



WALLTOWER HOUSE

Howgate, Penicuik, Midlothian EH26 8PY



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A handsome Victorian 5-bedroom detached villa dating from 1855, situated near to the popular town of Penicuik and in commuting distance to Edinburgh, with fine period features and set in 1.6 acres of landscaped gardens and grounds.

Penicuik 2 miles, Straiton 6 miles, Edinburgh City Centre 11 miles, Edinburgh Airport 15 miles (all distances are approximate)

Summary of Accommodation:

Ground Floor: Ground Floor: Entrance Vestibule, Entrance Hall, Drawing /Dining Room, Sitting Room, Family Room, Kitchen, Conservatory, Scullery, Utility Room and a Cloakroom

First Floor: Landing, Principal Bedroom with En-Suite Bathroom, Double Bedroom with En-Suite Shower Room, Two Further Double Bedrooms, Family Bathroom and an Annex comprising of Double Bedroom, Sitting Room and an En-Suite Shower Room

Outbuildings: Garage, Workshop, Woodsheds and a Gazebo

Garden: Lawns, Herbaceous Borders, Patio Areas, Fountain, Woodland and a Drive with a Gravel Turning Circle

About: 1.6 acres (0.7Ha)



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Situation

Walltower House is near to the scenic village of Howgate, situated between the Pentland and Moorfoot Hills and just two miles from the historic town of Penicuik.

Originally a farming community and further developed around the Old Howgate Inn, Howgate is a pretty village in an ideal location for those wishing to take advantage of the many outdoor attractions on their doorstep. There is excellent walking and hiking through the Pentland Hills, a variety of local golf courses, the Scottish ski centre at Hillend, as well as the superb mountain bike trails at Glentress Forest.

The village has an active community centred around its lively village hall and church, where regular activities are held. Nearby Penicuik caters for most daily amenities with a selection of shops, services and leisure facilities, alongside Straiton Retail Park offering a number of national retailers. There are several local primary and high schools in the area with further private schooling available in Edinburgh.

Edinburgh City Centre is approximately 11 miles north of Howgate and within easy commuting distance by car, as well as there being an excellent bus service from Penicuik. The Straiton Park & Ride service is approximately 6 miles away and offers free parking and easy access into the city.

Description

Walltower House is a fine Victorian 5-bedroom villa dating from 1855, but with a late-Georgian appearance, built from sandstone under a slate roof. The house retains many original period features to include sash and case astragal glazed windows, wood panelling and traditional open fireplaces. The ecological Biomass (log burning) central heating system is also complimented by Victorian cast iron radiators that provide generous heating throughout.



From the picturesque turning circle at the front of the house, you enter into an entrance portico with an oak panelled entrance hall beyond that encompasses both black and white chequered floor tiles as well as parquet flooring, with twin pilaster lights within a marble style archway.

An incredibly spacious dual aspect drawing/dining room displays fine period features to include ornate corning, carved lion head finials, oak wood panelling, hardwood floors and a large open fireplace. The room appears to have had a dividing wall removed to create this large space, providing ample room for a dining table to one end with a formal seating area to the other.

