

# EDMONSTON HOUSE

*Candymill Road, Biggar, South Lanarkshire ML12 6QY*





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An impressive 19th century B listed 7-bedroom *country house with exquisite period features*, set in 27 acres of gardens, grounds and woodland to include a 3-bedroom cottage, former coach house/stables, ruined tower house and an ornamental loch.







## EDMONSTON HOUSE

*Candymill Road, Biggar, South Lanarkshire*

Biggar 3 miles, West Linton 8 miles, Lanark 14 miles, Peebles 15 miles, Edinburgh 25 miles, Edinburgh Airport 29 miles, Glasgow 39 miles (all distances are approximate)

### *Edmonston House:*

Entrance Vestibule, Hall, Three Reception Rooms, Seven Bedrooms, one with En-Suite WC, Three Family Bathrooms, Study, Kitchen, Utility, Cloakrooms and the Old Dining Room

### *Gardens & Grounds:*

Lawns, Sun Terrace, Paddocks, Woodland, Ornamental Loch, Boat House, 15th century Tower House ruins, Two Single Garages, Greenhouse and former Tennis Court

### *Coach House/Stables:*

Two Loose Boxes, Large Workshop/Garage, Two Storage Rooms, Woodstore/Sawmill and Three External Stores

### *Edmonston Lodge:*

Entrance Vestibule, Living Room, Kitchen, Dining Room, Conservatory, Three Double Bedrooms, one with En-Suite Shower Room, and a Family Bathroom. Private Garden with Circular Stone Roundel

**About: 27.32 acres (12.09 Ha)**

**For sale as a whole or in two lots**















### ***Situation:***

Edmonston is privately situated close to Candy Mill, Elsrickle and the A702 trunk road that links Edinburgh to the thriving market town of Biggar which boasts an excellent range of general stores and speciality retail outlets, pubs and restaurants, with various leisure facilities to include a museum, local golf course, boating pond, tennis courts, bowling, rugby and bridge clubs. The larger towns of Lanark and Peebles offer a wider variety of shops, supermarkets and leisure facilities.

Its proximity to both Edinburgh and Glasgow make it a popular area for both commuters and those wishing to enjoy the stunning surrounding countryside. Situated on the edge of South Lanarkshire and the Scottish Borders, the area is one of serene natural beauty and provides opportunities to enjoy a plethora of countryside sports and activities to include cycling, fishing, horse riding, golf and hiking, with delightful walks along the John Buchan Way and Tinto Hill.

There is a local primary school at Elsrickle as well as primary and secondary schools available in Biggar and Lanark with private schooling available in Edinburgh and Glasgow.

The main A702 trunk road provides easy access via car up to Edinburgh (circa 40 minutes to the city bypass) with direct bus services from Candy Mill into the city centre. Train stations can also be found at Lanark and Carstairs that travel to both Glasgow and Edinburgh.







### *History of Edmonston*

The Estates of Edmonston and Candy have been the scene of various conflicts during the course of history with Lanarkshire being the centre of arduous struggles for Scottish independence. In 1322, Edmonston was rescinded by William of Edmonston to Sir Thomas Douglas, the ancestor of the Earls of Morton and Lords of Dalkeith, with consent of Gilbert Fleming of Biggar, and the estate remained in this family's possession for over 300 years.

The High House of Edmonston, built in the 15th century, is the original three-storey fortified tower that now lies in ruins within the grounds. This category B listed tower is a Scheduled Monument depicting an interesting relic and link with the past, particularly during the era of the Morton-Douglas families. The building must have seen considerable service during the strenuous years of Border warfare and religious upheaval at the time of Charles I, who endeavoured to persecute and subdue the zealous Presbyterians in the district.

In the mid-17th century, the estate was sold to Bailey of Walston, and at the beginning of the 18th century it was then acquired by Laurence Brown and remained with his descendants until 1867 when it was bought by WA Woddrop of Elsrickle & Dalmarnock. Up until this point, the tower house had formed part of a courtyard; the gateway and a piece of wall of which still stand at the southeastern end, and it remained intact until 1872 whereupon the then tenant dynamited part of the building due to issues with its condition, reducing it to its present state.

The current castellated house we see today (sometimes called Edmonston Castle) was built in 1815 to a design by the prominent Edinburgh architect James Gillespie Graham, whose Gothic Revival influence can be seen throughout Edmonston's exquisite lancet windows, interior door frames and wood panelling. The 'castle of Edmonston' is mentioned in the book *Histories of Scottish Families – Biggar and the House of Fleming* written by William Hunter in 1862, where he details an image of the house and lake alongside a poem by James Proudfoot that nicely encapsulates the beauty of the house, concluding '...Where grandeur, elegance and strength, in happy union, are combined.'

