
STEVENSON HOUSE

East Lothian EH41 4PU

An aerial photograph of the Stevenson House estate. The main house is a large, light-colored stone building with multiple gables and chimneys, situated in the center of the frame. It is surrounded by lush green lawns, numerous mature trees, and a formal garden with a circular maze-like path. To the left, there is a large, vibrant yellow field, likely rapeseed. The estate is bordered by dense woodlands and rolling green hills. In the background, a small town and a road are visible under a clear blue sky with scattered clouds.

STEVENSON HOUSE

East Lothian EH41 4PU

Haddington 2.5 miles • Edinburgh City Centre 21 miles • Edinburgh Airport 29 miles

A stunning historic Residential Estate
totally *refurbished to the highest standard*
set in 21.47 Acres of beautiful gardens and parkland
with two additional dwellings



Stevenson House is an *exceptional* country house enjoying a wonderful position...

Stevenson House

A superb Country House dating from circa 1560 with later additions surrounded by beautiful gardens and policies. Three Grand Reception Rooms, Three Informal Reception Rooms, Games Room spacious open-plan Kitchen with Dining area, Laundry, Boot Room Domestic Offices, Lift to all floors, Master Bedroom Suite, Four En-Suite Bedrooms, 3 Further Bedrooms and 2 Bathrooms.

Little Stevenson

Spacious House comprising Hall, Living Room, Kitchen, Utility Room, WC, 3 Bedrooms and a Bathroom.

Stevenson Coach House

Substantial House with Living Room, Dining Room, Games Room, Kitchen, 4 Bedrooms, and 3 Bathrooms

Garden

Stunning formal Gardens featuring mature specimen trees. Wild garden leading to riverside walk.

Outbuildings

Workshop, Stabling, 3 Double Garages and Gardeners store.

Paddock, Parkland and Stabling

7.10 acres of grass paddocks and parkland enclosed by wrought iron and post and rail fencing. Field Shelter and Courtyard Stable complex.

Amenity

Parkland setting, Beautiful gardens, specimen mature trees and River Tyne.

About 21.47 Acres (8.69 hectares) in total.

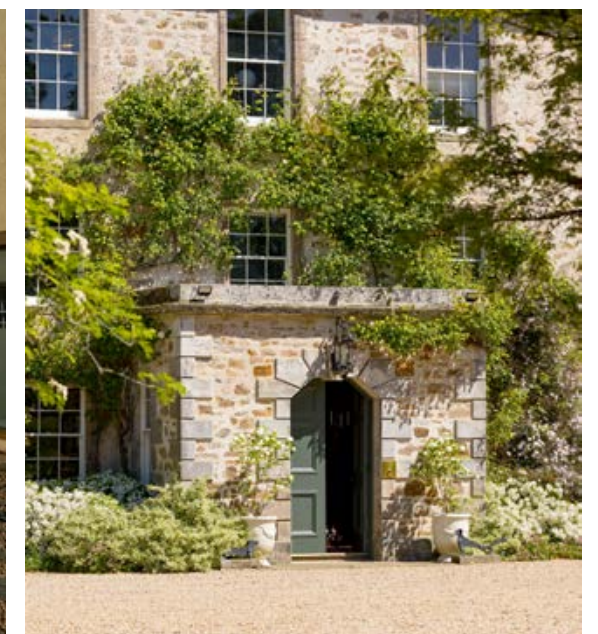
For sale as a whole by Private Treaty



Introduction

Stevenson House borders the River Tyne in a prime position in East Lothian surrounded by rolling farmland in a private yet highly accessible location about 2.5 miles from the county town of Haddington.

Stevenson House offers the rare combination of an immaculate private country house in wonderful condition set in 21.47 acres of beautiful policies and gardens with two additional dwellings, all within a short drive of the coastline that East Lothian is famous for and Edinburgh city centre.







Situation

Stevenson House is beautifully situated on the south bank of the River Tyne within the undulating landscape that is typical of East Lothian yet within a short drive of the A1 providing quick access to Edinburgh city centre, the airport, Scotland's major cities and the motorway network. Edinburgh city centre is within a 30-minute drive via the A1 and offers a comprehensive range of services and facilities expected of a capital city, with an abundance of retail, leisure and cultural opportunities.