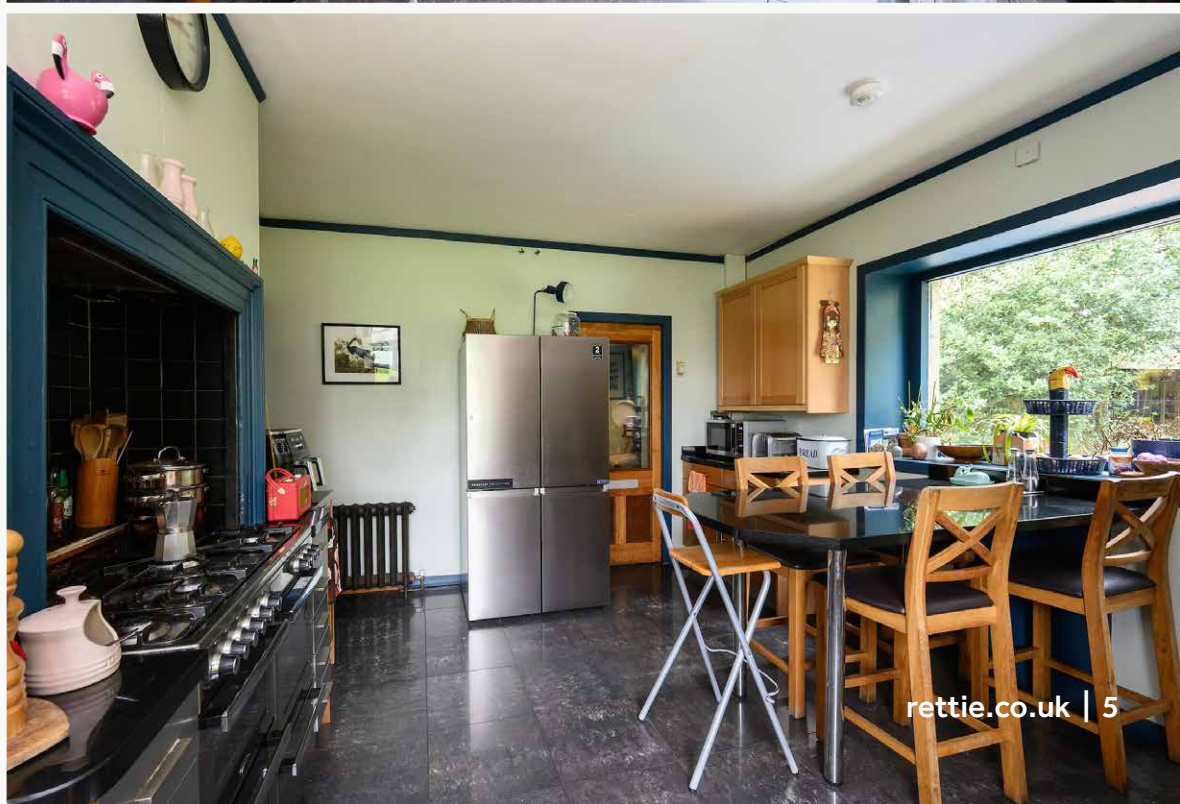
The sitting room opposite boasts further oak wood panelling, an attractive open fireplace with carved wood surround, hardwood floors and dual aspect windows overlooking the front drive and conservatory. Adjacent is a family room with large twin windows overlooking the conservatory, oak panelling and a separate door that leads to the scullery.

The bright, dual aspect kitchen has a range of wall and floor mounted units with granite worktops, a central breakfast bar and a Belfast sink, alongside space for a gas range cooker and an American style fridge freezer. The utility room has further wall and floor mounted units encompassing space for a washing machine, tumble drier as well as an additional under counter fridge and a walk-in cupboard.

The scullery is adjacent to the kitchen and retains an original Victorian cast iron range cooker alongside a sink with integrated cupboards and bookshelves. A rear entrance vestibule provides access to the conservatory, with storage for coats and shoes, whilst a back staircase ascends to the former maid's quarters. This provides useful accommodation for either dependant relatives or as a guest wing and incorporates a seating area with fireplace, an integrated wall unit with space for a microwave and an under-counter fridge, as well as a double bedroom with views over the garden and an en-suite shower room.

A large conservatory is positioned along the South-Eastern side of the house, of stone and glazed construction, divided into two rooms with access from the scullery as well as from the garden at both ends, allowing ample space for a dining table as well as sofa seating.

Returning to the rear hall, there is a wall of integrated wall units for storage, with a door through to the garage, whilst a shower room completes the ground floor accommodation with a walk-in shower, onyx-style round wash basin on stand and a WC.



