



MCLAREN WING

Tyninghame House, Dunbar, East Lothian EH42 1XW



MCLAREN WING

Tynninghame House, Dunbar, East Lothian EH42 1XW

A beautiful 5-bedroom family home that forms part of the category 'A' listed Tynninghame House - the former seat of the Earls of Haddington, set within impressive communal gardens and parkland

East Linton 2 miles, Dunbar 6 miles, North Berwick 7 miles, Haddington 8 miles,
Edinburgh City Centre 25 miles (all distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Hall, Rear Hall, Family Room, Dining Kitchen, Utility Room, and Cloakroom

First Floor: Gallery Hall/Landing, Drawing Room, Dining Room and Study

Second Floor: Landing, Principal Bedroom, Double Bedroom 2, Bedroom 5/Dressing Room and Family Bathroom

Third Floor: Landing, Two Double Bedrooms and a Bathroom

Cellar: External stairs lead down to a basement cellar with two store rooms.

Garage: Double garage that houses the oil fired boiler

Garden: Private terrace to the east leading to the front door, with a south-facing courtyard on the west that is shared solely between McLaren Wing and Tower Wing

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



MCLAREN WING

Tynninghame House, Dunbar, East Lothian EH42 1XW



3



5



2

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 and Dunbar.

Tynninghame village has a popular café and 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 and shopping, with the local secondary school being Dunbar Grammar and there is private preparatory schooling available at Belhaven Hill in Dunbar or The Compass School in Haddington. Within Edinburgh city there are several well renowned private secondary schools.

There are main line train stations in both East Linton and Dunbar which provide regular commuter services to Edinburgh City Centre as well as the South. Additionally, 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 Foxlake Adventures and John Muir Country Park in close proximity, together with Whitekirk Country Club offering a luxury spa with pool, gym and restaurant. Tynninghame is at the heart of Scotland's Golf Coast with many highly rated courses nearby; perhaps foremost among them Muirfield, North Berwick and Gullane.

East Lothian is also well renowned for its glorious coastline, with Dunbar's microclimate reputedly boasting 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

Tynninghame House is the former seat of the Earls of Haddington and one of the finest Scottish Baronial country houses of both architectural and historical significance. There has been a manor house at Tynninghame since 1094 and in 1829, the distinguished Scottish country house architect William Burn (1789-1870), remodelled the house in Scottish Baronial revival style. The house was sold by the Haddington estate in 1987 after which it was divided vertically into separate homes, each with a private entrance, 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 McLaren Wing is a beautiful 5-bedroom family home that is set across four floors, benefitting from many attractive period features to include ornate ceiling roses, chandeliers, astragal glazed windows with working shutters, marble fire surrounds, as well as a magnificent circular turret staircase, with the conical 'fairytale' tower visible externally from the central courtyard.

The approach to the house is through an original stone pillared gateway that leads into the eastern courtyard with access to a private parking area for two cars alongside a double garage. A small private garden leads to the front door which opens into the entrance hall with a cloakroom to the left and a further door leading to the rear hall with access to both the dining kitchen and family room.

The large dining kitchen has a beautiful bay window overlooking the courtyard with a window seat below and ample space for a large dining table and chairs. There are a range of floor and wall mounted units that incorporate a Neff induction hob and double integrated ovens, with space for a dishwasher and a large fridge freezer. A separate utility room benefits from further wall and floor mounted units alongside a sink, space for a washing machine, large store cupboard and a window overlooking the western central courtyard. The family room is situated adjacent to the kitchen and benefits from dual aspect windows to the south and west overlooking the gardens.



At the base of the spiral staircase, a curved double door leads out to a south facing courtyard to the west of the house, providing a lovely area for alfresco dining. Ascending the spiral staircase to the first-floor gallery, the walls are adorned with wonderful murals painted by the Scottish artist and illustrator William McLaren - whose name was adopted for the house. He was commissioned in the 1960's to paint a beautiful coastal scene of Bass Rock. The drawing room with its high ceilings, marble fireplace, which is regularly used in the winter, and dual aspect windows overlooking the gardens to the south and west, opens into a separate large dining area with an additional fireplace and a window overlooking the eastern courtyard. Both areas boast ornate twin ceiling roses with beautiful chandeliers and the triple aspect windows bathe the room in plenty of natural light. Off the drawing room is a study with dual aspect windows, integrated bookshelves and plenty of space for a large desk, with the property benefitting from fast fibre broadband.

