



THE OLD KITCHEN

Tynninghame House, East Lothian EH42 1XW



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A charming self-contained 3/4-bedroom home that forms part of the category 'A' listed Tynninghame House; the former seat of the Earls of Haddington and one of the finest Scottish Baronial country houses of both architectural and historical significance, set within beautiful gardens and impressive parkland.

East Linton 2 miles, Dunbar 6 miles, North Berwick 7 miles,
Edinburgh City Centre 25 miles (all distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Porch, Entrance Hall, Sitting Room, Dining Kitchen, Study/Bedroom 4, Bathroom and Cloakroom

First Floor: Landing, Principal Bedroom with En-Suite Shower Room

Second Floor: Landing, Two Double Bedrooms and Family Bathroom

Outside: 2 Separate Garages/Stores, 2 Private Parking Spaces and a Private Patio

Communal Gardens and Grounds: Shared ownership of approximately 38 acres of beautiful gardens and wooded grounds, with access to a shared tennis court.



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Situation

The attractive conservation village of Tynninghame (meaning 'hamlet on the Tyne') is, as its Anglian place name suggests, located by the mouth of the River Tyne, situated close to the picturesque village of East Linton and the coastal towns of North Berwick, Dunbar and Haddington.

Tynninghame village has a popular café and a village hall, with East Linton providing local shopping, a primary school and a good pub restaurant. The larger towns of North Berwick and Dunbar provide further supermarkets, shopping and amenities, with local private schooling available at Belhaven Hill. Further private schools include The Compass School in Haddington and Loretto School in Musselburgh, with a number of other well renowned schools available in Edinburgh. Main line train stations can be found in both East Linton and Dunbar, providing regular commuter services to Edinburgh City Centre as well as the South, and there is a half-hourly bus service to and from Edinburgh to East Linton, as well as a less regular bus service from Tynninghame village to Dunbar and North Berwick.

This beautiful part of East Lothian gives access to a variety of recreational activities such as walking, cycling, surfing and riding, with the addition of Foxlake Adventures and John Muir Country Park in close proximity. Whitekirk Country Club incorporates a luxury spa with pool, gym and restaurant, and there are a number of popular golf courses in the area to include The Glen in North Berwick, Dunbar and Winterfield Golf Clubs, as well as the prestigious courses of Gullane, Archerfield, Muirfield and Luffness further along the coast.

East Lothian is also well renowned for its glorious coastline, with Dunbar's microclimate reputedly being some of the highest sunshine and lowest rainfall levels in Scotland. Nearby Tynninghame Beach (Ravensheugh Sands) is often cited as one of the finest in the South of Scotland, with direct access from the grounds of Tynninghame House.



History of Tynninghame House

There has been a manor house at Tynninghame since 1094 and from 1250 into the 16th century, Tynninghame was held by the Bishops of St Andrews where it was leased to the Lauder family. The Lauders of the Bass owned Bass Rock where they lived throughout the summer months, however they used Tynninghame as their winter residence. In 1621 The Dowager Lady Bass sold the house and estate to John, Lord Murray of Lochmaben who later became Lord Murray of Tynninghame, 1st Earl of Annandale. In 1629, the house and grounds were then subsequently bought by Thomas Hamilton, the 1st Earl of Haddington.

Around the beginning of the 18th century, the 6th Earl of Haddington, a keen agriculturist, created the basis of the beautiful parkland. The tall obelisk at the apex of the beech avenue is a memorial to him and his work in this regard. They were clearly a couple with a keen interest in design and landscape as his wife, the 6th Countess of Haddington, (sister of the Earl of Hopetoun) laid out much of the garden which is still enjoyed by the current owners. Their landscaping enthusiasm did not stop at the garden and grounds however, for they demolished the old village and relocated the residents into the new village as it stands today.

Renovations were not made to the house itself until the end of the late 18th century by the 8th Earl, however, it was the 9th Earl who made the most significant changes to its appearance. Just over 200 years after the original purchase of the estate by the Haddington family, the 9th Earl commissioned, in 1829, the distinguished Scottish country house architect William Burn (1789-1870) to remodel the house in Scottish Baronial revival style. Burn retained much of the 17th century footprint of the building but significantly altered the elevations, adding length to the west wing and a new passage alongside the south-east wing, as well as turrets, new windows, a new porch and bay windows.

The Haddington family continued to live at Tynninghame until the death of the 12th Earl in 1986, with the 13th Earl choosing to retain Mellerstain House near Duns as his main residence. The house was subsequently sold the following year and divided into separate homes by country house developer Kit Martin. Tynninghame House, as we see it today, is still recognised as a pioneering example of Scottish Baronial architecture.



Description

The Old Kitchen is a charming 3-4 bedroom home set across three floors on the eastern courtyard side of this magnificent red sandstone building. The approach to the house is through a large original stone pillared gateway that leads into a tarmac courtyard in front of the property, giving access to one of the two private parking spaces allocated to the house.