Haddington is a vibrant market town and offers a wide range of local services, including independent shops, supermarkets, leisure facilities, restaurants, cafes and primary and secondary schooling. The private Compass School in Haddington and Belhaven Prep School at Dunbar (11 miles) have excellent reputations, and Loretto Junior and Senior Schools are also convenient, at Musselburgh (13 miles). Edinburgh has a wider range of private schools, and is extremely accessible, either by car, or train from the commuter station at Drem (6 miles) and there is also a bus service that runs to the centre of Edinburgh. Edinburgh airport is approximately 29 miles away and provides an increasing number of both domestic and international flights.

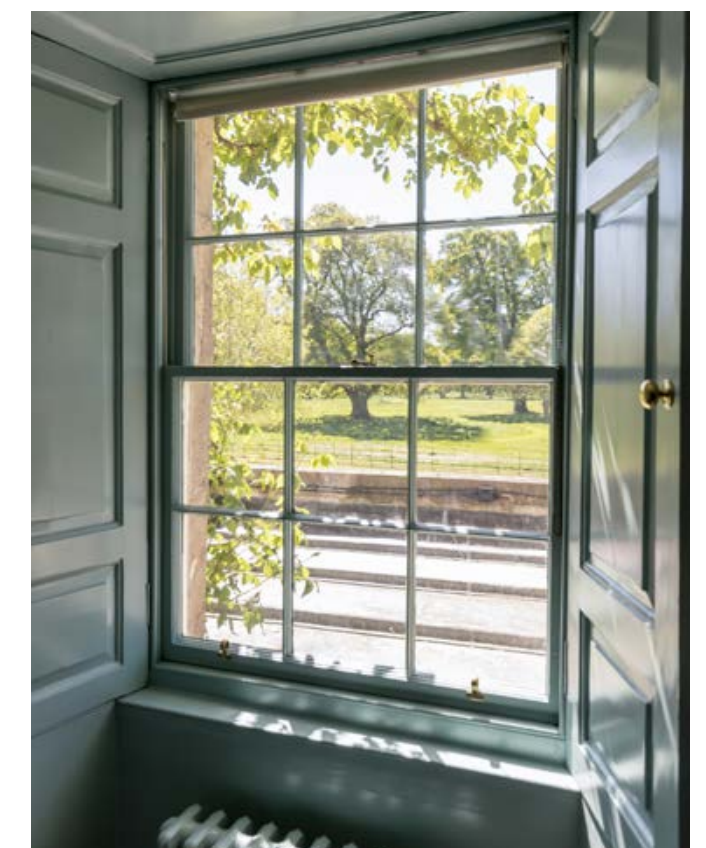
There are several renowned golf courses in the county with the Open Championship links course at Muirfield, complimented by the courses at Gullane, Luffness and North Berwick in addition to numerous local clubs. In addition for the outdoor enthusiast there is sailing in the Forth, walking in the Lammermuir Hills or on the beautiful beaches of East Lothian, riding and field sports including fishing on your own stretch of the River Tyne to enjoy.





History

Stevenson House has a fascinating history and various articles and pamphlets have been written on the property. The house as seen today dates from circa 1560 and replaced an earlier house that is understood to have been burnt to the ground during Hartford's invasion of Scotland in 1544. The house is a rare example of a "grange plan" house meaning it was built in a square shape around a central courtyard 3 storeys high with a turnpike staircase at each of the 4 corners. There is no detailed record of the ownership of Stevenson House until 1624 when it was bought by John Sinclair and it remained in the Sinclair family until the death of Sir Robert Sinclair in 1899. The major changes to the house during that time were in the late 17th century when the south facing reception rooms were enlarged and made grander with the ceilings on the first floor raised, the rooms being panelled and decorated in the classical style of the period. At the same time the south-west turnpike staircase was removed and the grand square staircase to the first floor added. In the early nineteenth century the Bay windows on the southern façade were constructed to improve the entertaining space within the house. In 1931 Stevenson was bought by William Dunlop who surprisingly never moved in and when he died in 1946 the property was in a poor state and his son John spent the next 10 years carrying out an extensive restoration of the house and grounds. This included creating the Library on the second floor and panelling it with cedar and mahogany salvaged from the break up of a liner in 1934. The salvaged timbers were also used to create bookshelves and panelling in some of the halls. On the death of John Dunlop's widow in 2000 Stevenson was bought by the previous owners who undertook an 18 month project using a team of experts to restore and remodel the house and buildings to create a wonderful country house suitable for 21st century living. The current owners have continued updating and upgrading the house over the last four years.