The second floor provides access to the large principal bedroom with dual aspect windows overlooking the gardens to the south and west, alongside a double bedroom with a wall of integrated wardrobes, a single bedroom that could also be utilised as a dressing room or nursery, as well as a family bathroom with a bath, separate shower, wash basin and WC.

The third floor provides access to two further double bedrooms, both with integrated wardrobes and with far reaching views across the gardens and open parkland beyond. A second family bathroom completes the accommodation and consists of a bath, separate shower, wash basin and WC.

Cellar

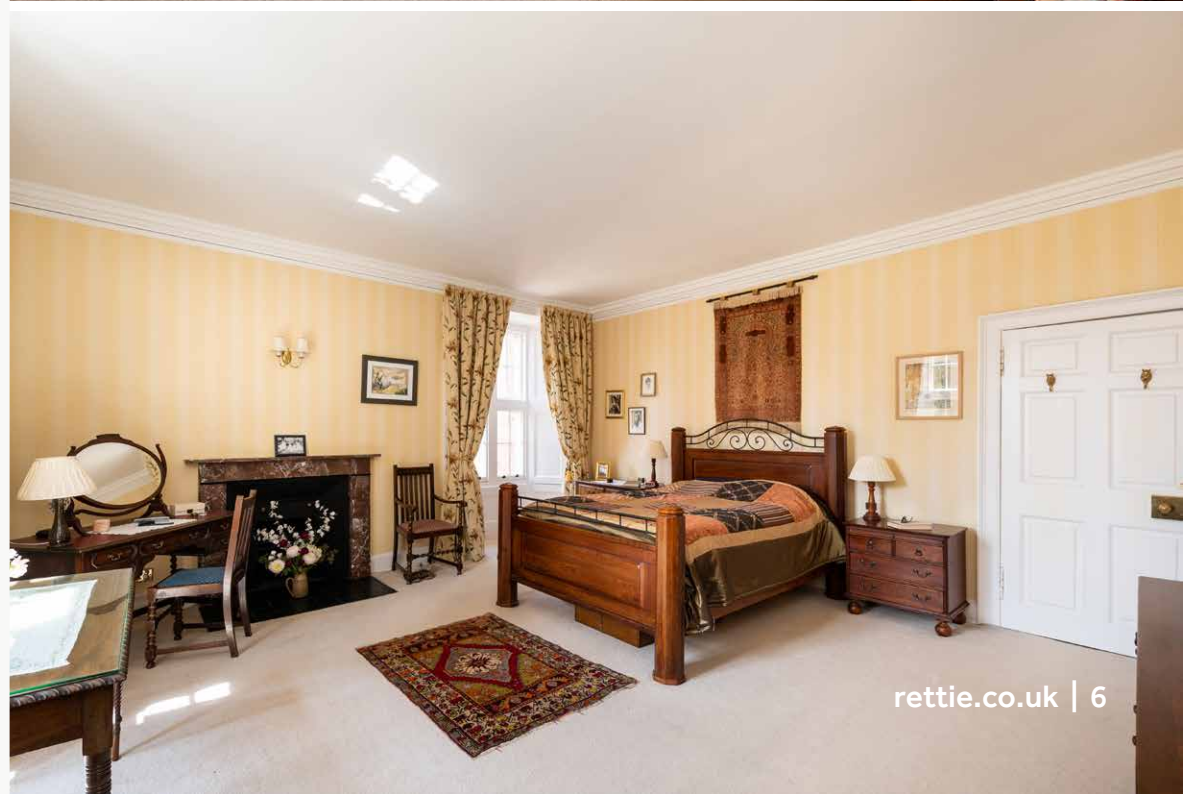
Adjacent to the front door, stairs descend to the cellar with two store rooms that benefit from electricity and shelving alongside a stable temperature of c.12°C that is perfect for storing wine.

Garage & Parking

There is private parking for two cars in the eastern courtyard, with a double garage opposite that houses the boiler.

