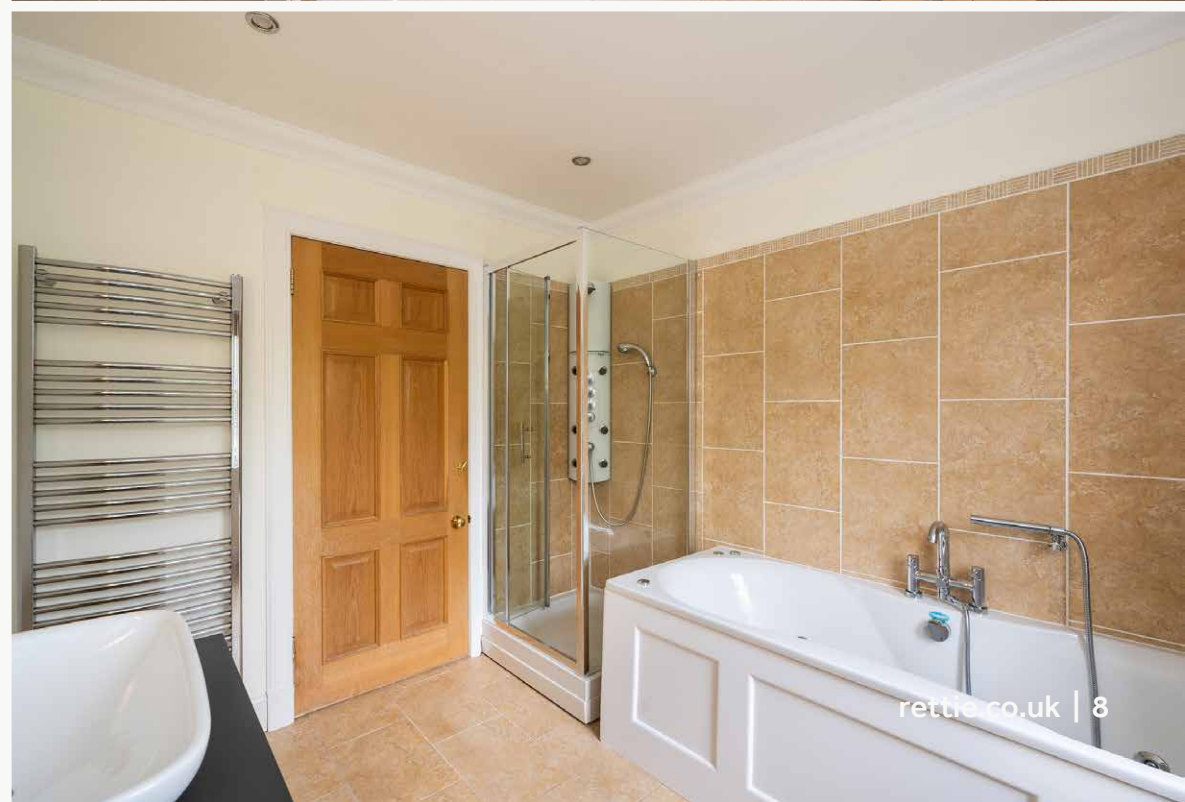
Band - C

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country 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.

