



# *Cakemuir Castle*

TYNEHEAD, PATHHEAD, MIDLOTHIAN EH37 5XR



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An historic 8-bedroom Scottish castle, beautifully developed and *restored to make a fantastic family home*, set in an enviable location surrounded by open countryside and yet within commuting distance to the City of Edinburgh.



# Cakemuir Castle

Tynehead, Pathhead, Midlothian EH37 5XR

Edinburgh Bypass 9 miles, Edinburgh City Centre 16 miles, Edinburgh Airport 23.5 miles (all distances are approximate)

## **Cakemuir Castle:**

**Lower Ground Floor:** Entrance Porch, Sitting Room/Snug, Dining Kitchen, Galley Kitchen, Larder and Wine Cellar

**Ground Floor:** Entrance Hall, Reception Hall, Inner Hall, Dining Room/Orangery, Cloak Room, WC, Utility Room, Store Room, Equipment Room with WC and Gun Room

**First Floor:** Landing, Drawing Room, Tower Room, Library, Four Double Bedrooms, two with En-Suite Bathrooms and Family Bathroom

**Second Floor:** Landing, Principal Bedroom with En-Suite Bathroom, Two Double Bedrooms, Two Dressing Rooms, Nursery and Family Bathroom

**Third Floor:** Attic Room

**Outbuildings:** Four traditional stone stables with adjoining carriage barn/garage, timber secure shed, traditional glass house, timber gazebo, covered timber/steel dog kennel and three timber wood stores

**Garden:** Beautifully manicured lawns within a traditional walled garden. Various sun terraces surround the house alongside a large gravel driveway/parking area and a tennis court to the east.

**Land:** Mature woodland and a grass field form the south-western boundary of the property.

## **Gardeners Cottage:**

**Ground Floor:** Entrance Hall, Sitting Room, Dining Room, Kitchen and Bathroom

**First Floor:** Landing and Two Double Bedrooms

**About: 20.74 acres (8.39 Ha)**







#### **Situation**

Lying to the south of Edinburgh, the category B listed Cakemuir Castle is ideally situated within Midlothian, a rural area renowned for its unspoilt, undulating countryside and rolling hills, yet within close proximity to the City of Edinburgh.

For the commuter, the A68 trunk road is less than 2 miles from the property, allowing easy access to Edinburgh city bypass by car, whilst the local town of Gorebridge has excellent transport links into the city, including a fast and efficient Borders Rail service which takes just 26 minutes to Edinburgh Waverley.

The nearby village of Pathhead provides local services to include a bakery, nursery, doctor's surgery and primary school. In addition, the retail/leisure park at Fort Kinnaird on the outskirts of Edinburgh, provides superb shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, multi-screen cinema and private health club.

Cakemuir is perfectly located for several of the finest schools in Scotland, including Loretto School in Musselburgh - Scotland's longest established boarding school which cares for children from nursery age to eighteen years. Further private schools can be found within Edinburgh to include Fettes College, George Watson's College, Merchiston Castle School and George Heriots.

Situated adjacent to the picturesque county of East Lothian, the magnificent coastline along the Firth of Forth provides an abundance of beaches, giving access to a variety of watersports and sailing activities. There are numerous golf courses in the area, with the nearest being Newbattle Golf Club in Dalkeith, however East Lothian boasts some of the finest golf courses in the country to include Muirfield, Archerfield, Gullane and Luffness, which are all within an easy drive.

The beauty of the surrounding countryside can be easily explored, with the Pentland Hills, Moorfoot Hills and Glentress Forest all within driving distance. The region is also popular for a variety of country pursuits, with driven and walked-up game shooting, notably for grouse, pheasant and partridge, as well as roe deer stalking in the local vicinity. The River Tweed in the Scottish Borders provides superb fly-fishing opportunities for salmon and trout, and the Lauderdale Hunt kennels are situated just 13 miles away near Lauder.



### Description

Set in 20 acres of lawns, paddocks and woodland, with a meandering burn trickling through the periphery into a trout pond, the grounds of Cakemuir are expansive yet manageable. Host to deer, pheasants, hares and a wealth of other Scottish wildlife, the castle grounds are a splendid place to spend time in the country, whilst still being readily accessible and close to civilisation.

Cakemuir Castle was built for Adam Wauchope, the 5th son of Gilbert Wauchope of Niddrie, who was an advocate that defended the Earl of Bothwell against the charge of murdering Lord Darnley in 1567. The Wauchope's were an important Scottish family with seats in Midlothian, Aberdeenshire and the Borders.

The core of Cakemuir dates back to the 16th century, with the fortified tower house dating from circa 1564. Various extensions have taken place over the years with an additional wing constructed in 1761 for Henry Wauchope, Secretary to Lord Bute, and a further Scottish Baronial extension constructed in the 19th century for George Wright of Edinburgh. Further Edwardian additions such as the entrance porch were built in 1926, and in more recent years, circa 2006, a fantastic orangery was built to the west side, sympathetically constructed to remain in keeping with the original building.