Private Gardens

There is a private garden to the eastern side of the house leading to the front door, consisting of a paved path flanked by herbaceous borders, dwarf stone walls and attractive arched plant climbing frames.



A separate courtyard to the west of the house faces south and is shared between McLaren Wing and the neighbouring Tower Wing. The courtyard provides a beautiful al-fresco dining area with direct access from a door within the turret at the base of the circular staircase. Steps that lead down from the courtyard to the gravel terrace at the front of Tynninghame House, provide easy access to the spectacular surrounding shared gardens and grounds.

Shared Gardens and Grounds

The 38 acres of shared gardens and grounds surrounding the house are a real feature of living at Tynninghame and include formal lawns bordered by colourful herbaceous borders, a Secret Garden and an arboretum known as The Wilderness Garden. The Sea Avenue lined mainly by beech trees runs from an obelisk down to Hedderwick Bay and the salt flats, with access to Tynninghame Beach via a private road to the public carpark. Spectacular views can be seen from the south lawn, over the ruins of St Baldred Church, to Hedderwick Bay and the John Muir Trust Nature Reserve.

There are private areas of garden immediately around Tynninghame House belonging to each individual house, but the main lawns, herbaceous borders, the Wilderness and the Secret Garden are all shared and maintained by The Garden Company on behalf of all residents.

A hard tennis court is also available for use in the grounds, with walking and cycling opportunities freely available.

Tynninghame Gardens Ltd

Owners of the house automatically become members of Tynninghame Gardens Ltd (TGL) which oversees the running and maintenance of the grounds. The contributions to TGL are specified in the Title Deeds, and McLaren Wing contributes 5/90th of the total which costs £4900 for the current year. TGL employs a part-time Treasurer and two full-time gardeners.

The communal gardens are open to the public annually for one day in both May and June under Scotland's Garden Scheme. No public access is permitted to private residences however, allowing residents to maintain privacy.