By the first half of the 20th century, Edmonston Estate comprised nearly 3,500 acres, however in 1948 it was divided into multiple lots and sold, with Edmonston House and grounds, including the Lodge and Coach House/Stables, being purchased in 1957 by the current owner's family.









## *Description*

### **Lot 1 - Edmonston House**

**About: 26.85 acres (10.9 Ha)**

Edmonston House is an ornately designed country house set in an elevated position overlooking an ornamental loch to the east, with extensive views to the south over open farmland. In addition, there is a former coach house with stables, the ruins of the original 15th century High House, a former walled garden and tennis court together with surrounding grounds comprising of parkland, paddocks, an ornamental boating loch and a wooded area on the eastern boundary.

Edmonston House is approached through a pillared stone entrance with metal gates that lead down a tree lined drive past Edmonston Lodge, the Coach House/Stables and the ruined tower, before terminating into a gravel sweep.

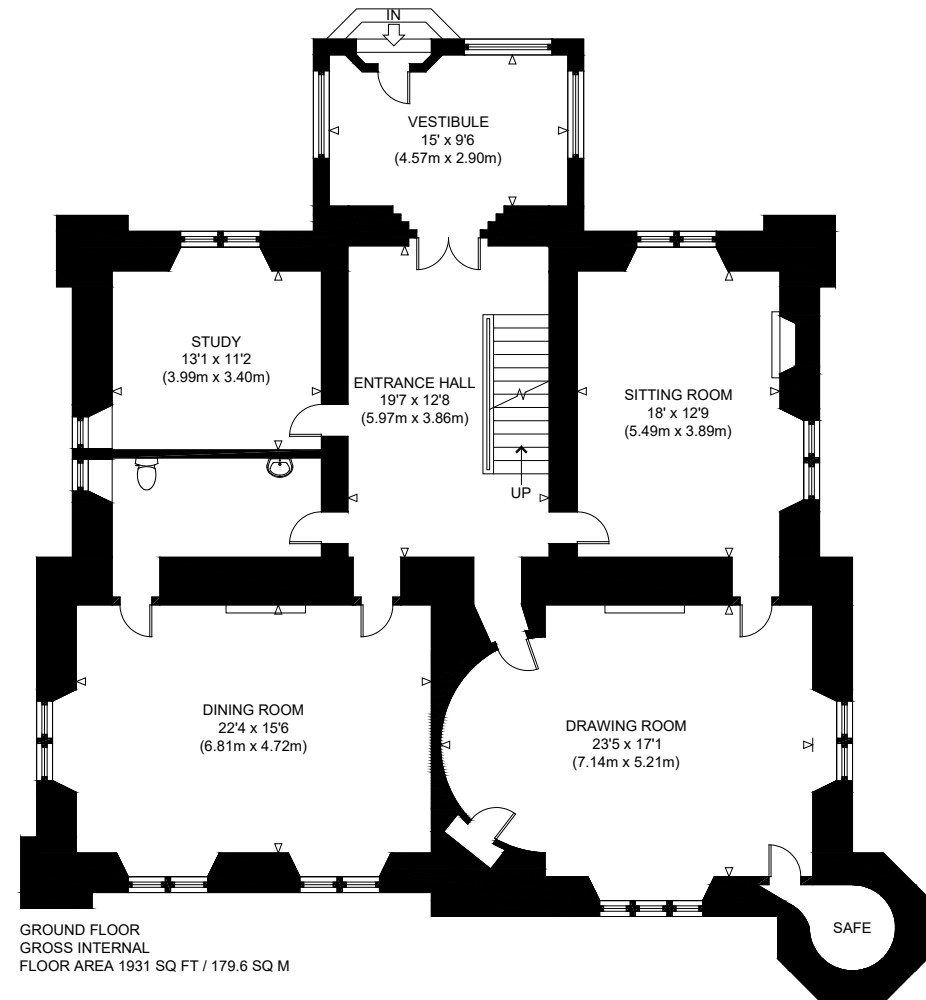
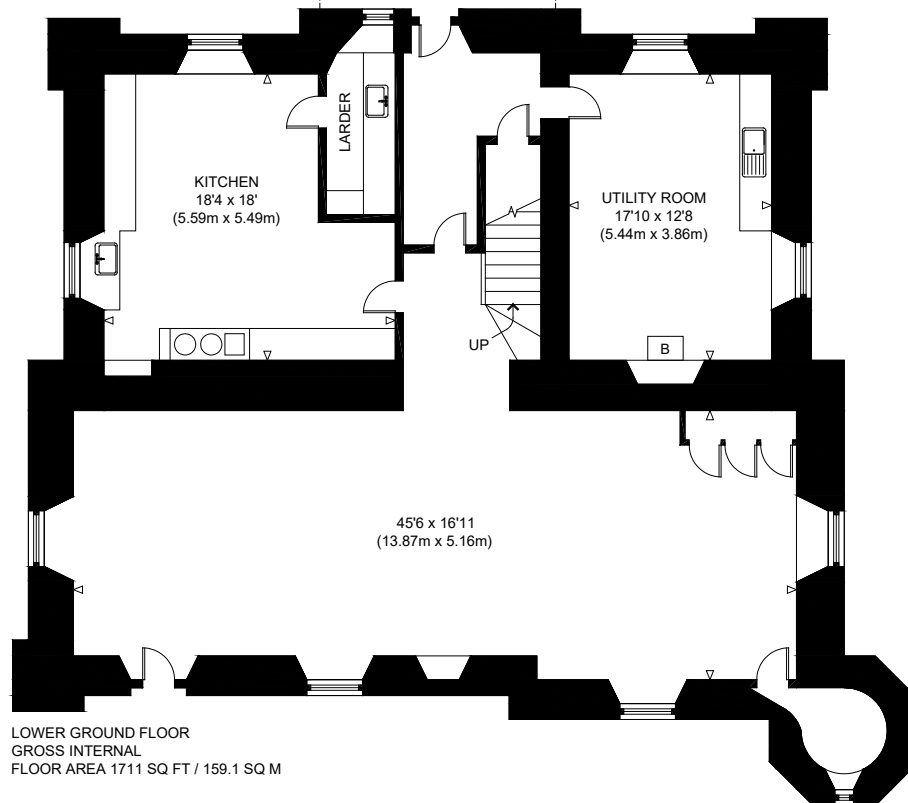
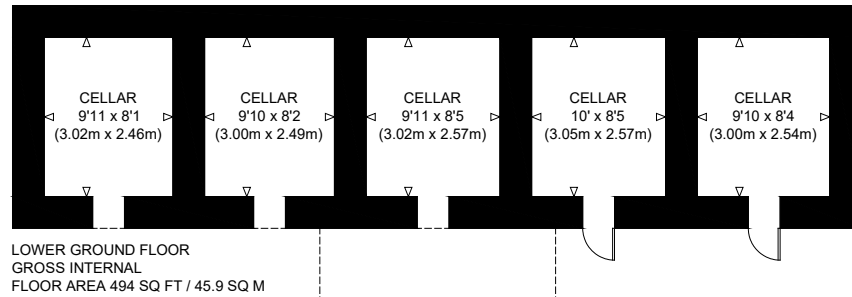
The stone built, four-storey house proudly boasts a number of architectural features including corner rectangular and octagonal towers, crenelated parapets and Gothic Revival lancet windows which give the house a distinctive appearance. From the gravel sweep, stone steps lead up to the front door that opens into a spacious entrance vestibule with triple aspect windows and a herringbone tiled floor. A further white pillared entrance then leads into a magnificent stone flagged hall that gives access to all the principal rooms on the ground floor, showcasing original oak panelled doors that bear the same Gothic arched designs.