A stone staircase ascends from the entrance hall to the first-floor landing, with original cast iron stair rods and a turned wood banister, lit mid-way by a large astragal glazed window. The principal bedroom benefits from dual aspect windows, hardwood flooring, decorative corning and an ornate marble fireplace, with an en-suite bathroom incorporating a roll-top bath with wash basin and WC as well as painted wood panelling and a decorative stained glass window cupboard that is lit from behind.

There are three further double bedrooms, one incorporating a wash basin and separate shower room, alongside a family bathroom that incorporates a roll top bath, wash basin unit with marble top and a WC.

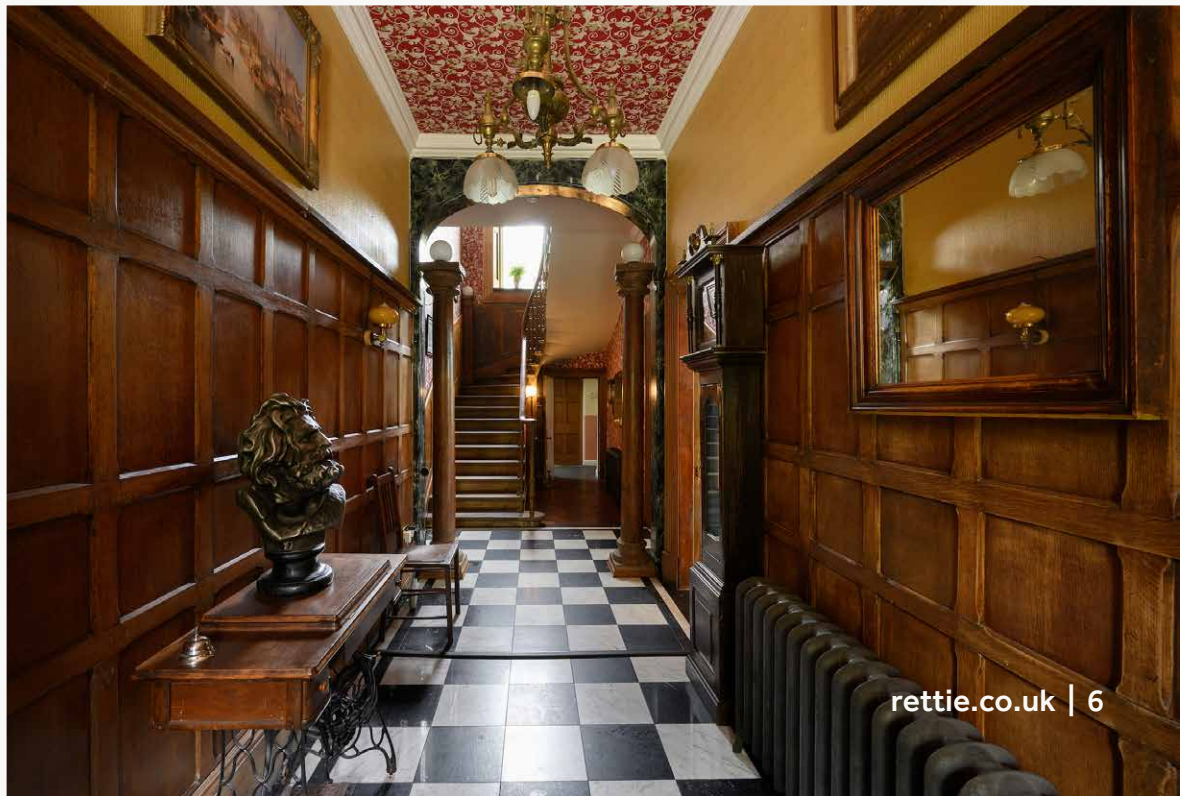
Outbuildings

A stone garage borders the house with access from the drive as well as from a door in the rear hall. Adjacent to the garage is the boiler room with an Angus Origno 200 biomass boiler, with a further door to the drive.