GENERAL REMARKS AND INFORMATION

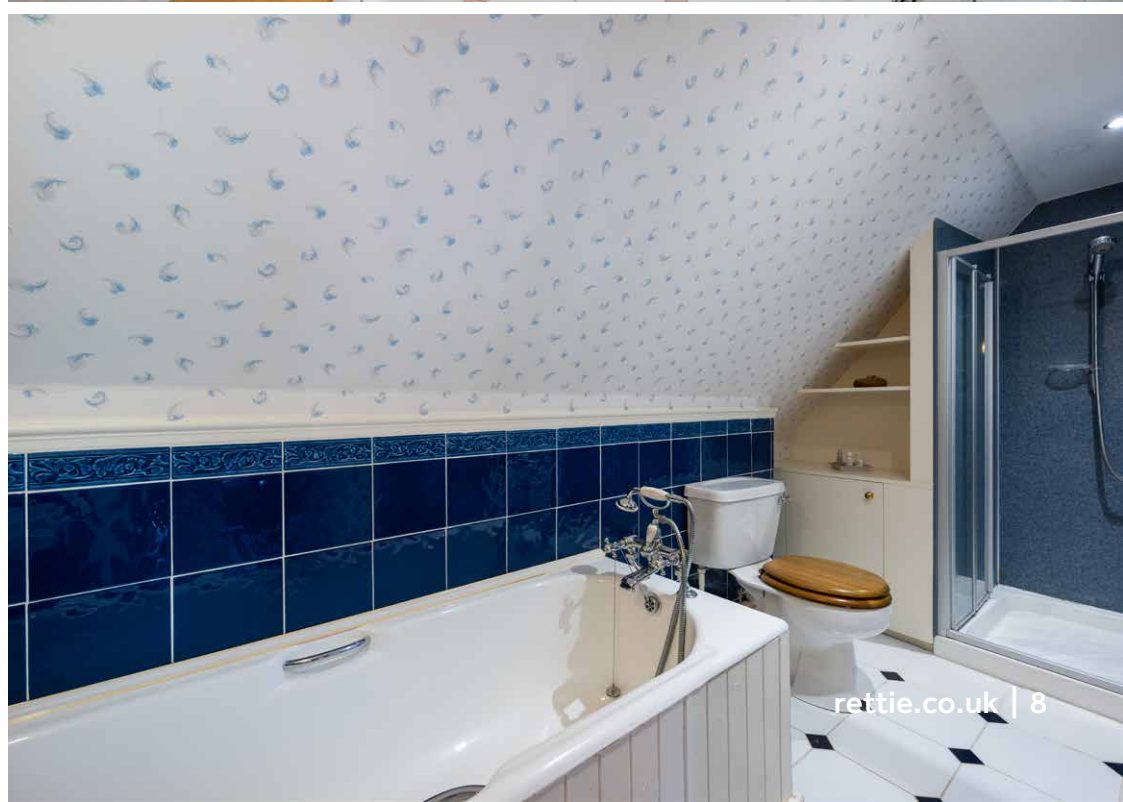
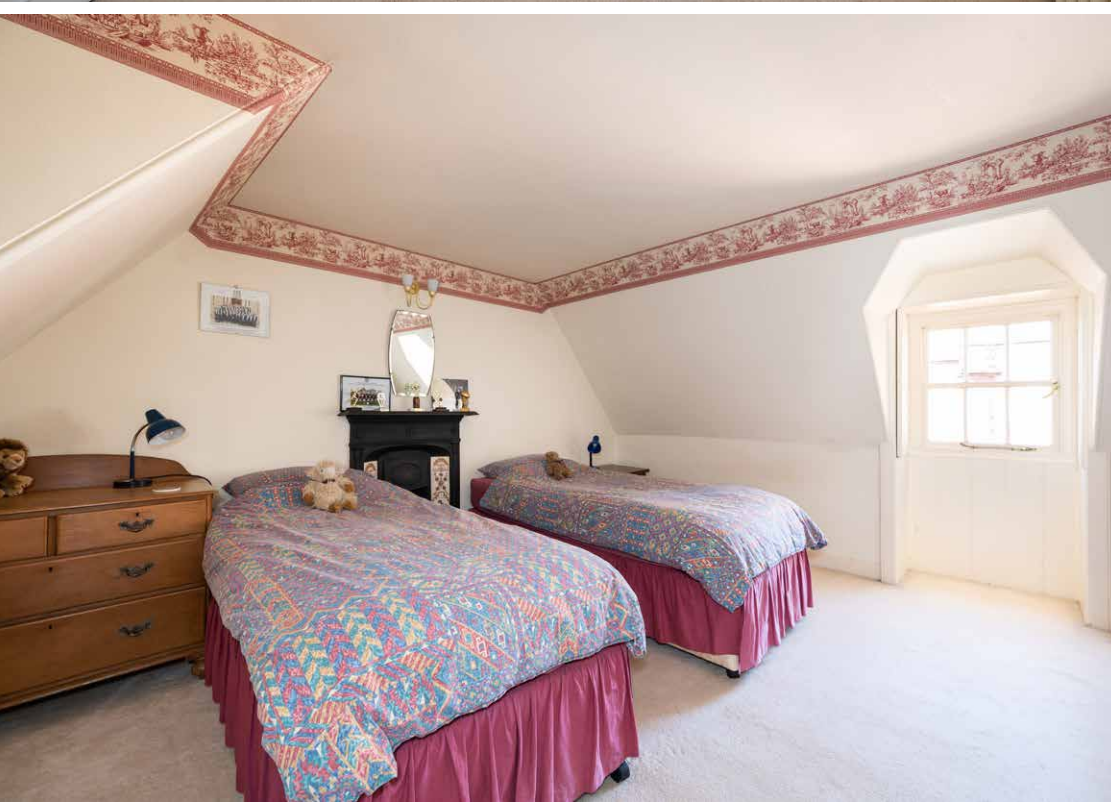
Viewing