The drawing room, accessed through a short oak panelled passageway of 'hidden' cupboards behind curved panelled doors, is beautifully appointed with natural wood floors, ornate corning and wonderfully bright dual aspect windows overlooking the gardens and loch to the south and east, with an open fireplace forming a focal point to the room. Two additional oak doors open into deep Edinburgh presses, one of which currently serves as a drinks cupboard and the other a safe, whilst a third door provides direct access to the adjacent sitting room, which also benefits from dual aspect windows and a woodburning stove.

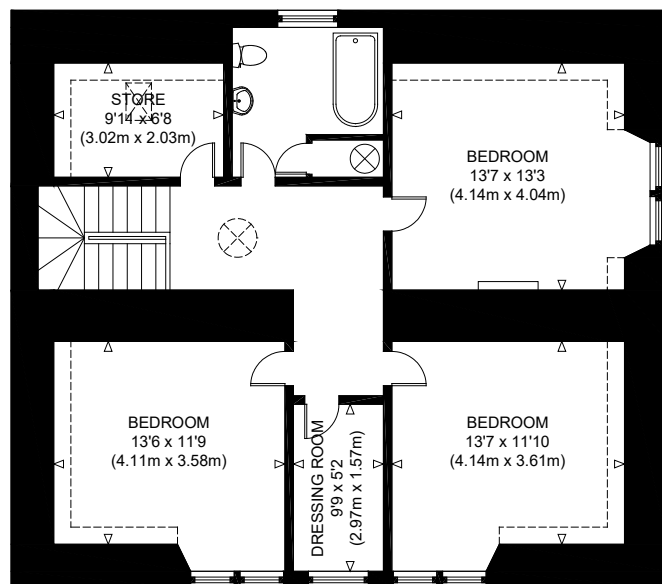
To the other side of the hall resides the third reception room with ornate corning, three large dual aspect windows overlooking the garden and a central fireplace, whilst a spacious study and two downstairs cloakrooms complete the ground floor.