Opposite the garage stands a timber workshop/garden store which is supplied with electricity and can provide charging for an electric car. A large timber framed wood store is situated behind.

Garden

Walltower House stands in circa 1.6 acres of mature gardens and grounds, with an expansive lawn to the south-east of the house that overlooks neighbouring farmland. The house is bordered by colourful herbaceous borders with a raised gazebo overlooking the lawn and a patio area adjacent to the conservatory that allows for alfresco dining. There are further lawned areas surrounded by mature trees and shrubs to the north of the house, with an attractive cast iron fountain within a stone roundel. Various pathways lead through the garden, with an area of woodland along the western and southern perimeter that incorporates various patio areas and a fire pit. A carved wooden door is situated in the southwestern corner of the perimeter stone wall that provides pedestrian access to the roadside. A tarmac driveway leads through stone pillared gates from the road to the house and terminates in a turning circle to the front, with parking for several cars surrounding the house.



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 – What3Words

Please note that the what3words property location is more accurate than Satellite Navigation, therefore please use: <https://w3w.co/ships.nutty.actor:ships.nutty.actor>

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The Belling gas cooker is available by separate negotiation.

Entry & Possession

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

Services

The house is served by mains water and electricity, with private drainage and LPG Gas, alongside an eco-biomass wood fuelled boiler.

Local Authority

Midlothian Council, Midlothian House 40-46, Buccleuch Street, Dalkeith, Midlothian EH22 1DN. Tel: 0131 270 7500