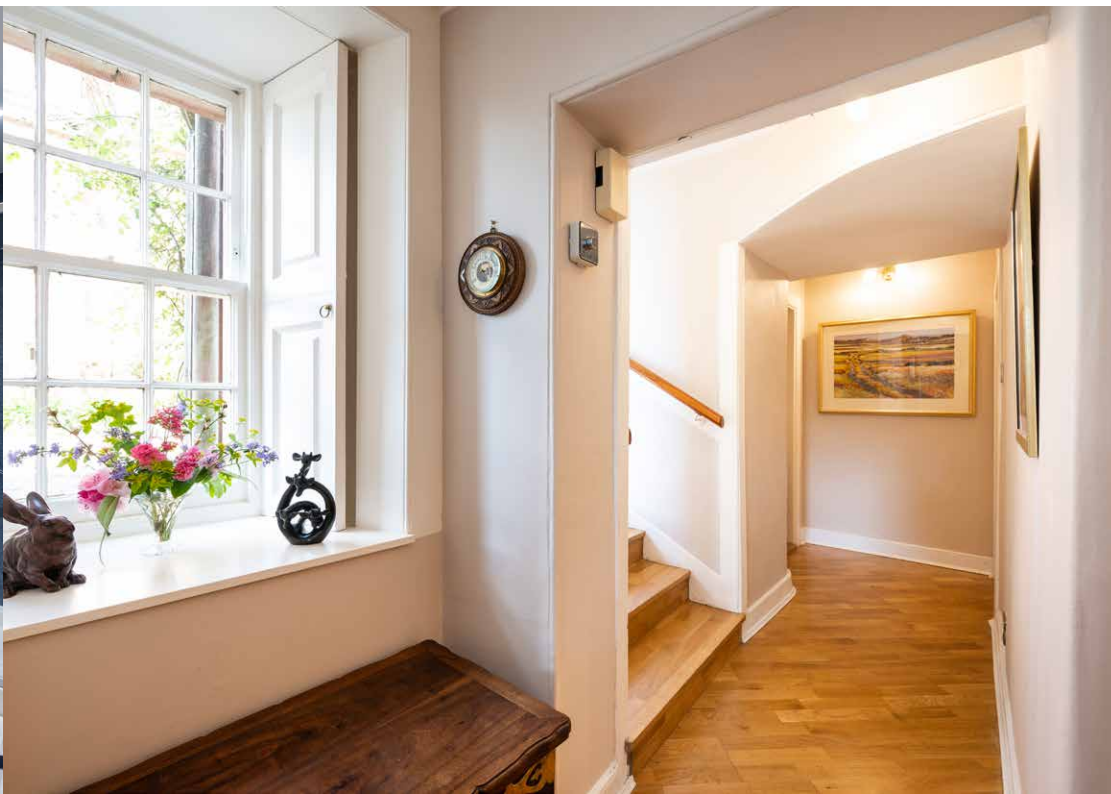
Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

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 (to include the chandeliers), curtains and blinds, and integrated appliances. Free standing white goods are not included in the sale.

Listed Building

Tynninghame House – A Listed

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 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 H

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 – Rettie Town and Country](https://www.facebook.com/RettieTownandCountry); [twitter.com – Rettie and Co](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

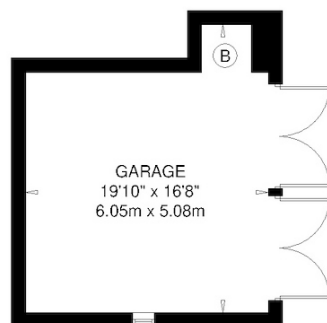
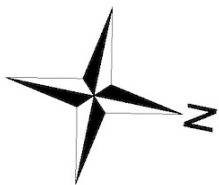
Rettie & Co, their clients and any joint agents give notice that:

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.

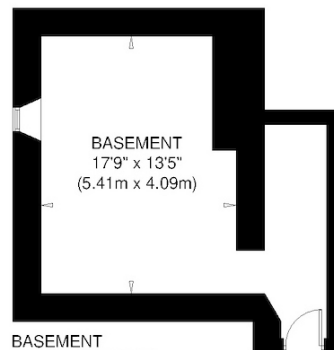
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.