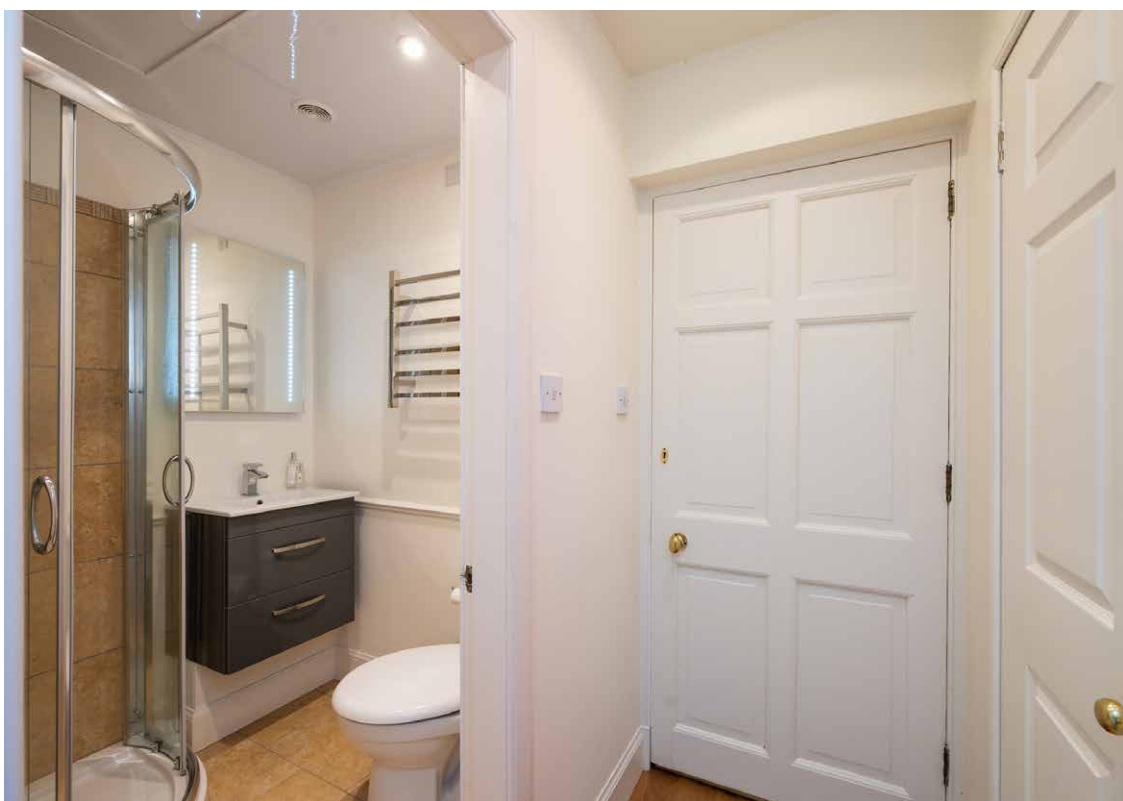
Particulars and Plans

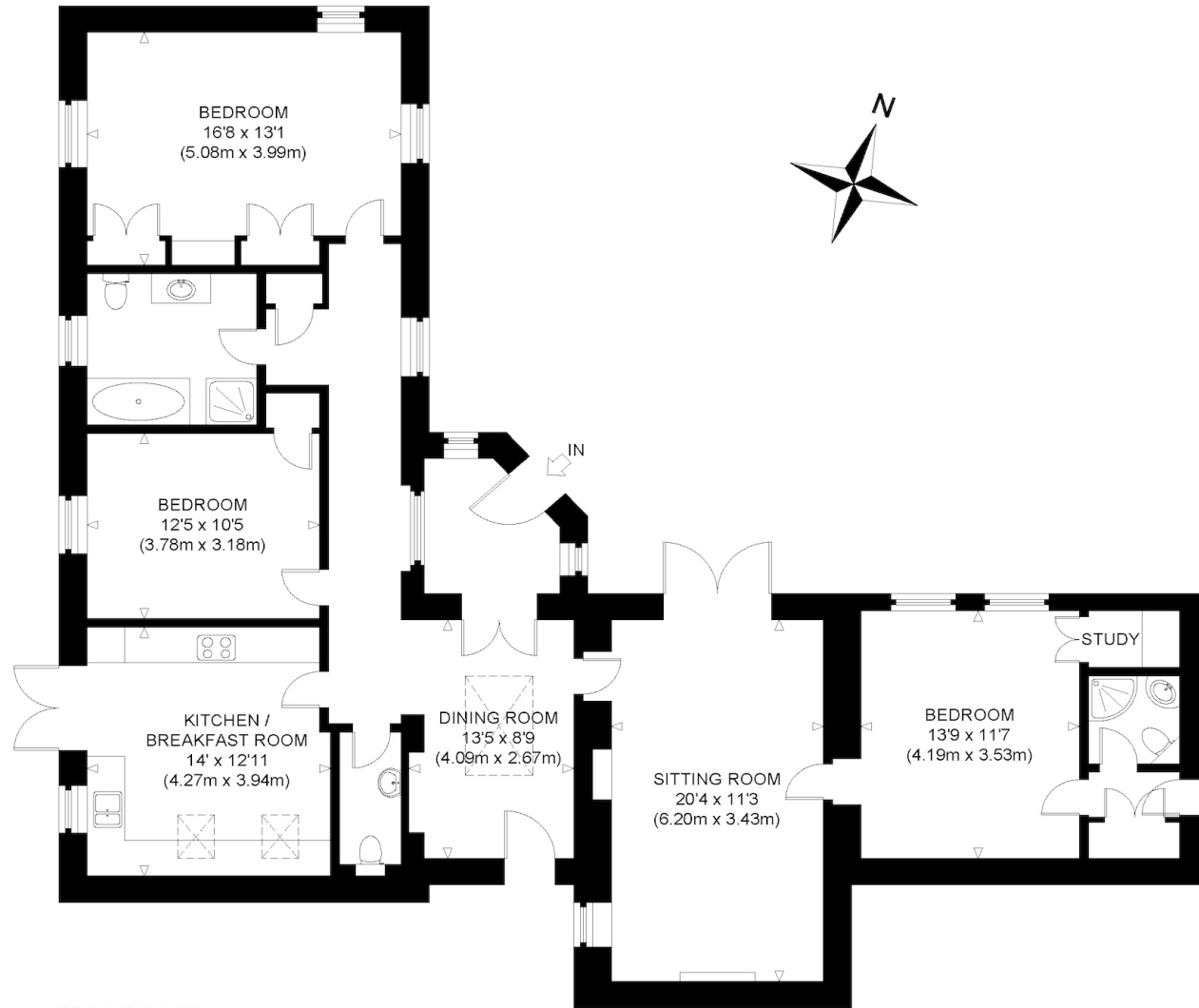
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie 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.





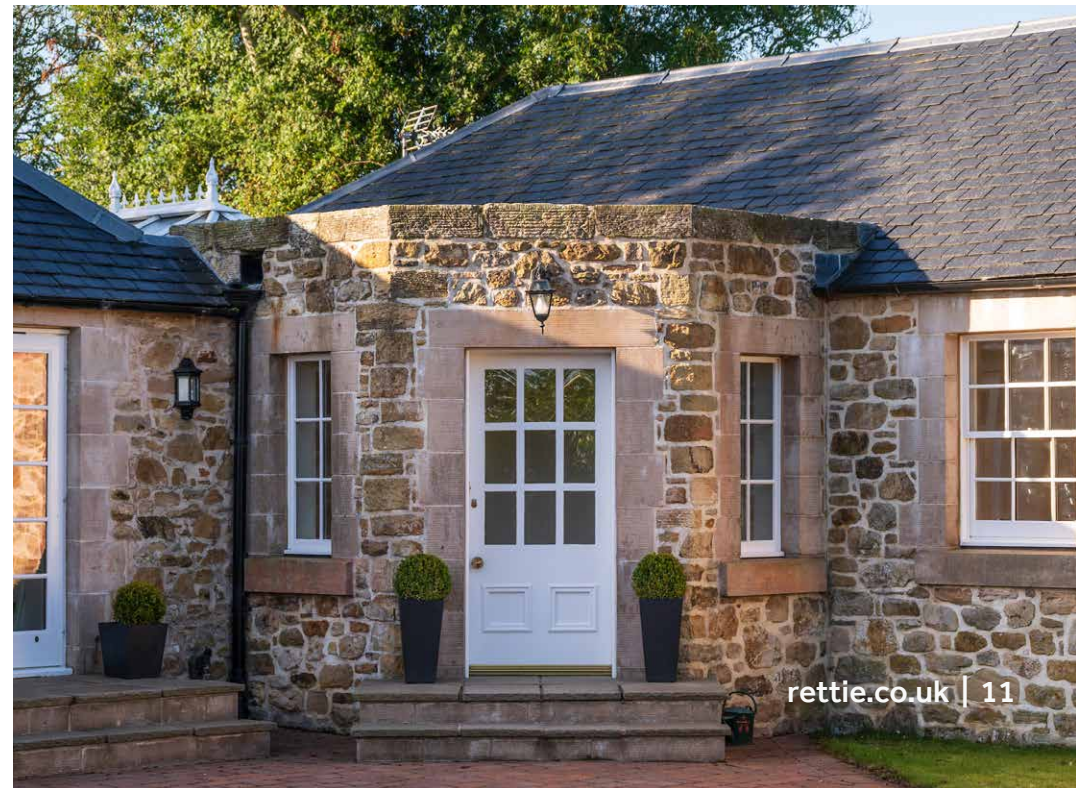
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1502 SQ FT / 139.7 SQ M