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With its corbelled parapet, crowstepped gables and narrow slit windows, this historic, category B listed building depicts a wonderfully romantic vision of a traditional Scottish castle. Two original stone circular turnpike staircases still serve the interior, giving access to accommodation set over four floors. The house even served as a refuge for Mary Queen of Scots in 1567 whilst she fled danger, riding across the moors from Borthwick to Cakemuir dressed as a page, to take refuge in the tower. A plaque now hangs at the base of the tower's stone staircase to mark this historic event, bearing the initials 'MR' and dated 11th June 1567.

Positioned at the end of a quiet country lane, a sweeping beech hedge-lined drive leads up to the imposing castellated structure, with a vast gravelled parking area to the rear of the house. The interior of Cakemuir has been sensitively refurbished to provide comfortable, modern living, with eight bedrooms and five reception rooms that make for a wonderful family home as well as a fantastic entertaining venue.

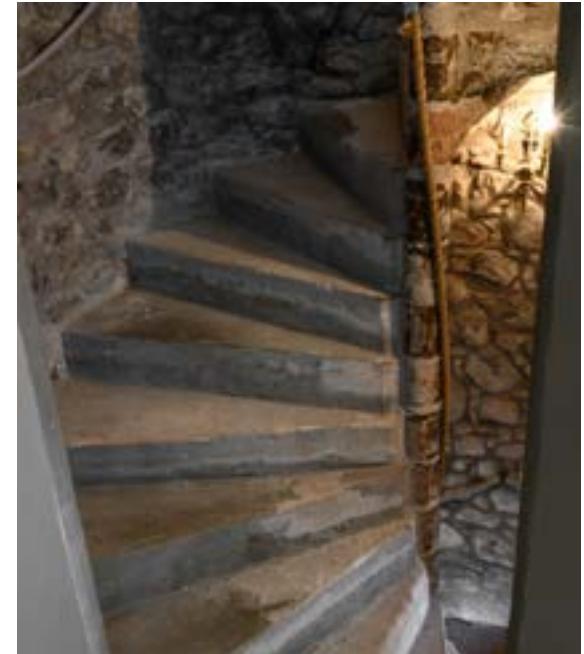




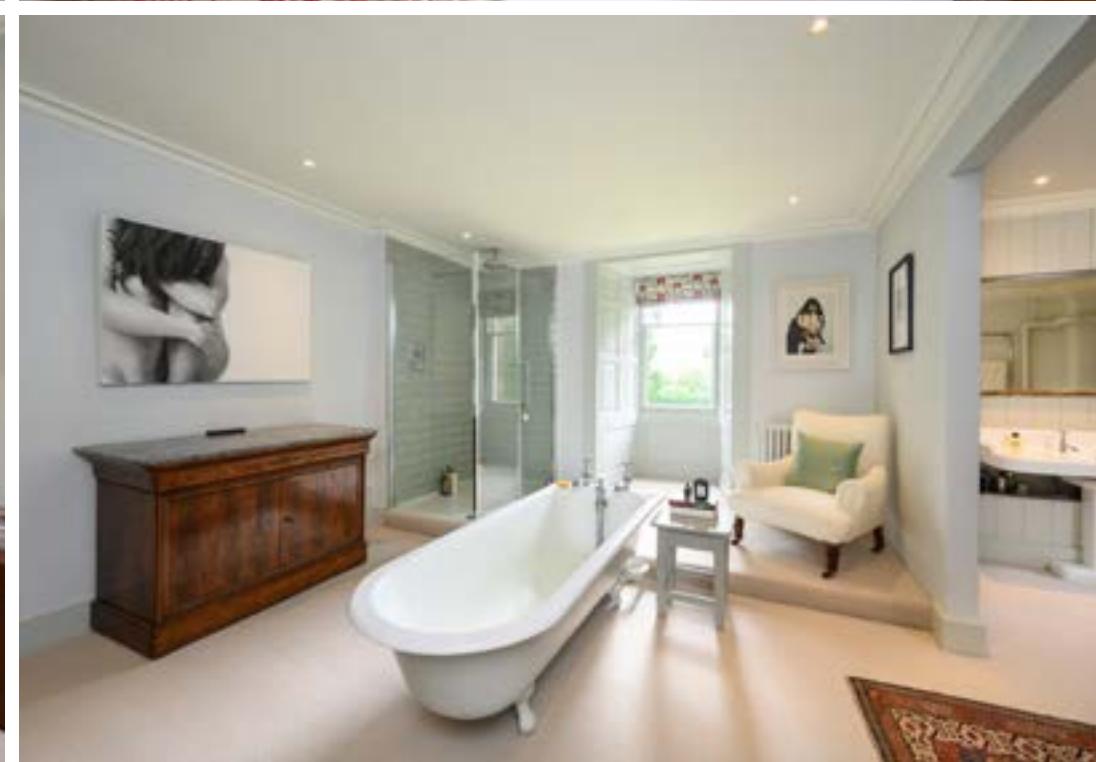
The principal rooms on the ground floor incorporate a large, bright reception hall and beautiful orangery serving as a formal dining room, both of which benefit from underfloor heating below the stone flags, creating a warm, comfortable environment. The reception hall is currently being used as a formal sitting room, with a central open fireplace to one end and triple windows overlooking the garden - one being a French window providing direct access to the south facing terrace. The particularly impressive orangery, with its high ceilings, large central stone fireplace and quadruple aspect arched windows, is flooded with natural light. Three pairs of French windows lead out to the south facing garden terrace, making this a fantastic entertaining space in both the summer and winter months.