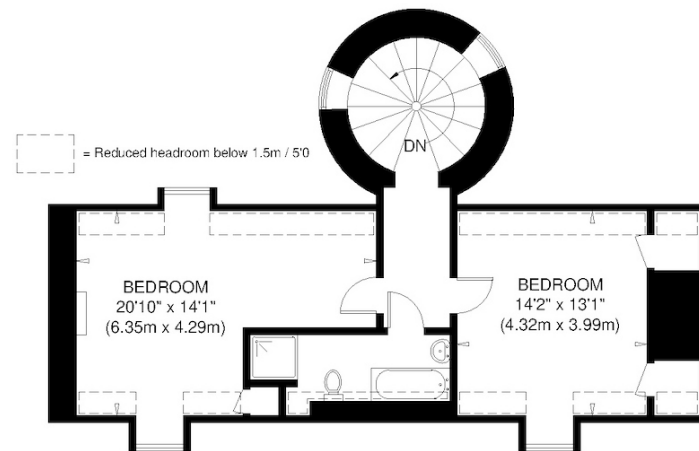




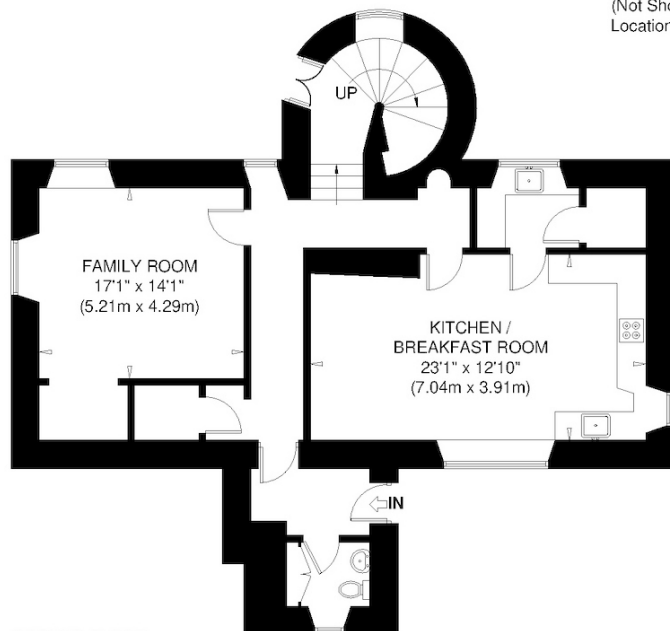
GARAGE
GROSS INTERNAL
FLOOR AREA 26.8 SQ M / 288 SQ FT
(Not Shown In Actual
Location / Orientation)



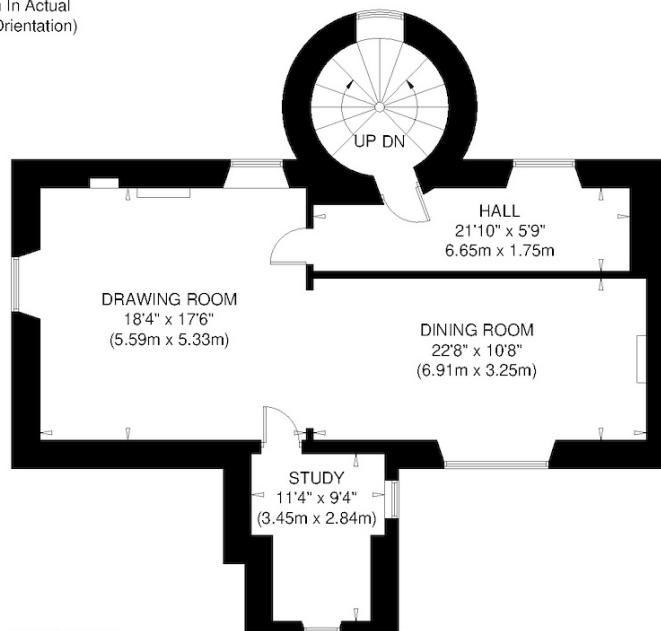
BASEMENT
GROSS INTERNAL
FLOOR AREA 28.9 SQ M / 311 SQ FT