HOUNDSCROFT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1502 SQ FT / 139.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

0131 624 4183
mail@rettie.co.uk
11 Wemyss Place
Edinburgh
EH3 6DH



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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller Rettie Town & Country, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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.

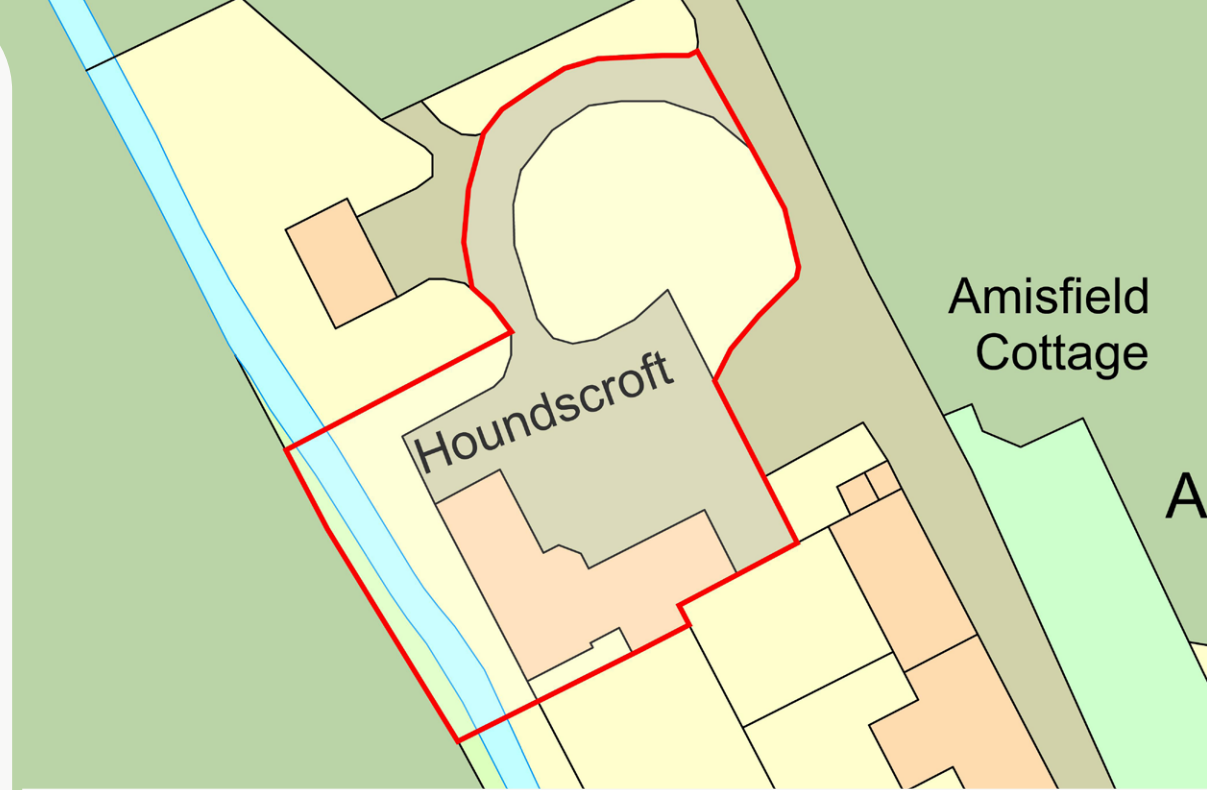
Important Notice

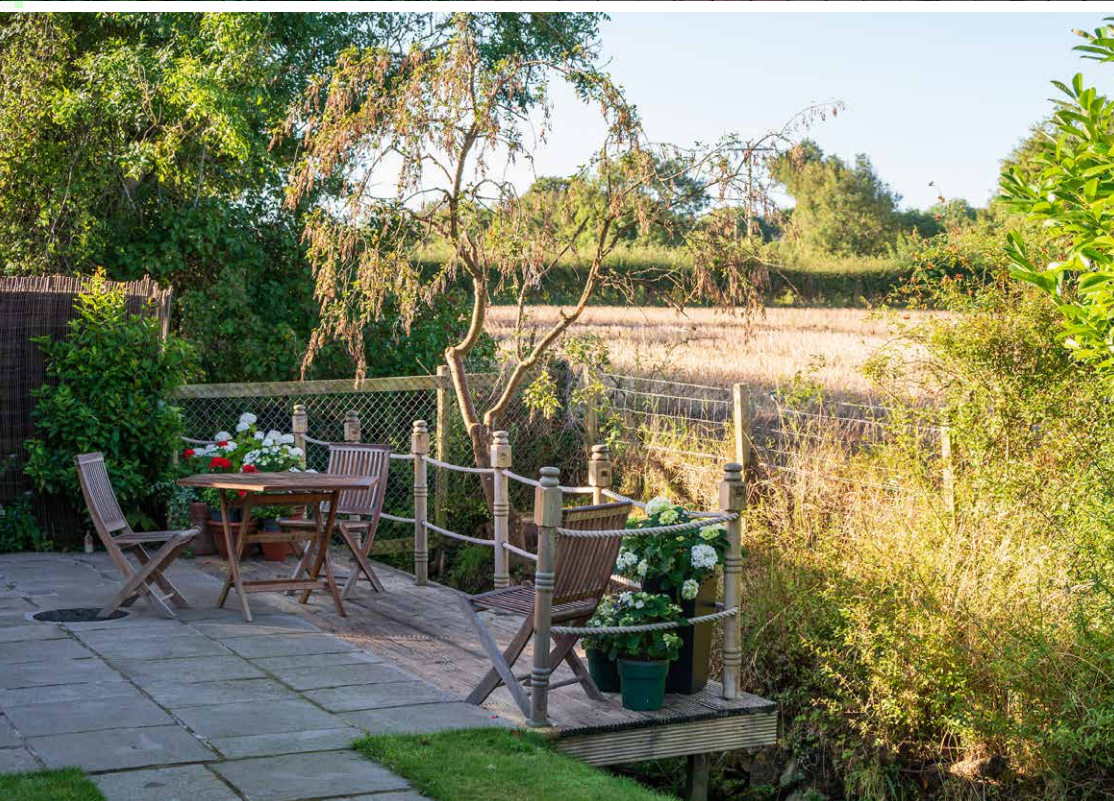
Rettie & Co, their clients and any joint agents give notice that:

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.







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