The original stone turnpike staircase within the historic tower ascends to the drawing room on the first floor, giving spectacular views overlooking the formal gardens, with the wood panelled tower room adjacent, otherwise known as 'Queen Mary's Room' that is currently being used as a large study. A delightful circular library is accessed from the drawing room, containing floor to ceiling bookshelves, whilst a separate doorway leads through to the north-west wing of the house, giving access to four double bedrooms, two with en-suites, and a further family bathroom.











Ascending to the second floor resides the principal bedroom with a spectacular en-suite bathroom, together with two further double bedrooms, a nursery, family bathroom and two dressing rooms. An attic room is situated at the top of the tower stairs on the third floor, which is currently being used for storage, but could easily be renovated to create a further double bedroom.

A secondary staircase within the extended part of the house gives access to both the first-floor bedroom wing as well as descending to the lower ground floor kitchens. The large dining kitchen features an oil-fired AGA with an additional electric AGA hob and oven to the side, whilst the back galley kitchen, that forms part of the new extension below the Orangery, incorporates a range of floor and wall mounted units, together with direct access to the garden terrace at the rear of the property. Completing the lower ground floor is a purpose-built secure wine cellar and an informal snug sitting room, alongside a back porch that leads out to the rear driveway.

In addition to the principal rooms of the house, there is also a unique circular cloak/boot room with a beautiful mosaic floor, a purpose-built gun room with storage for multiple rifles/shotguns, an adjoining sporting equipment room with WC, a large utility room and a downstairs WC.







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### **Garden & Grounds**

The beautifully maintained gardens to the front of the property incorporate sweeping lawns flanked by gravel pathways, with soaring Wellingtonia trees overhead and yew arches segregating the different parts of the garden. Beyond the lawned area lies the walled garden dotted with herbaceous borders, rose beds, topiary bushes, further lawns bordered by box hedges and various fruit trees. A traditional brick and glazed glass house is situated to the eastern side of the garden with a number of raised beds to the front enabling the production of fruit and vegetables.

In addition to the eight-bedroom castle, the estate also benefits from Gardeners Cottage – a self-contained two-bedroom property situated within the grounds next to the stable block. Adjacent to the cottage is the former carriage barn which is currently being used as a garage and store, with four adjoining stables providing equestrian facilities.

A substantial modern timber shed with pitched roof has been erected behind the stables which is being used as a secure store, with a number of further log stores to the front. A recently re-surfaced, all-weather tennis court lies to the east of the property, with further lawns and trees surrounding.





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Beyond the stables a gateway leads through to a large field dotted with a variety of trees and fully secured by a recently erected perimeter fence line. Such a field could easily be divided into smaller paddocks for equestrian purposes. To the west of this field lies an area of woodland with a picturesque burn trickling through. A private footpath has been created to provide a lovely walk around the fields, over the burn and through the woods, terminating back at the trout pond and rear driveway.

***General Remarks And Information:***

**Fixtures and Fittings:**

All integrated appliances, carpets and light fittings are included in the sale.

**Services:**

Mains electricity and water with private drainage. A ground source heating system backed up by oil fired boilers provides central heating to the home, alongside the installation of a new pressurised water system providing instant hot water and high water pressure throughout the entire home. There is also a back-up diesel generator installed within the grounds that functions automatically in the event of a power cut.

**Viewing:**

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

**Directions:**

For the purposes of Satellite Navigation, the postcode for the property is EH37 5XR

**EPC:**

Cakemuir Castle - Band F  
Gardener's Cottage - Band E

**Local Authority:**

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

**Council Tax:**

Cakemuir Castle - Band H  
Gardeners Cottage – Band E

**Entry and Vacant Possession:**

Entry and vacant possession will be by mutual agreement.