General Description

Stevenson House is a superb example of a small Residential Estate centred around a magnificent country house which is presented in impeccable condition. The house is surrounded by beautiful gardens and parkland and is approached by a tarred tree lined drive which passes through parkland before arriving at a large gravel sweep at the front door. The drive splits before the gravel and continues round to the rear courtyard where there are a range of outbuildings and Little Stevenson and The Coach House.

Stevenson House

Stevenson House is an exceptional country house enjoying a wonderful position overlooking its spacious lawns and parkland to the south, east and west and the River Tyne to the north.

The house sits in the centre of its gardens and is built of stone, partially harled, under a predominantly slated roof, and has been completely refurbished over the last 25 years to provide an enchanting and elegant family home fit for the 21st century.

Stevenson House is a property that really needs to be viewed as it is only once you cross the threshold that you fully appreciate the quality of workmanship that has gone into the refurbishment and conservation of the house.

The front door to the house is at the western facade of the property and opens to a large porch and beyond to the vestibule and staircase hall. Beyond is an inner hall which flows around the central courtyard and is replicated on the first floor providing access to all the principal rooms. The courtyard provides a perfect connection to all the rooms and throws light into the centre of the house.

Accommodation

Ground Floor

Porch, Vestibule, Reception Hall, Main staircase Hall, Family Room, Dining Kitchen, Pantry, Playroom, Cloakroom, Laundry, Boot Room, WC, Wine Cellar, Domestic Stores and Plant Room.

First Floor

Galleried Landing, Staircase Hall, Magnificent Drawing Room and Dining Room with Bay windows, Sitting Room (Withdrawing Room), Games Room, Bedroom Suite with Dressing Room and en-suite Bathroom, two further Bedrooms with en-suite Bathrooms, Bedroom, Bathroom, Linen store and Cloakroom

Second Floor

Landing, Stunning Master Bedroom Suite comprising Bedroom and Dressing Room with bay windows, a large walk in wardrobe and an en-suite Bathroom. Bedroom with en-suite Bathroom, two further Bedrooms, Cloakroom, Panelled Library and Office/bedroom.

The house has a wealth of period detail throughout from the magnificent panelling, cornicing, fireplaces, stone staircases, hardwood and stone flooring and astragal windows with working shutters and really has to be viewed in person to be appreciated.