The front door opens into an entrance porch with space for coats and boots, whilst an inner door leads into the entrance hall with hardwood flooring throughout the ground level. Straight away you are met with original features such as an exposed stone archway that leads through to the spacious sitting room which benefits from a tall, vaulted ceiling, dual aspect windows, integrated bookshelves and a central fireplace with woodburning stove. Further exposed stonework features above a beautiful astragal glazed bay window, with original working shutters, that subsequently bathes the room in natural light.

From the sitting room, you access the study/bedroom 4, with its interesting round cupola window within the apex of its vaulted ceiling. The current owners have created a large study space with bespoke fitted bookshelves, cupboards and a desk, however with a downstairs bathroom adjacent featuring a roll top bath, washbasin and WC, this could also make an ideal fourth bedroom.

Returning to the entrance hall, on the right you access a large kitchen that will no doubt become the hub of the home. There is ample space for a large 8+ seater dining table as well as having a spacious area in front of the original expansive kitchen fireplace for additional seating in front of a woodburning stove. There is a central island with breakfast bar and a range of wall and floor mounted kitchen units that incorporate an Everhot Range cooker, Miele dishwasher and a Hotpoint fridge freezer, with large twin astragal glazed windows overlooking the private patio garden that allow through plenty of natural light.

The entrance hall further benefits from an under stairs storage cupboard and a cloakroom with WC that incorporates a utility shelved area fitted with a John Lewis washing machine and a Zanussi tumble drier.

Carpeted stairs ascend from the hall to the first-floor landing giving access to the large principal bedroom benefitting from twin astragal glazed windows, a walk-in wardrobe, a fireplace with period pine surround and an ensuite shower room.

Returning to the landing, stairs ascend to the second-floor landing that gives access to two further double bedrooms and a family bathroom.



Outside

The Old Kitchen has a small private garden patio adjacent to the front door with box hedging and space for a table and chairs beneath a clematis covered pergola. However it is the shared gardens and grounds surrounding the house that are such a feature of living at Tynninghame. The parkland landscaping began with the 6th Earl and has been continuously developed and maintained over the centuries. The 'Secret Garden', with its splendid collection of old fashioned Roses, Tree Peonies, Campanula and a Clematis clad central gazebo, were the creation of the Dowager Countess of Haddington in 1965.

To the west of the house is the Wilderness Garden to include principally specimen trees such as Beech, Oak, Maples, Cherries and Limes, underplanted by Rhododendrons, Azaleas and carpets of Spring bulbs. The principally Beech lined avenue is headed by an obelisk and leads down to Hedderwick Bay and the salt flats, with access to Tynninghame Beach via a private road to the public carpark. The front drive is lined with Chestnuts, Cherries and Limes, together with a spectacular Cedar of Lebanon standing proudly at the front of the house.

There are private areas of garden immediately around the house pertaining to the relevant houses, but the main lawns, the Wilderness and the Secret Garden are all shared. Spectacular views can be seen from the south lawn with the ruins of St Baldred Church stretching over the parkland to Hedderwick Bay and the John Muir Trust Nature Reserve.

A hard tennis court is also available for use in the grounds and there is the right to cycle through the parkland and adjacent land. Two garage/stores are included with the house alongside two private parking spaces, with further unallocated guest parking.

Tynninghame Garden Company

Owners of the house automatically become members of Tynninghame Garden Company which oversees the running and maintenance of the grounds, for which an annual payment of circa £5,000 is levied.

The gardens are open to the public annually for one day in both May and June under Scotland's Garden Scheme.



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 EH42 1XW

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale includes all fixtures and fittings, curtains and blinds, integrated appliances and white goods.

Entry & Possession

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

Services

The house is served by oil fired central heating, mains water (metered) and electricity, with private drainage.

Local Authority

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

Council Tax

Band - G

EPC Rating

Band - E

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 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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor 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.