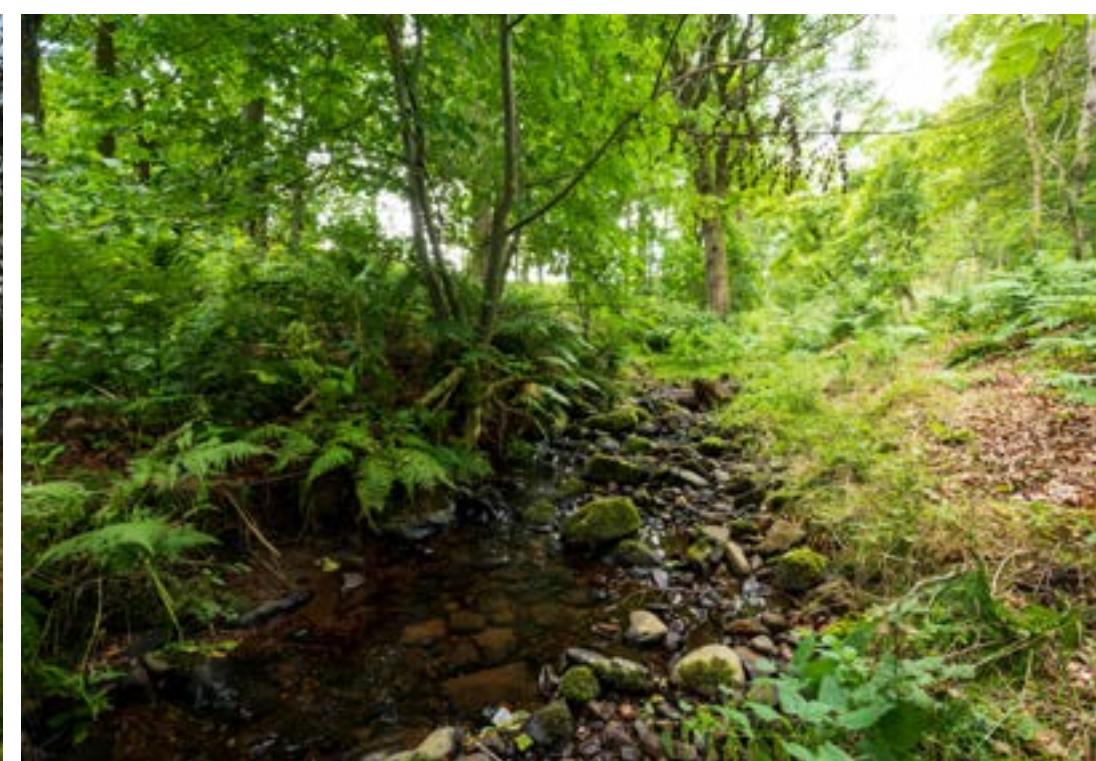
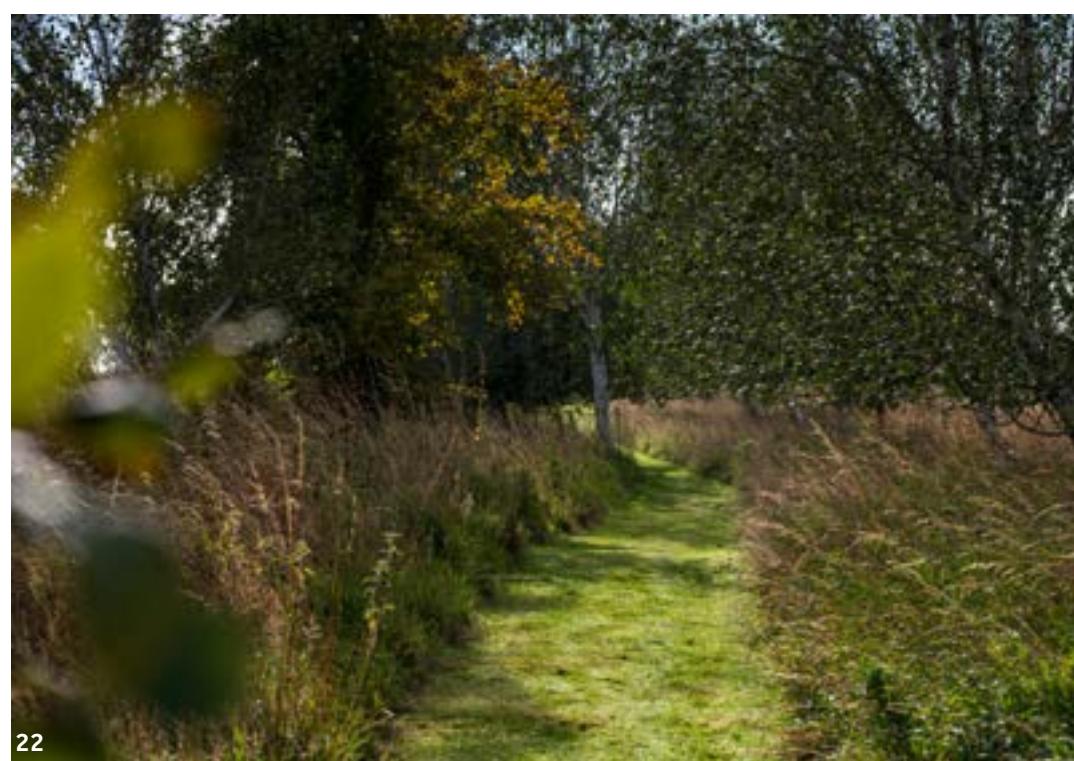
**Home Report:**

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.