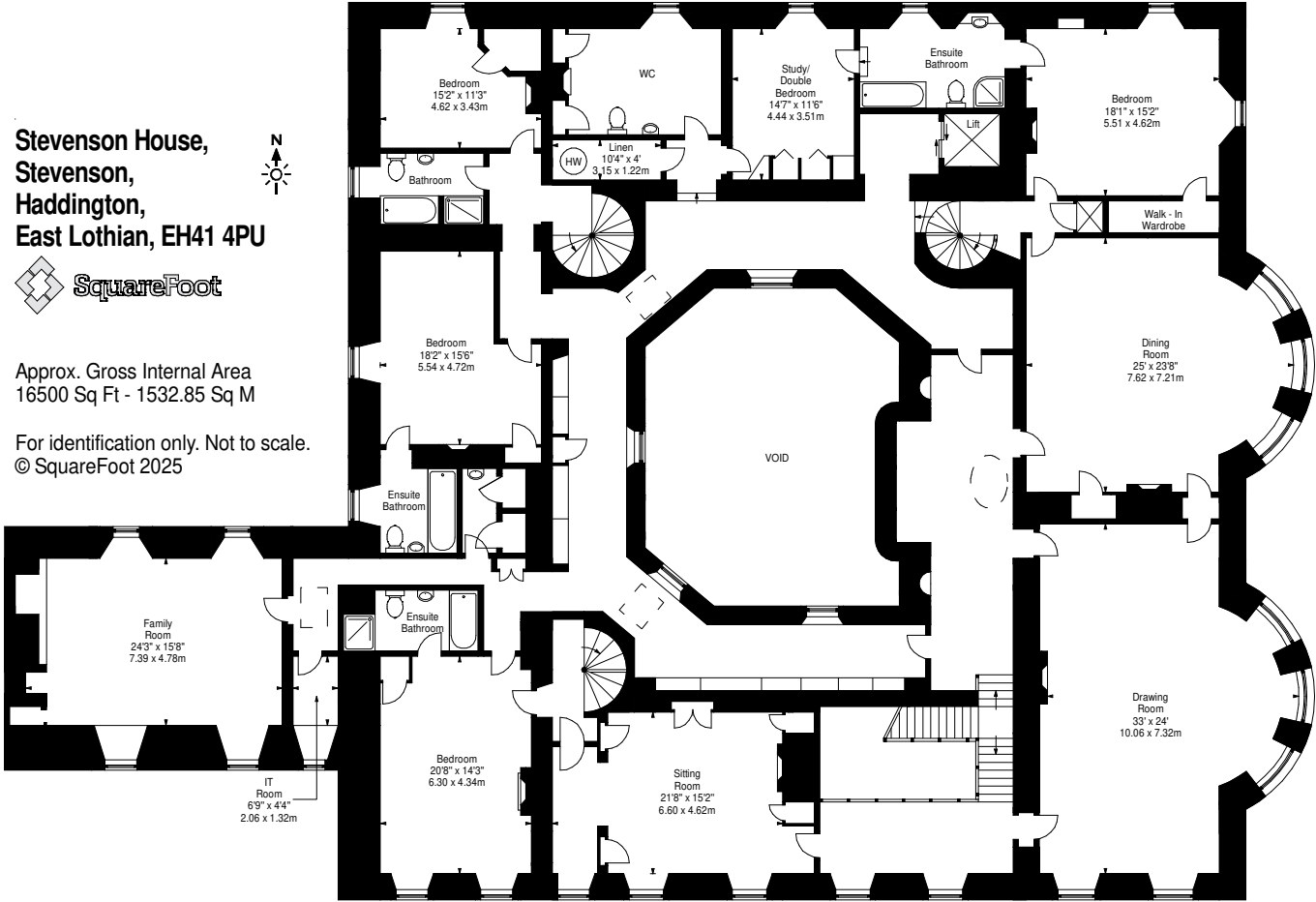


Stevenson House,
Stevenson,
Haddington,
East Lothian, EH41 4PU

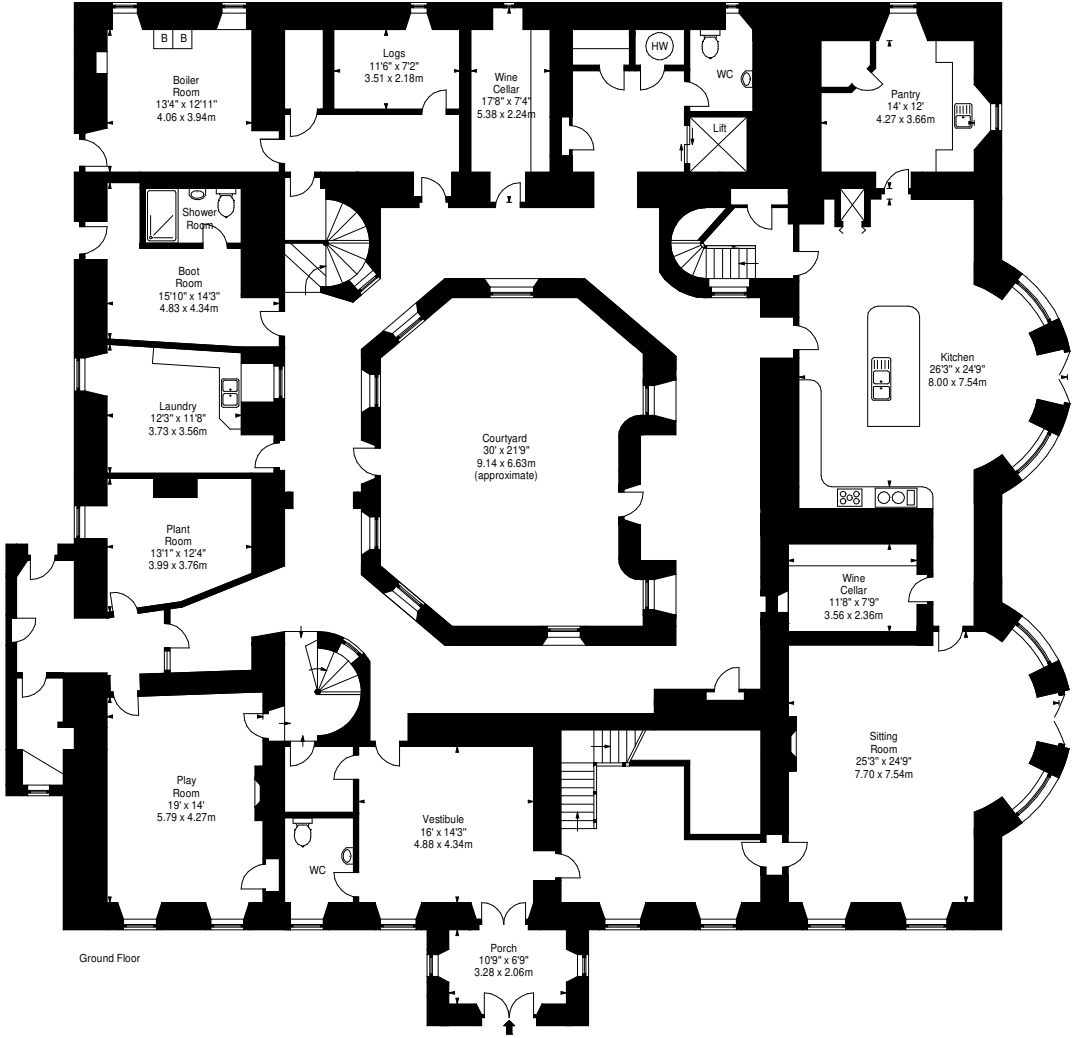