Council Tax

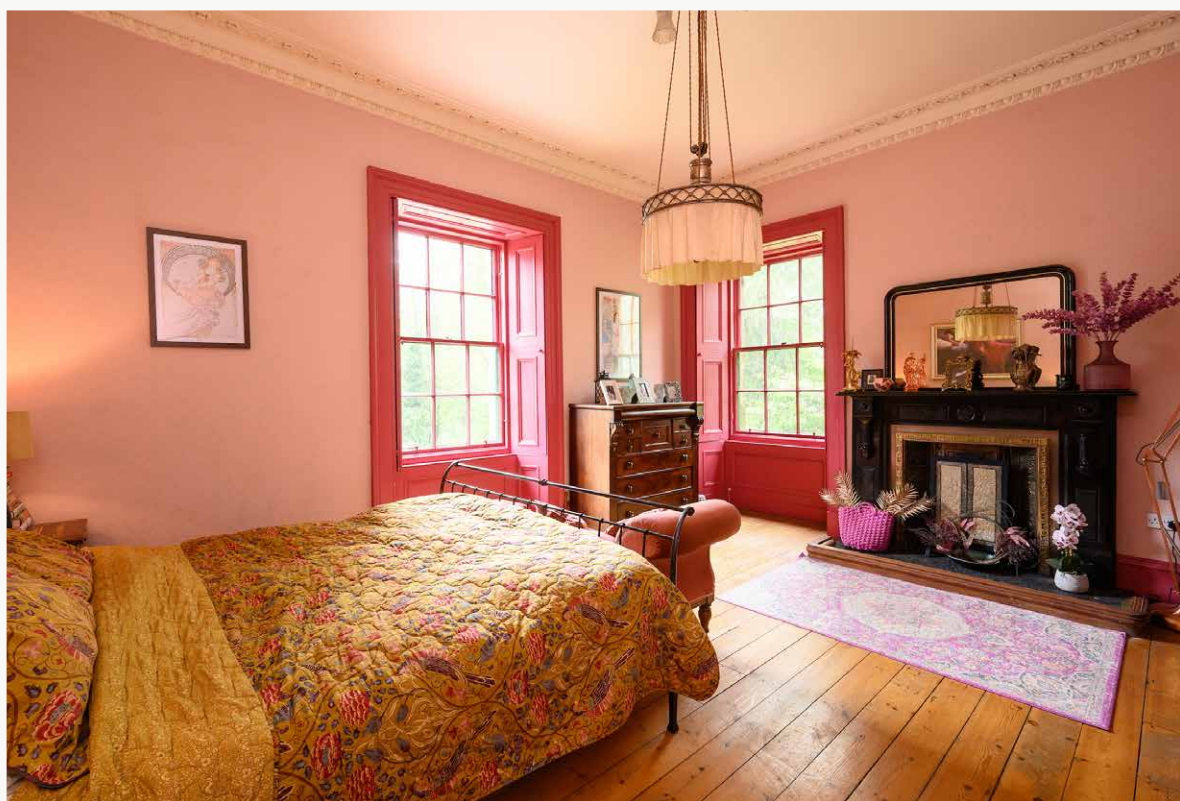
Band – F

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.

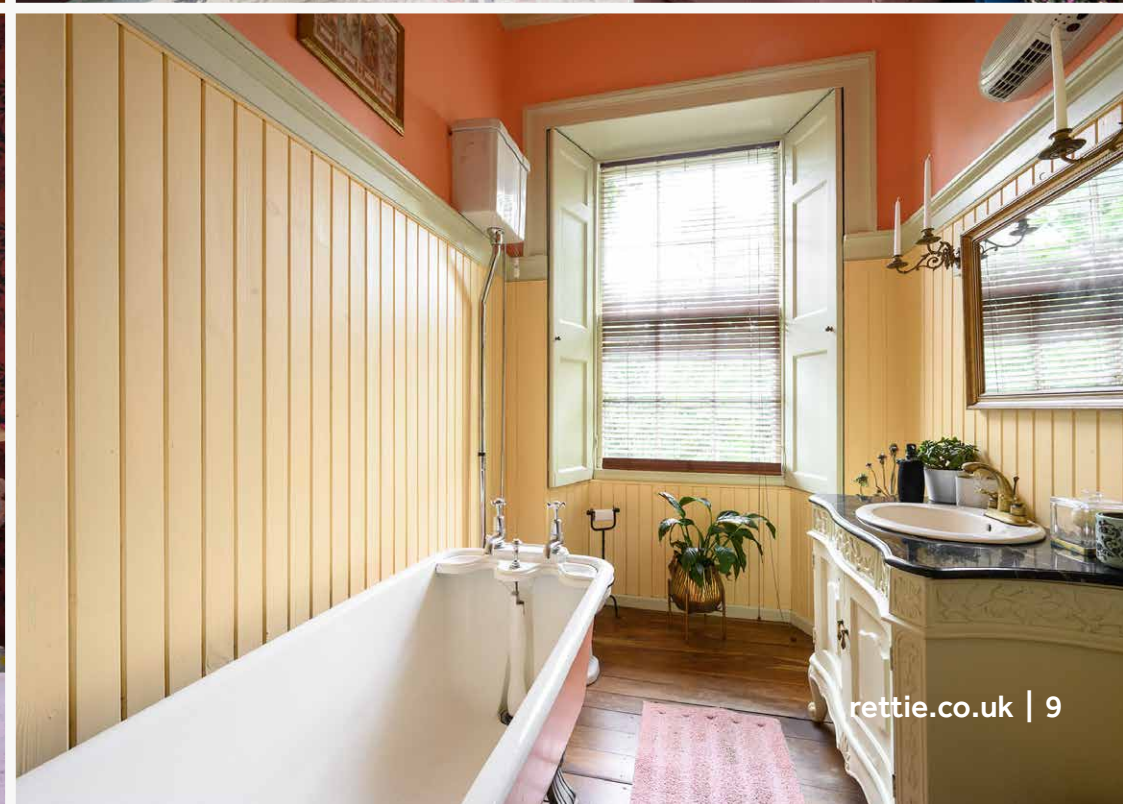
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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 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.