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**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.

**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.

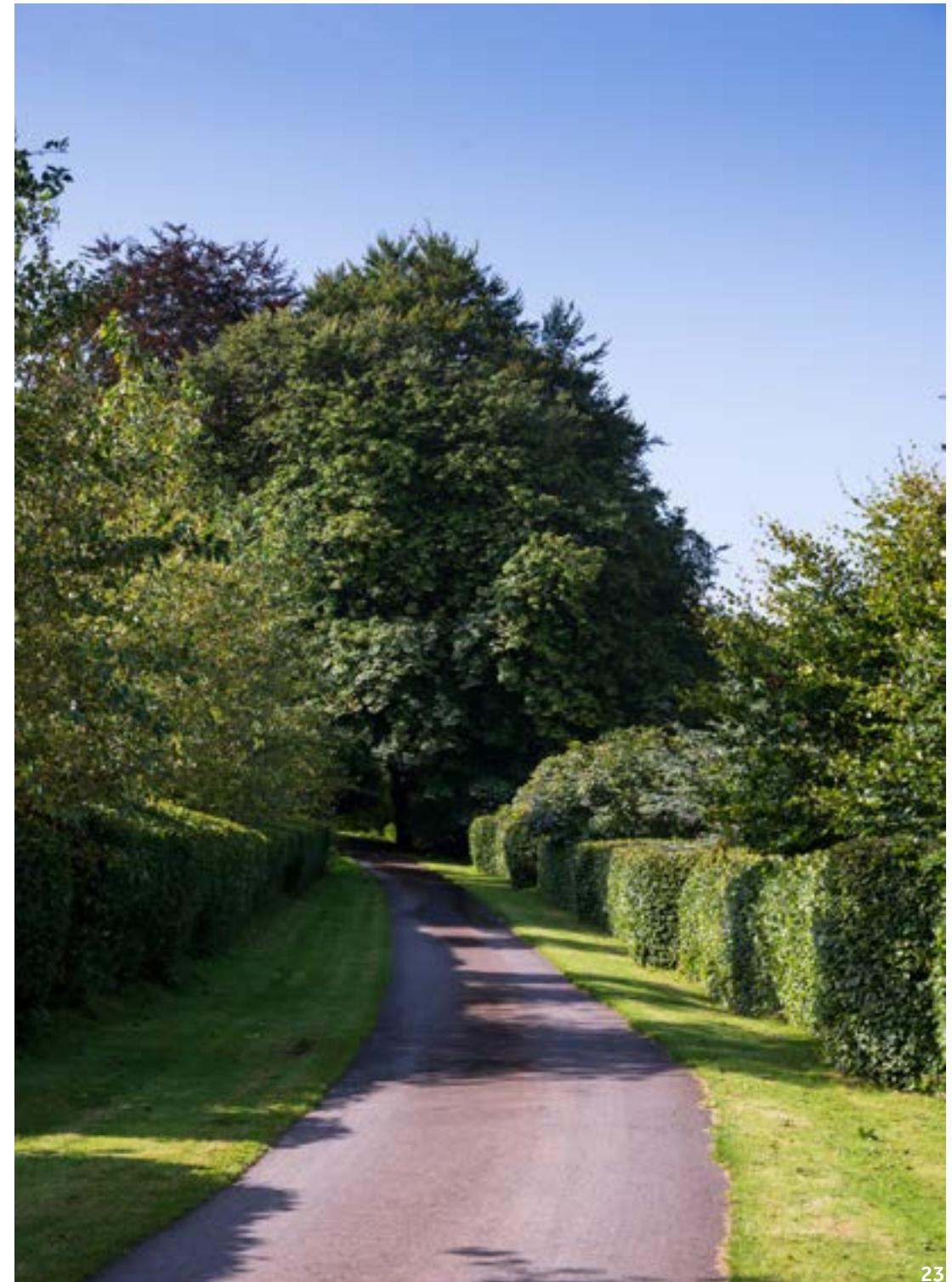
**Servitude Rights, Burdens & Wayleaves:**