Approx. Gross Internal Area
16500 Sq Ft - 1532.85 Sq M

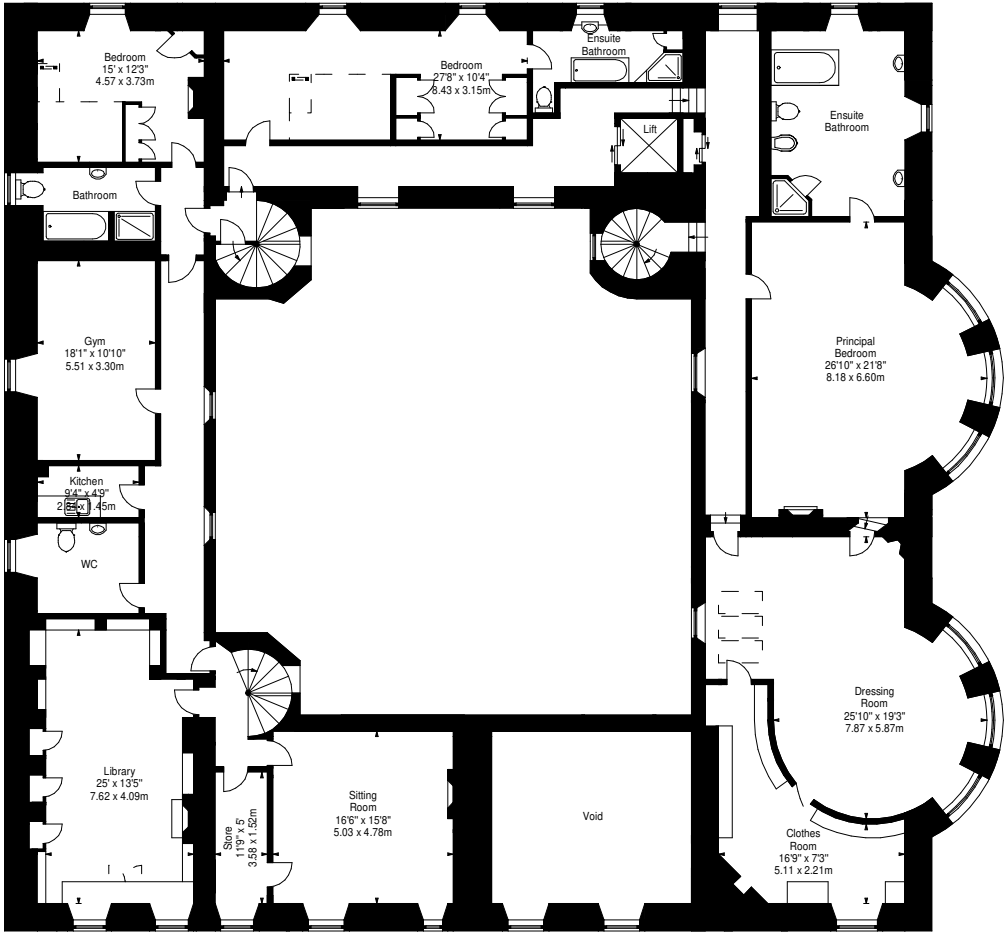
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First Floor