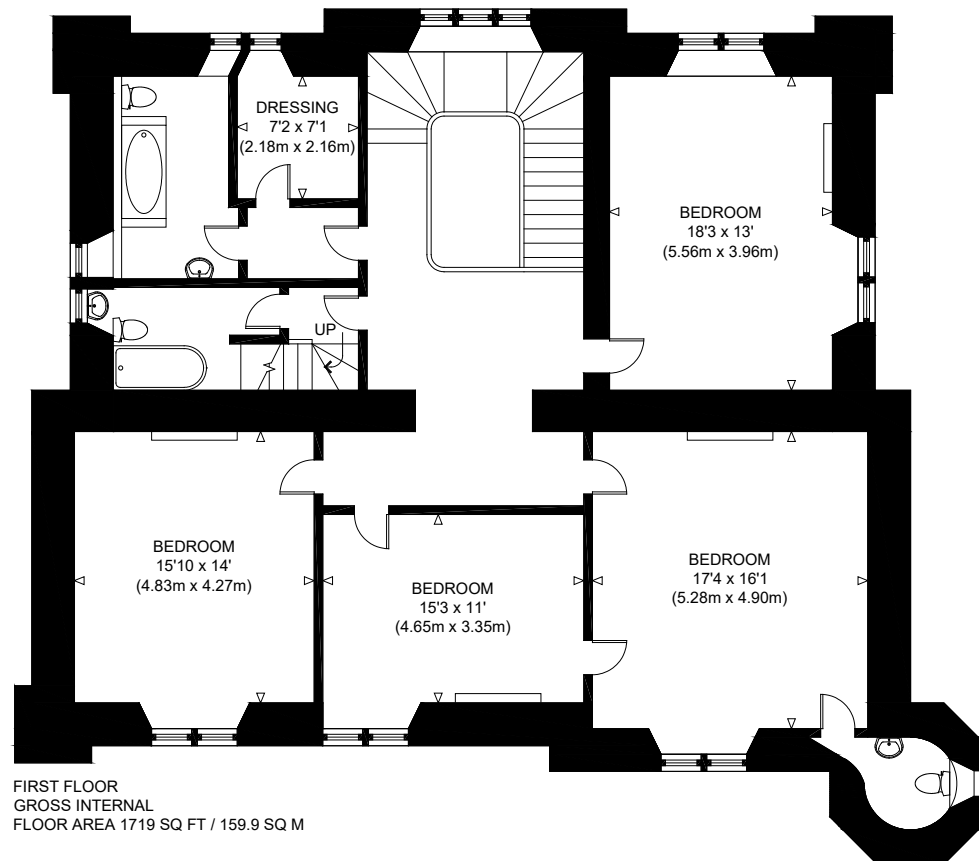
EDMONSTON  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 6854 SQ FT / 637.4 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT)  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 999 SQ FT / 92.9 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1719 SQ FT / 159.9 SQ M









An attractive stone staircase ascends from the hall to the first-floor landing, with elegant metal stair rods and a beautifully turned banister, lit mid-way by a large window overlooking the gardens that floods the hall and landing with natural light. The principal bedroom benefits from an en-suite WC in the rounded 'turret' alongside a fireplace, with direct access into a spacious dressing room that could also be utilised as a seventh double bedroom; benefitting from a window overlooking the garden and secondary access to the landing. Two additional double bedrooms reside on the first floor, both with fireplaces, alongside two family bathrooms and a further dressing room with wardrobe storage.

Carpeted stairs ascend to the second-floor landing, lit by a central round cupola above, which gives access to three double bedrooms, all with dormer windows, a family bathroom, a linen store and a box room.

Returning to the entrance hall, stairs descend to the lower ground floor which leads into a kitchen/breakfast room fitted with an AGA and Agamatic alongside a range of floor and wall mounted units and a walk-in pantry. Adjacent to the kitchen is a rear hall that gives access to a cupboard and a spacious utility/boot room with a range of floor mounted units together with a sink, drying racks and space for a washing machine, tumble drier and a large chest freezer. A rear door leads outside where five cellar stores are situated.

The former kitchen and dining room at the south side of the house are now in need of renovation, however, subject to planning, this sizable space could be transformed to create a wonderful open-plan breakfast kitchen/living room, featuring the original open fireplace, stone flagged floor and a door leading out to the south facing sun terrace.

### *Gardens & Grounds*

The house has a paved patio terrace immediately to the south and lawns beyond to the south, east and west. A further lawn lies to the north of the gravel sweep with a beech hedge arch to the far end. Further garden areas lie beyond the south lawn, partly enclosed by fencing and a hedge, with a former outdoor swimming pool. Shelter and screening are provided by mature trees and shrubs to the west. To the east, the land drops down to the ornamental loch which is fed by the Candy Burn, with paths providing access to the loch side and an original stone boat house. A bank of woodland stretches beyond the loch which comprises a mixture of mainly mature broadleaf and conifer trees that screen the house from the A702. There are various fields, paddocks and a former walled garden surrounding the property, alongside a tennis court and pavilion that both require upgrading.