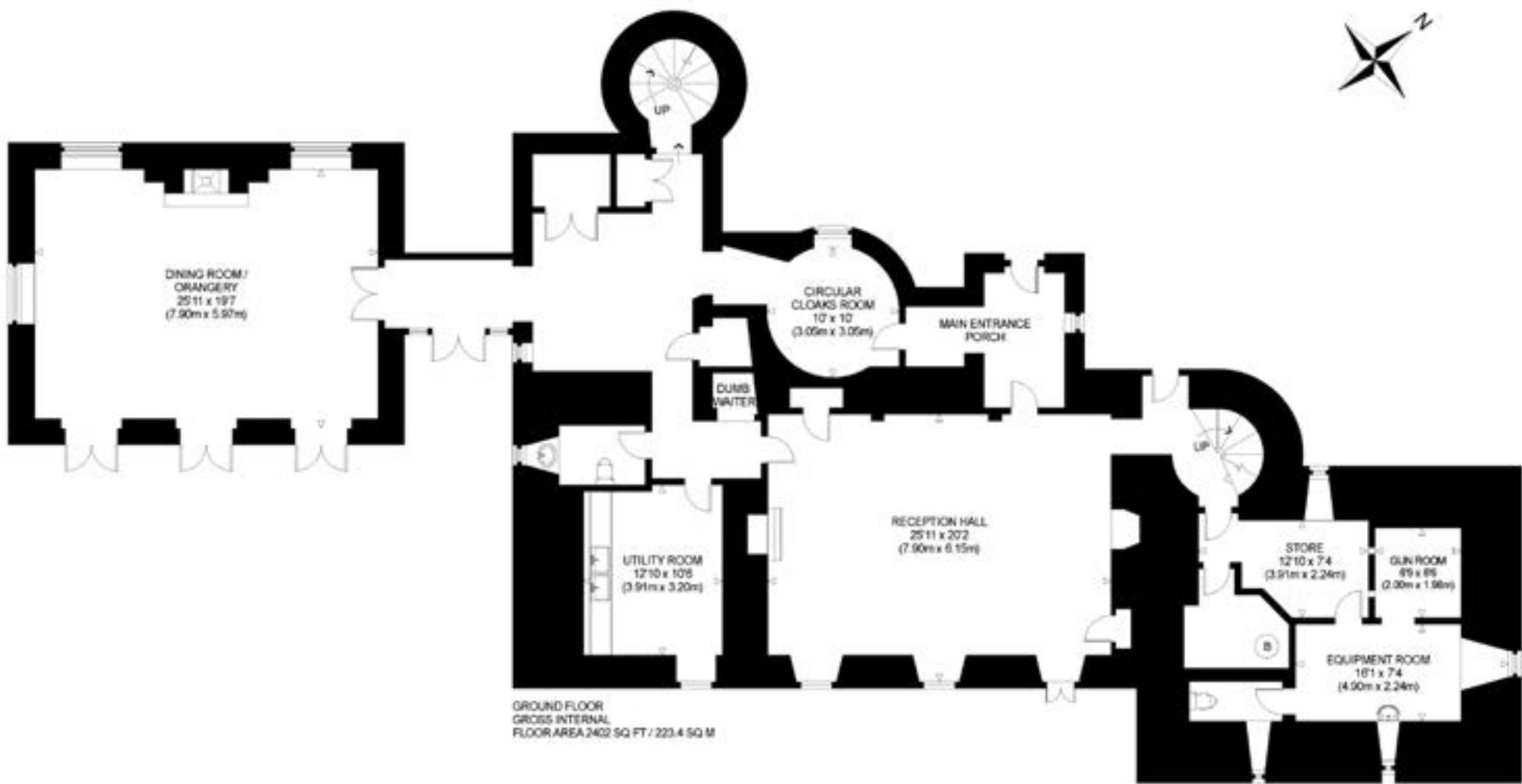
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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