Ground Floor



Second Floor

Little Stevenson

Connected to the house by a large double garage and forming the west wing of the external courtyard is Little Stevenson which creates a spacious family home in its own right with accommodation over two floors comprising:

Ground Floor:

Hall, Kitchen, Bedroom, Bathroom and WC.

First Floor:

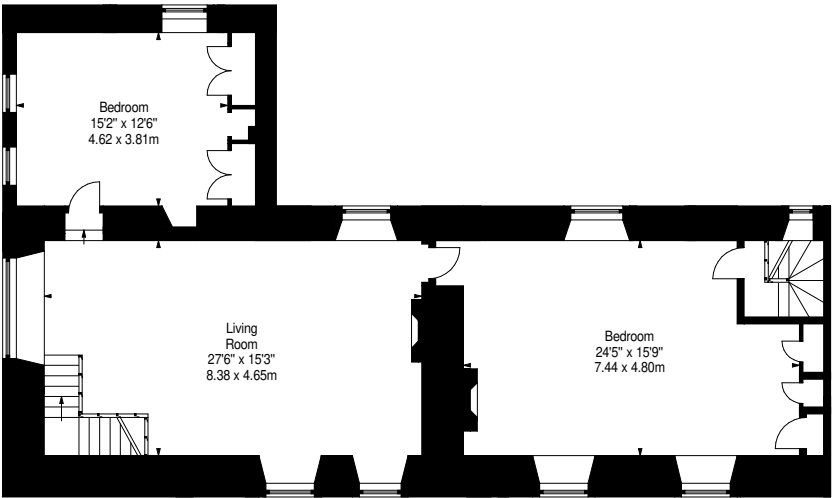
Large Living Room and two Bedrooms.

Little Stevenson has a private garden enclosed by a high hedge to the west.

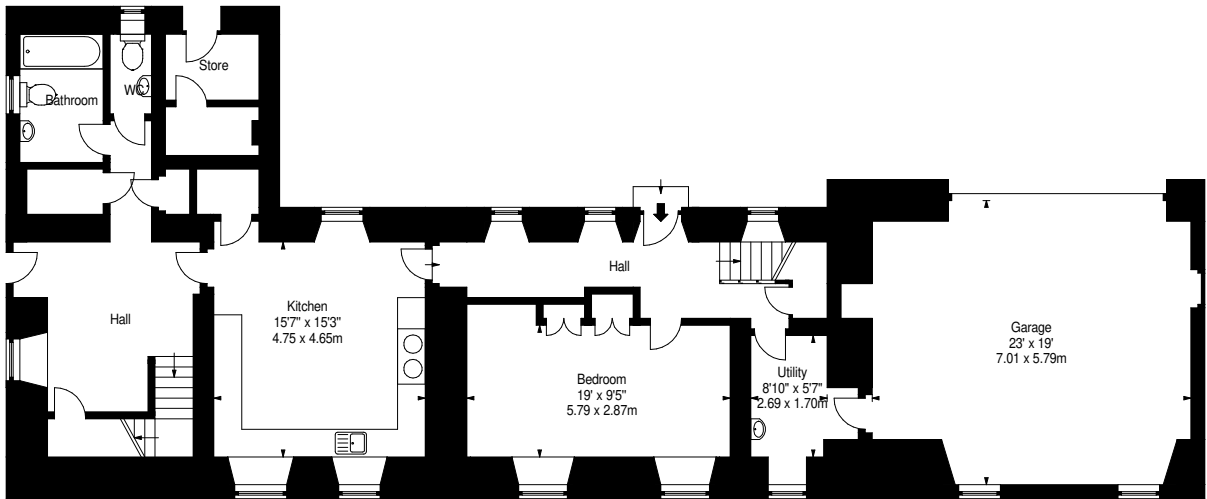
Little Stevenson
Stevenson House,
Stevenson,
Haddington,
East Lothian, EH41 4PU



Approx. Gross Internal Area
2316 Sq Ft - 215.16 Sq M
Garage
Approx. Gross Internal Area
443 Sq Ft - 41.15 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Ground Floor



The Coach House

Adjoining the house by the traditional stables to create the east wing of the external courtyard to the North of the main House is The Coach House. The extensive accommodation over two floors comprises:

Ground Floor:
Hall, Kitchen, 2 Bedrooms and a Bathroom

First Floor:
Living Room, Dining Room, Games Room, Office, 2 Bedrooms, Bathroom and Shower Room.