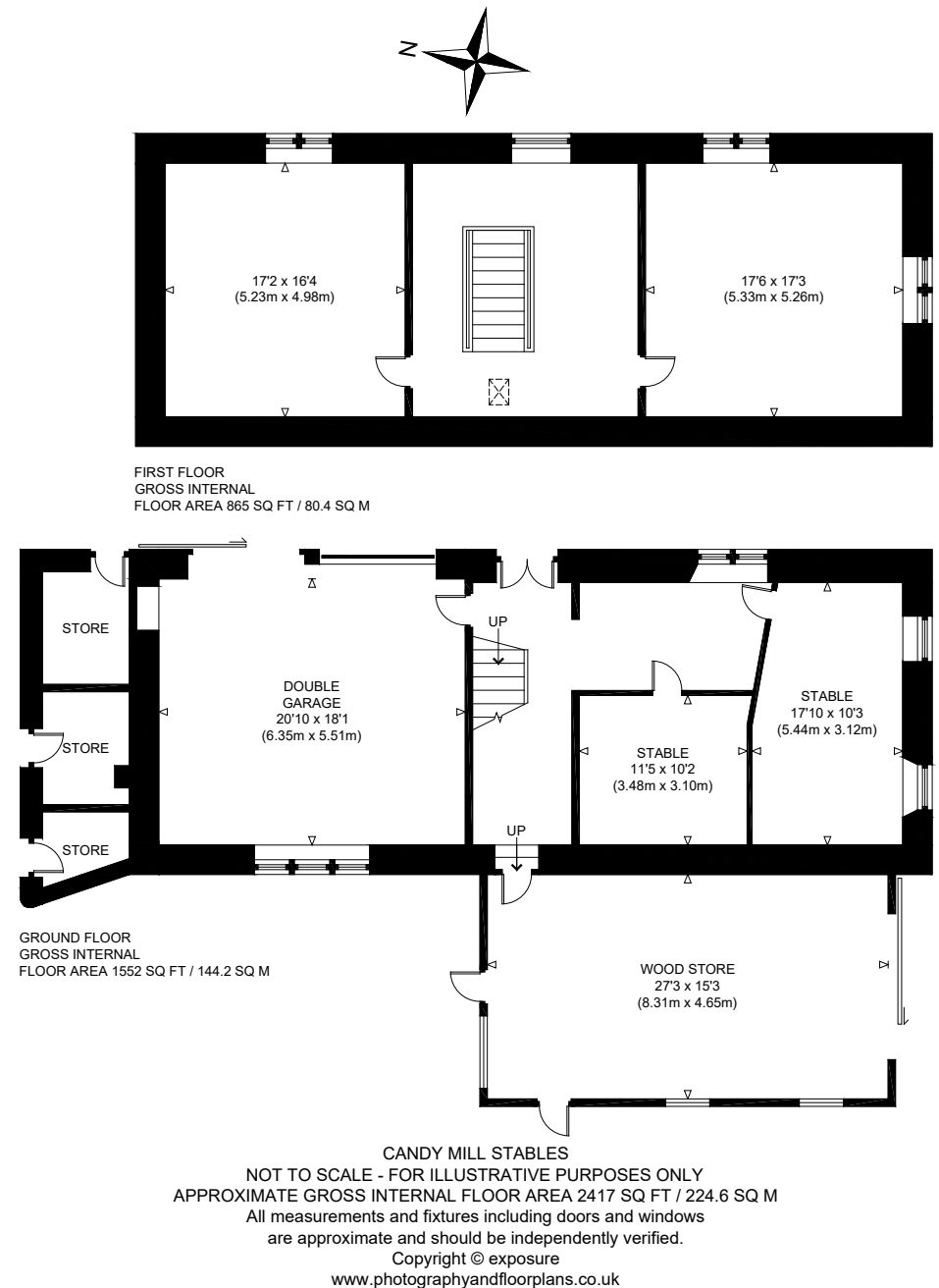


### *Edmonston Coach House/Stables*

Forming part of the original groom's accommodation dating to the 1820s, Edmonston Coach House/Stables presents an exciting opportunity to create additional accommodation with previous planning consent for the development of the building into a two-bedroom, two-bathroom house.

At present the Coach House/Stables consists of two loose boxes and a double garage on the ground floor, with stairs leading up to the first-floor landing with two spacious rooms either side. To the rear of the building is a lean-to wood store alongside three external stone stores. The property has previous electricity connection and a water supply.