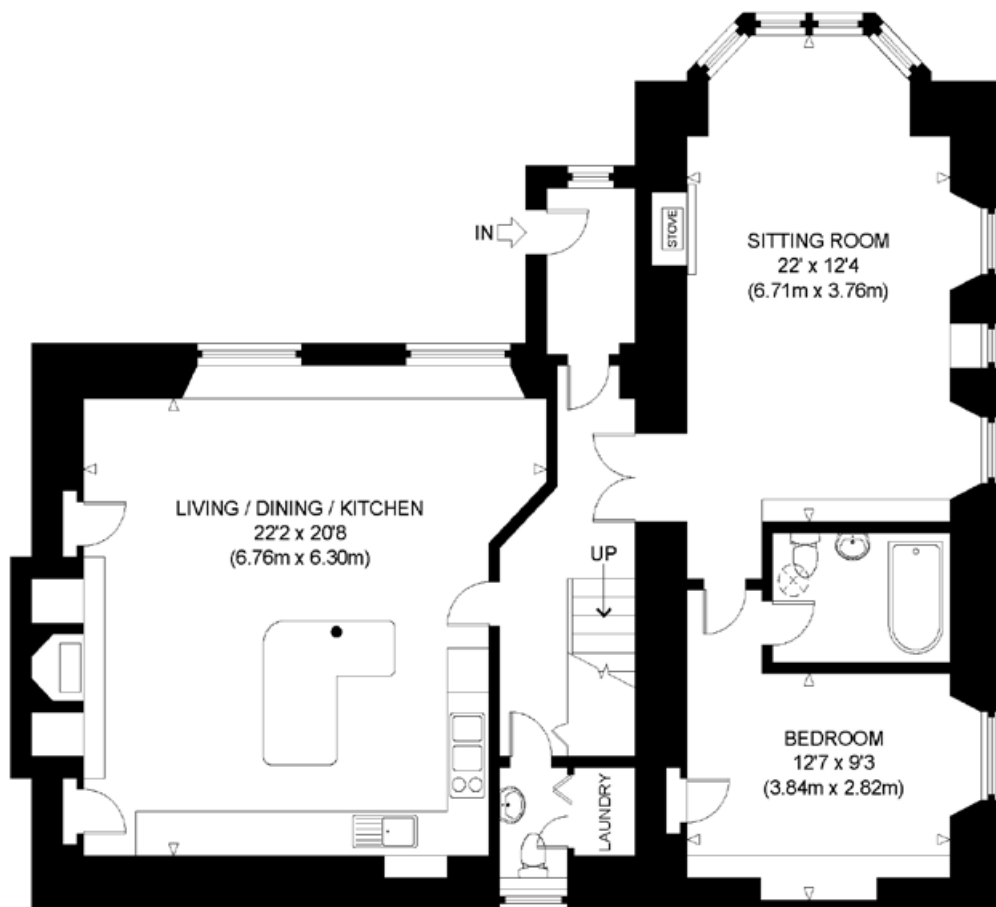
4. The images of Tynninghame House and gardens taken across the summer are not recent photographs and were taken several years ago.



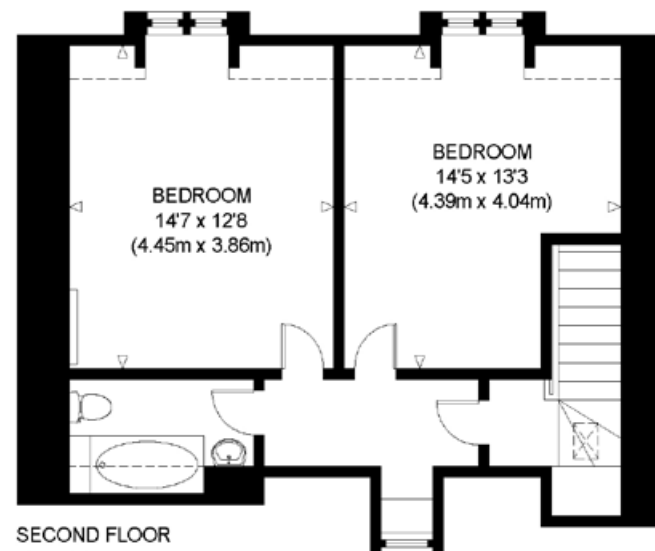




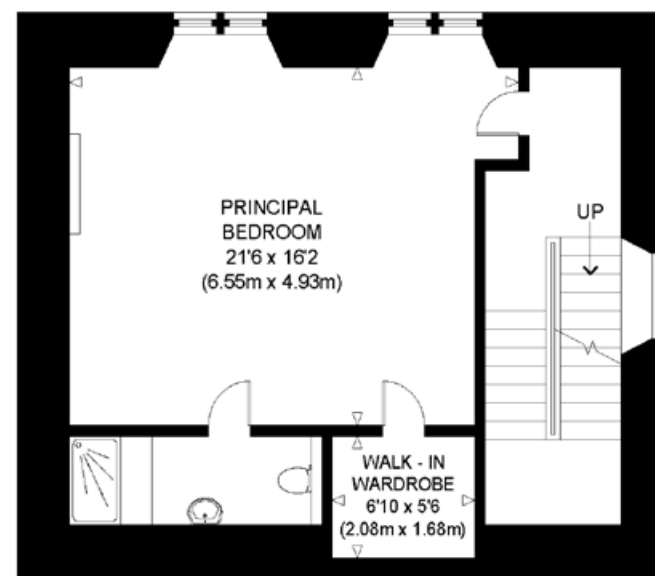




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1179 SQ FT / 109.6 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 532 SQ FT / 49.5 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 572 SQ FT / 53.2 SQ M

THE OLD KITCHEN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2283 SQ FT / 212.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk



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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