The Coach House has a private enclosed garden to the east.

Outbuildings

To the north of Stevenson House forming part of the external courtyard are a range of useful outbuildings comprising:

Three Double Garages

Workshop

Traditional Stables with 3 stalls

Garden Store



The Coach House





Gardens

The surrounding gardens have been carefully landscaped to provide an open outlook from the house across the parkland to the surrounding countryside. The current owners have planted numerous specimen trees to enhance the magnificent lime, beech oak, willow, birch and copper beech trees that along with rhododendrons frame the garden and line the principal drive. The formal garden principally lies to the south and east of the house where a large stone terrace flanked by herbaceous borders is perfect for alfresco dining having double doors from both the kitchen and Family Room. Beyond the terrace expansive lawns with a beautiful Yew tree are interspersed with Flower beds, herbaceous and shrub borders including a circular rose garden divide in to 5 sections by box hedging. The garden has been carefully designed and planted to provide colour throughout the spring and summer months while being a place to sit and enjoy the lifestyle it offers. A hidden octagonal summer house in the south eastern corner of the garden is the perfect spot to enjoy the views to Traprain Law and the Lammermuir Hills.

To the north of the house the less formal gardens are long grasses with an abundance of spring flowers through which paths are mown which connect to a path along the river bank. There are a series of benches and seats along the paths to sit and enjoy the views or shade on a sunny day.

Parkland Policies and Stable Complex

To the west of the house is a grass paddock enclosed by wrought iron estate fencing and post and rail fencing with direct access to a purpose built courtyard stable complex cleverly hidden from the house by a bank of rhododendrons and trees. The "U" shaped stable complex is of traditional build with a slate roof and comprises a tack room 3 loose boxes and an open sided field shelter and has a concrete courtyard. The field to the west of the drive has been planted with trees to create an arboretum with a series of walks amongst the specimen trees.



28 Stevensons House



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents, Rettie & Co, Edinburgh. Tel: 0131 220 4160 or Ellisons Tel: 0131 357 1989.

Directions

From Edinburgh head south on the A1 signposted Berwick Upon Tweed. On reaching Haddington take the second slip road (Abbots View Junction) and at the roundabout take the second exit signposted East Linton A199. After about 0.8 miles turn right signposted Stevenson and at the T junction turn left. The entrance to Stevenson House is on the left after 0.5 miles.

Household Contents, Machinery and Equipment

The fitted carpets and curtains in Stevenson House, together with many of the light fittings, are available for sale.

The buyer will have the option to purchase a selection of the contents of Stevenson House, the garden machinery and equipment and a selection of tools and implements.

Local Authorities

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3PA Tel: 01620 8278827

Designations

Stevenson House, garden statuary and gates are Category A Listed (LB10821)

Services

All the properties on Stevenson are connected to mains electricity, mains water and private drainage. The principal house, Little Stevenson and the Coach House are heated by gas fired boilers.

Council Tax Bands

Stevenson House	Band H
The Coach House	Band G
Little Stevenson	Band E

Entry and Vacant Possession

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

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH or Ellisons.

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co or Ellisons, the selling agents, 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 he has not entered into contact in reliance on the said statements, that he has satisfied himself 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 mis-statement 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, Ellisons and their clients 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 and Ellisons 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.





ELLISONS

Contact

FOR FURTHER INFORMATION REGARDING THE PROPERTY PLEASE CONTACT:

Andrew Smith MRICS

Director of Country House Sales
direct line: 0131 624 9087
mobile: 07702 317 276
email: andrew.smith@rettie.co.uk

Rettie & Co. Ltd

11 Wemyss place
Edinburgh
EH3 6DH

Mark Coulter

Ellisons
direct line: 0131 357 1989
mobile: 07704 512755
email: mark@ellisonsproperty.com

Ellisons

30 Queensferry Road
Edinburgh
EH4 2HS