For further details on the proposed renovation, previous consents in place can be viewed under reference P/22/1177 on the South Lanarkshire Council planning website:









## *Lot 2 - Edmonston Lodge*

**About: 0.47 acres (1.19 Ha)**

Edmonston Lodge is understood to date from circa 1850 and is a traditional stone built, detached, single storey 3-bedroom cottage that has been extended over the years and more recently has been a successful holiday let.

The front door opens into an entrance vestibule with a coir mat floor and space to store coats and shoes. Two bright double bedrooms are situated on the left-hand side, one benefitting from an en-suite shower room, with a sitting room adjacent that has a wood burning stove and hardwood flooring.

A rear hall provides access to a family bathroom which incorporates a shower over bath, wash basin and WC, together with a walk-in larder that has space for a fridge freezer. The dining kitchen incorporates a range of floor mounted units together with a Raeburn range cooker, a separate electric cooker, Hotpoint washing machine, Beko dishwasher and space for a table and chairs. Beyond the kitchen is the third double bedroom with a dining room adjacent that can easily encompass an 8-seater dining table. The south facing conservatory completes the accommodation and is situated off the dining room with French doors out to the garden and views over the surrounding countryside.

## *Lodge Garden*

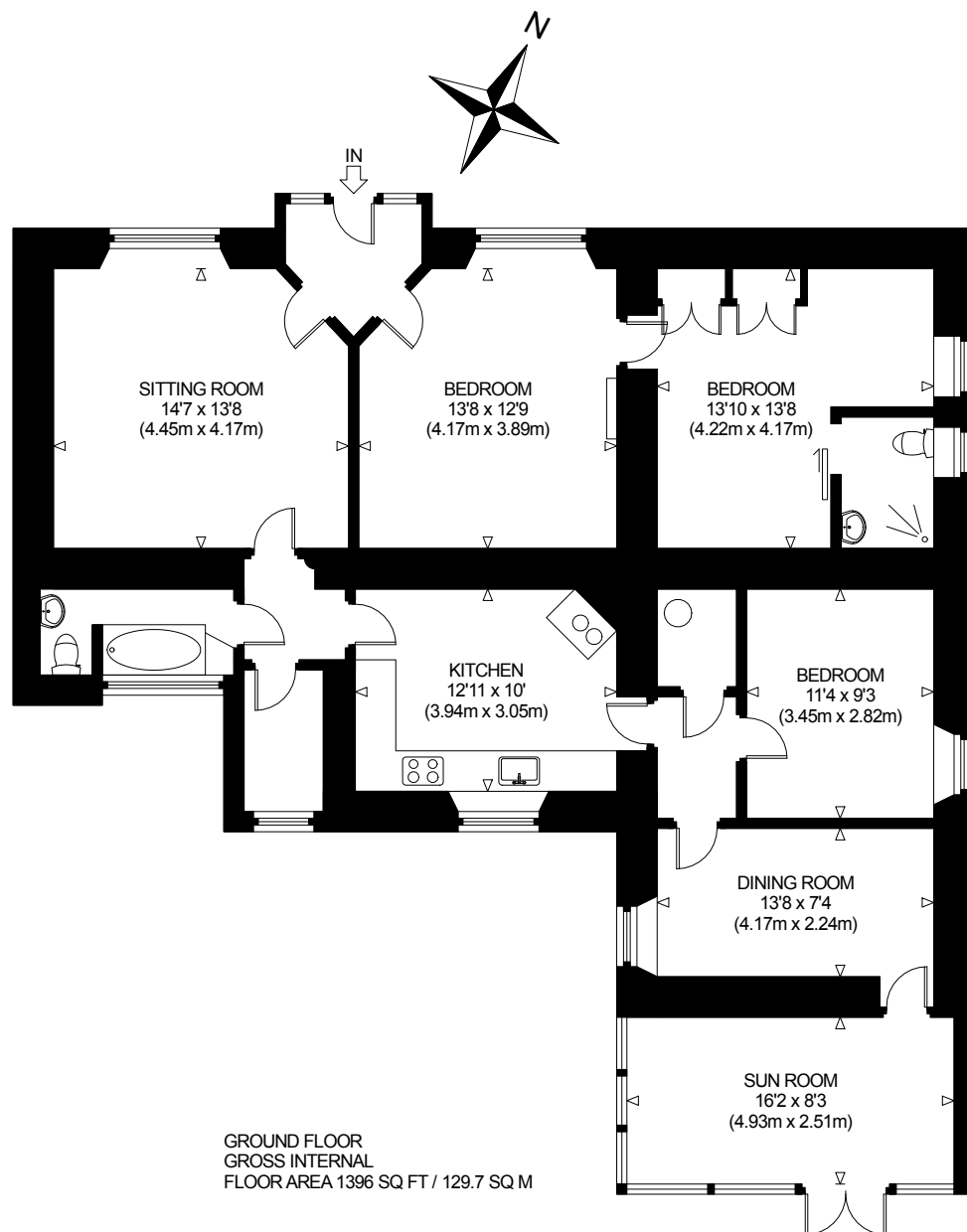
Open grounds surrounding the cottage mostly consist of lawn with a gravelled area for parking at the front. A fully enclosed south facing garden is situated to the rear which is mostly laid to lawn with a patio adjacent to the conservatory and herbaceous borders, mature trees and shrubs to the periphery, enclosed by a combination of timber fencing, hedging and a stone ha-ha wall. Adjacent to the rear garden is a circular stone roundel which could be developed into additional accommodation (subject to planning).