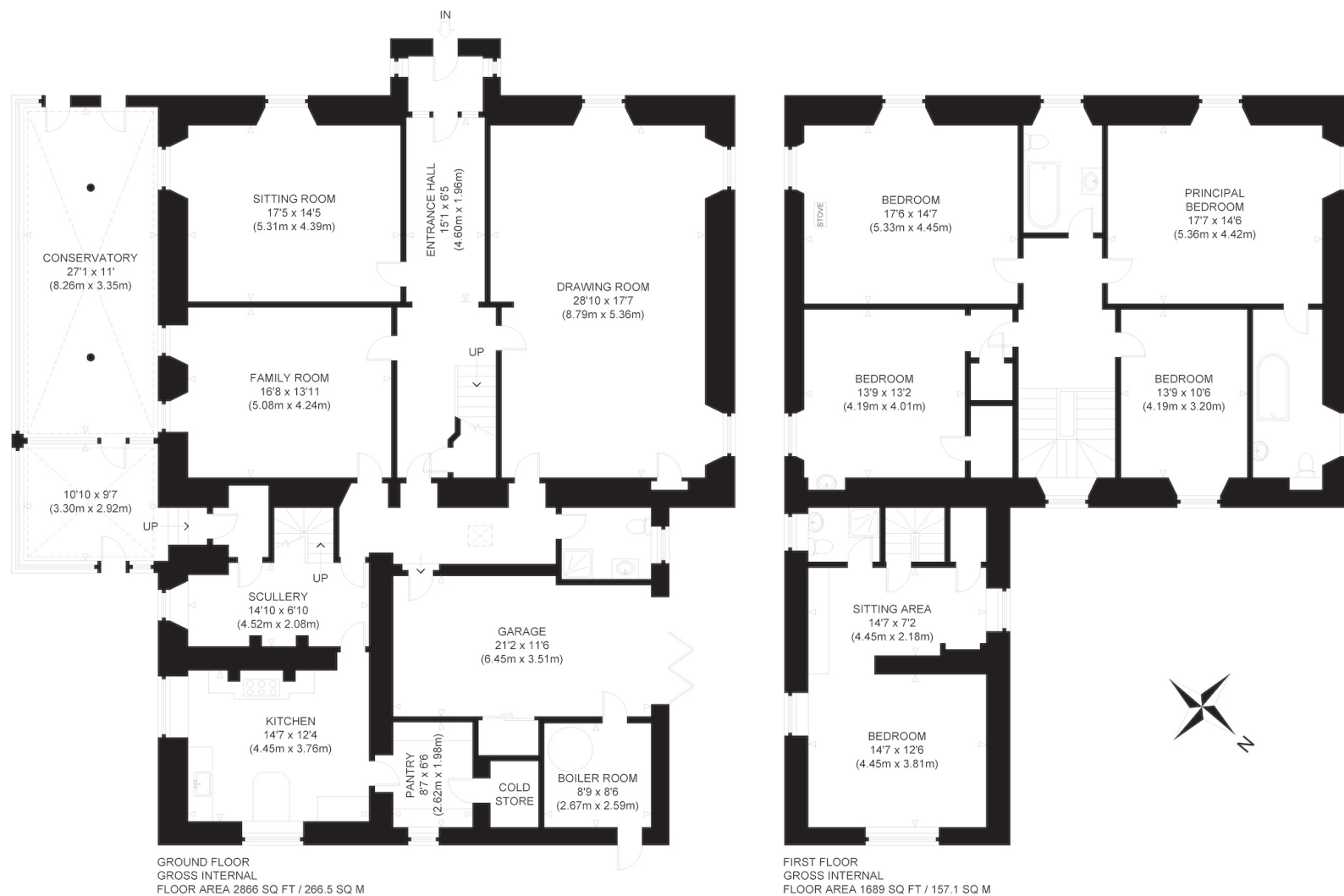
Important Notice

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.







WALLTOWER HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4555 SQ FT / 423.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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.

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