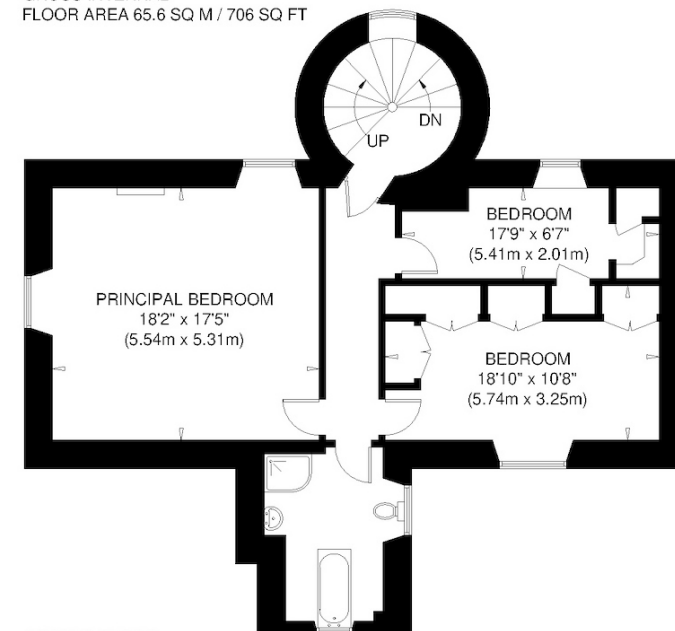
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 65.6 SQ M / 706 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 85.1 SQ M / 915 SQ FT

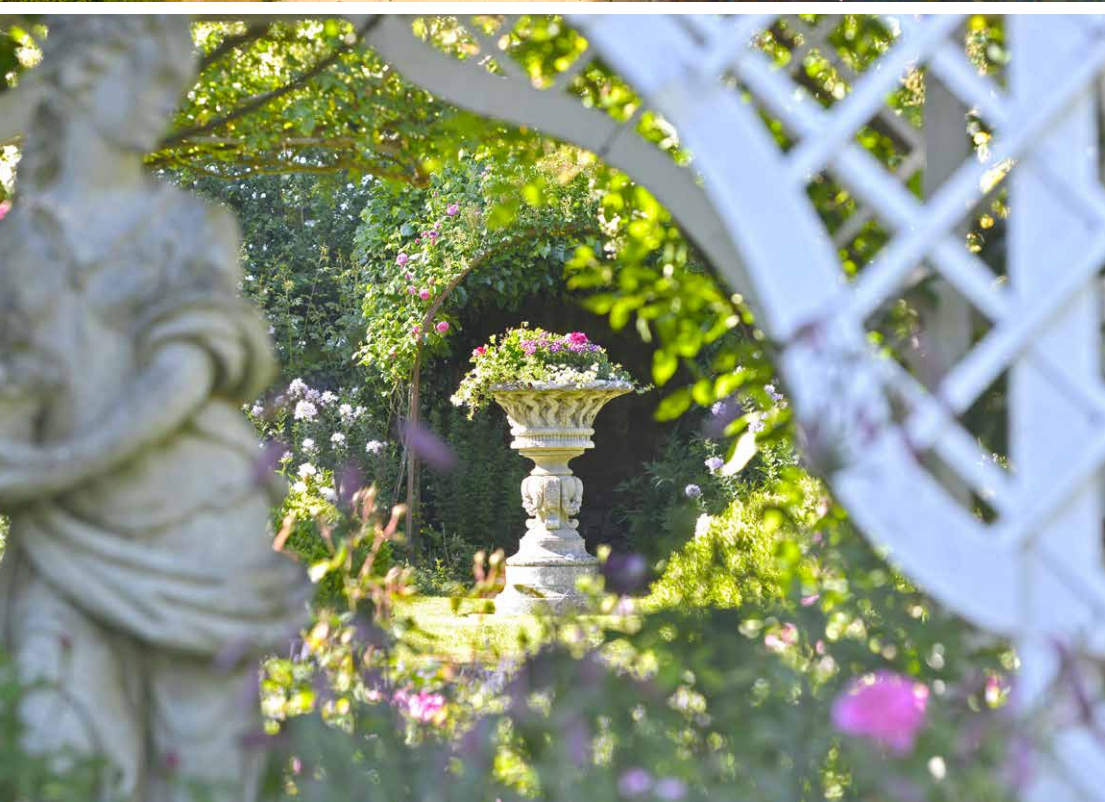


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 86.0 SQ M / 925 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 86.5 SQ M / 931 SQ FT

MCLAREN WING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 378.9 SQ M / 4078 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.



RETTIE

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH



| rettie.co.uk