**Important Notice:**

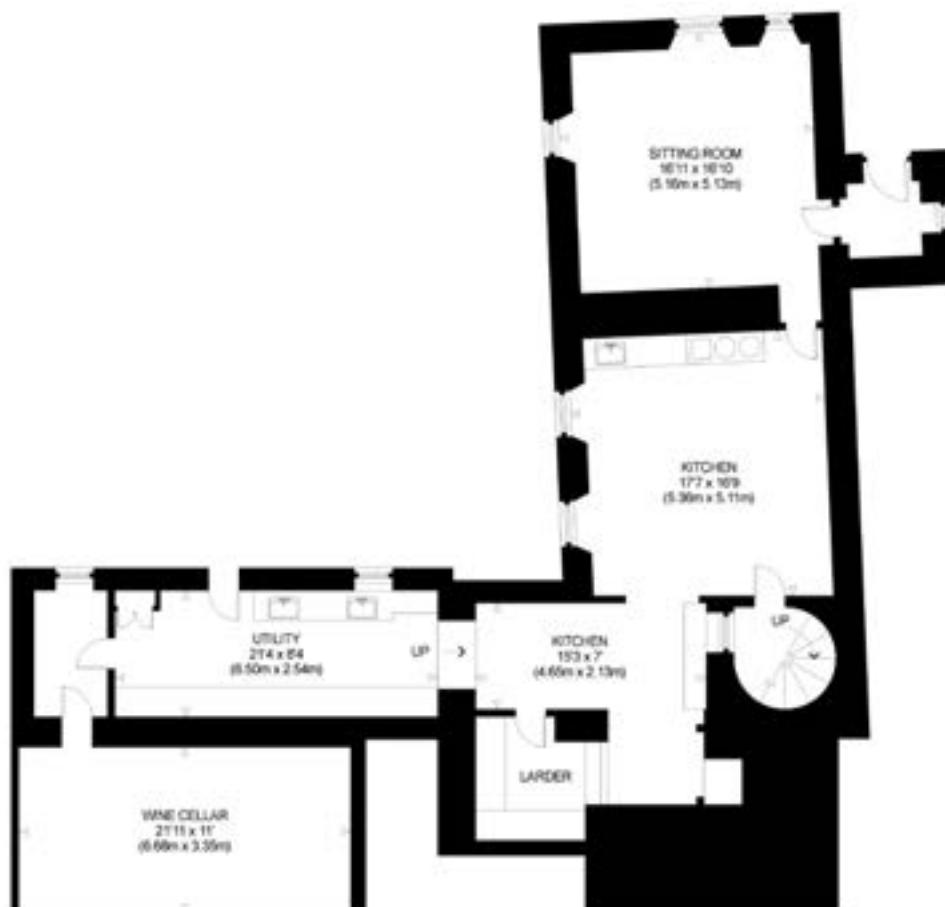
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CAIKEMUIR CASTLE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 8973 SQ FT / 834.5 SQ M  
All measurements internal fixtures including doors and windows  
are approximate and should be independently verified.  
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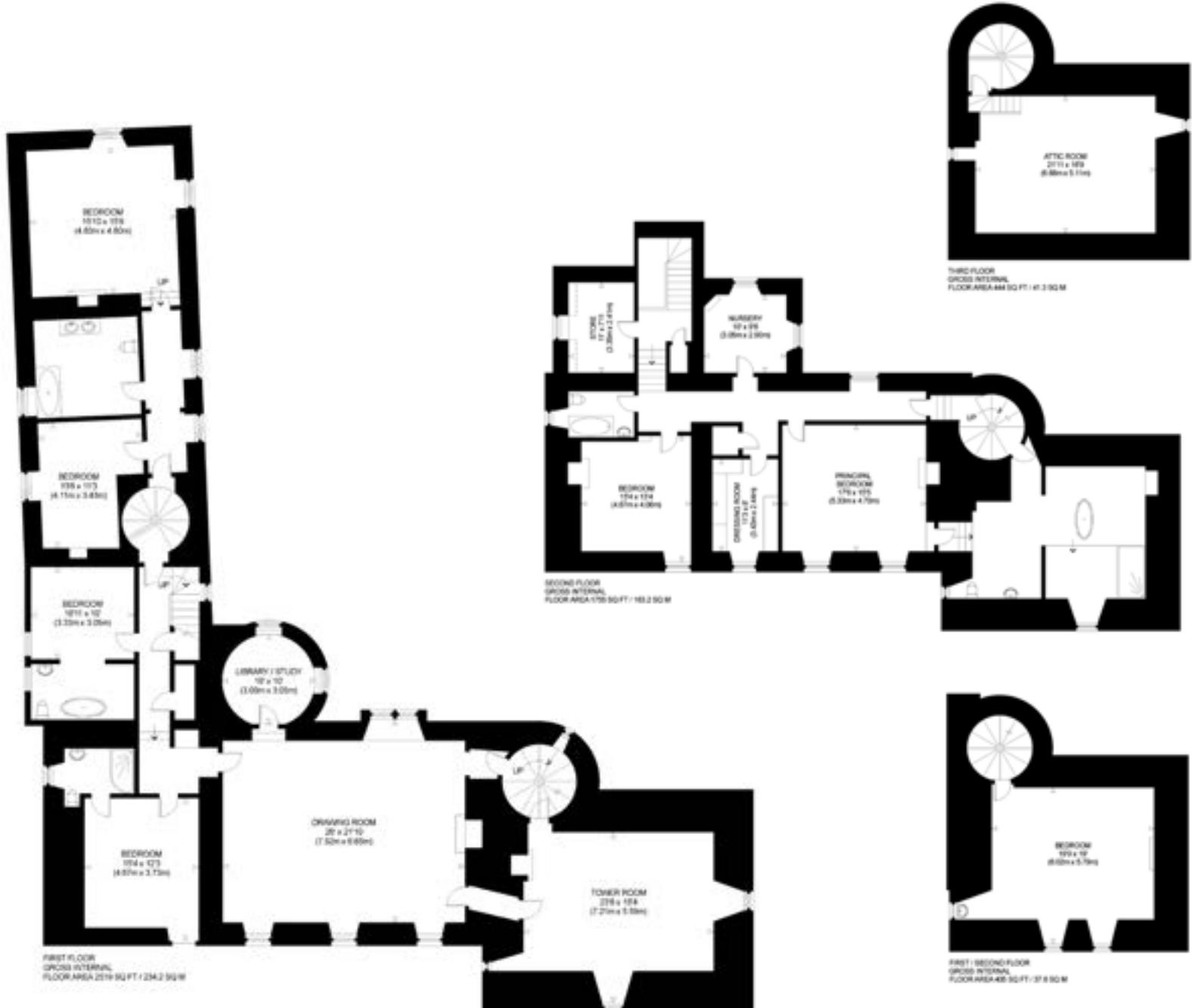