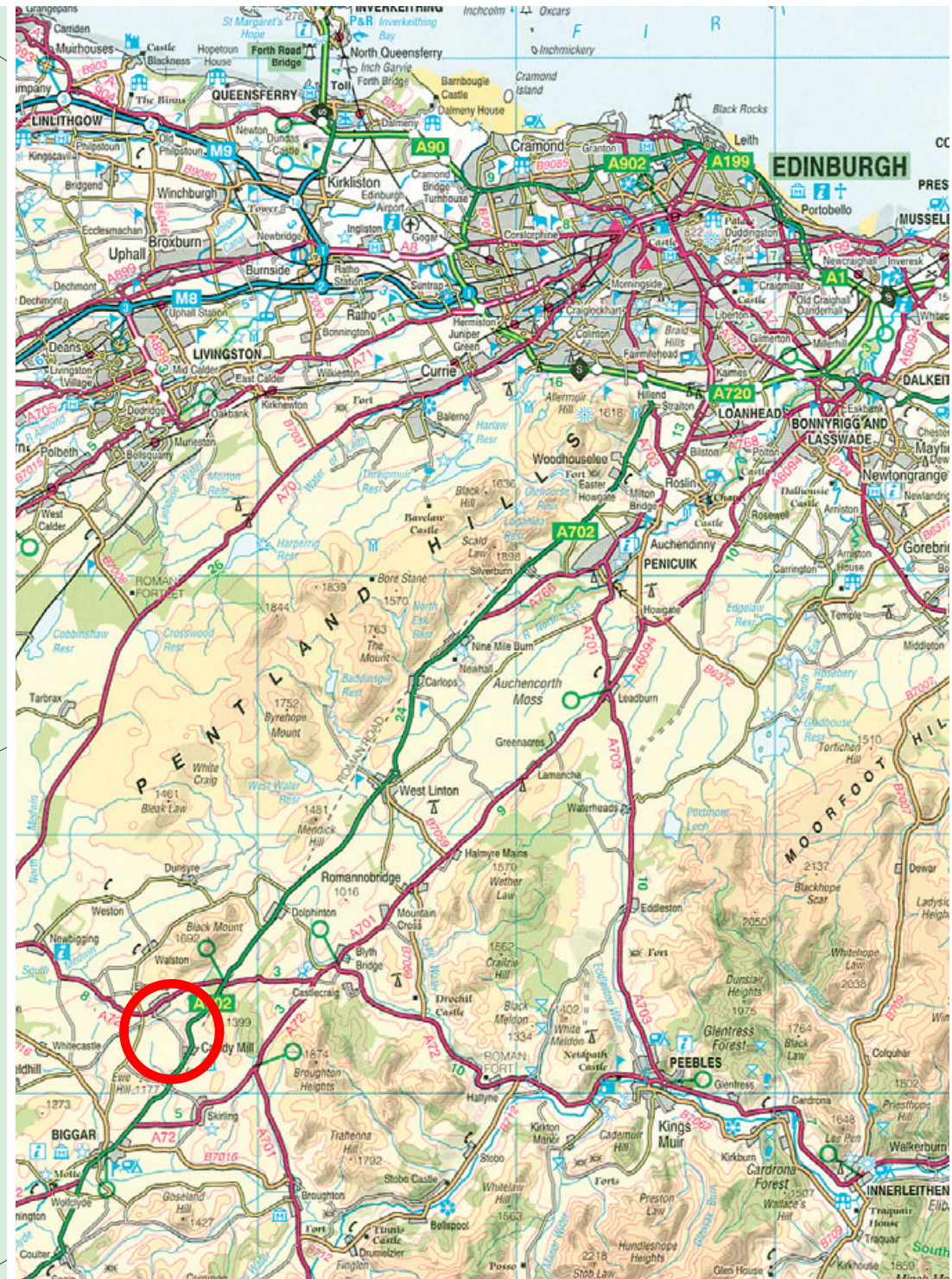
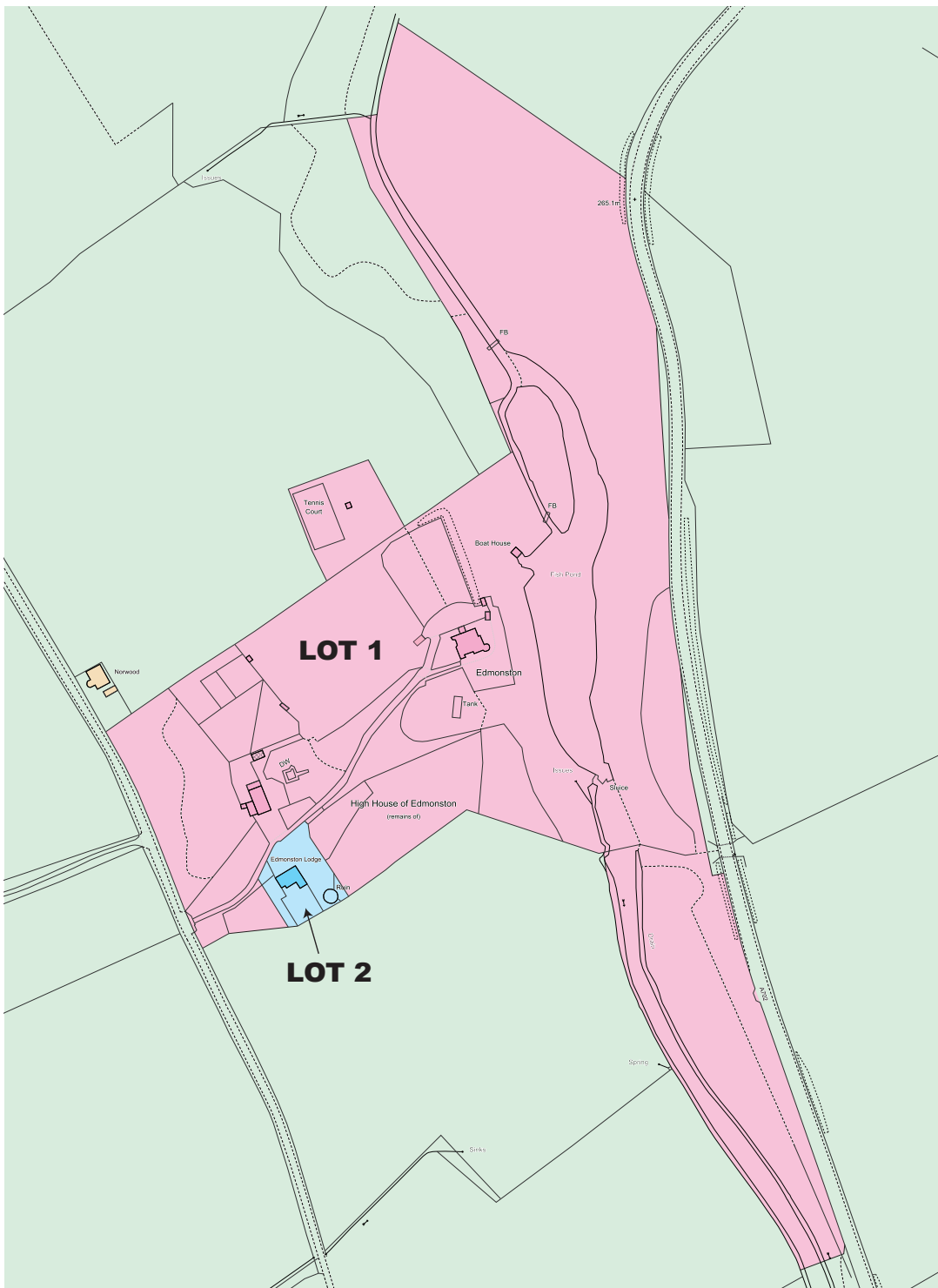




EDMONSTON LODGE COTTAGE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1396 SQ FT / 129.7 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## GENERAL REMARKS AND INFORMATION:

### Fixtures and Fittings

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

### Environmental Stipulations

**Edmonston House:** Category B Listed

**High House of Edmonston, Tower House Ruin:** Scheduled Monument, Category B Listed

### Services

**Edmonston House:** Mains electricity with private water supply, private drainage and oil fired central heating.

**Edmonston Lodge:** Mains electricity with private water supply and drainage with an oil fired Raeburn and Electric central heating.

### 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 ML12 6QY

### EPC

Edmonston House: Band F

Edmonston Lodge: Band F

### Local Authority

South Lanarkshire Council, Almada Street, Hamilton ML3 0AA. Tel: 0303 123 1015

### Council Tax

Edmonston House: Band H

Edmonston Lodge: Band D

### 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.

### 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:

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 mis-statement 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 particular 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 sale of Edmonston is on behalf of The Executors of the late owner and certain boundary issues will be dealt with once confirmation is granted.



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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