LOWER GROUND FLOOR:  
GROSS INTERNAL  
FLOOR AREA 1446 SQ FT / 134.6 SQ M





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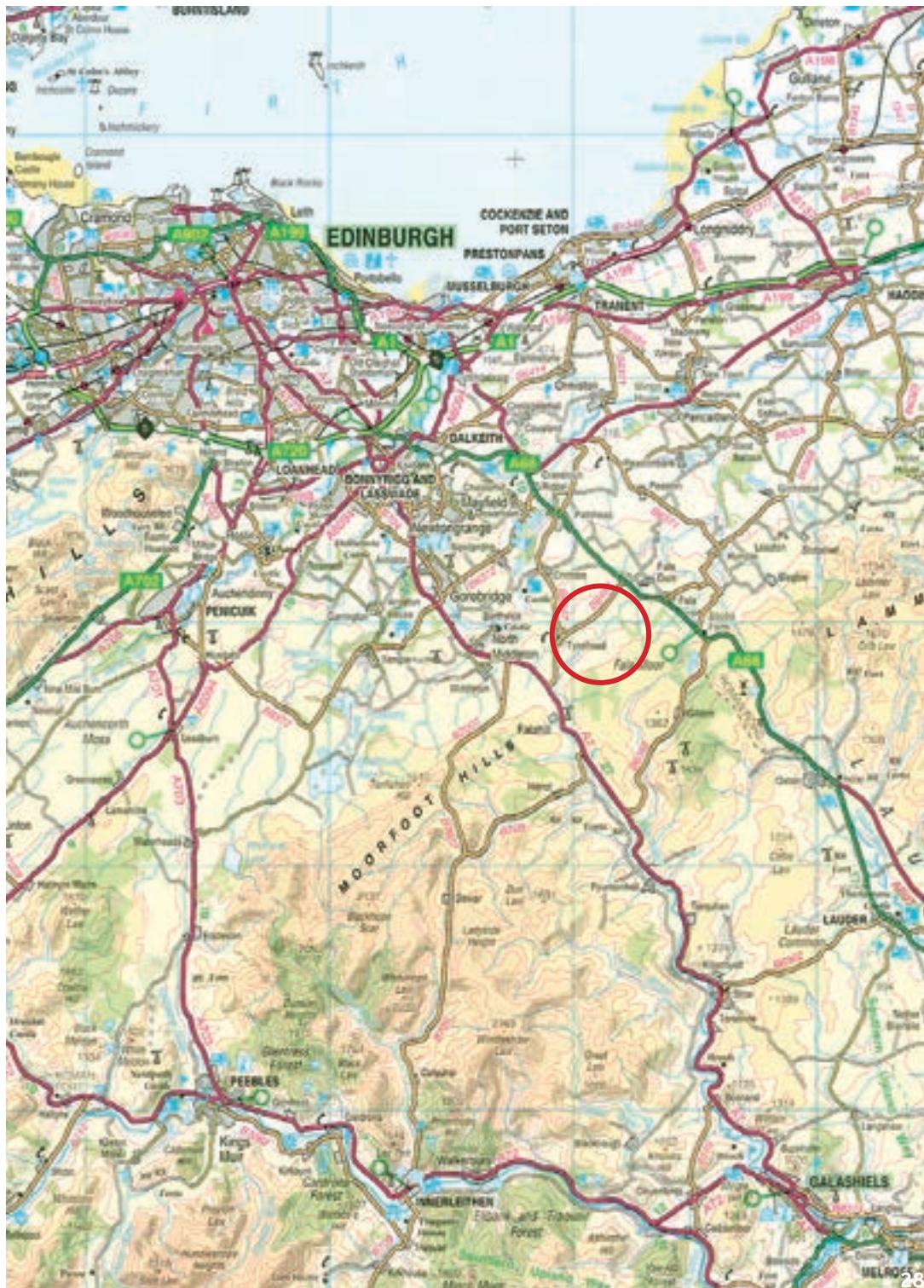
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**Edinburgh**  
EH3 6DH



CAKEMUIR STABLE YARD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2257 SQ FT / 209.9 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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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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## RETTIE

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