



Gospatric House

Bankhead Road, Dalmeny EH30 9TT



A beautiful 8-bedroom country house only a short distance to Edinburgh city centre, with landscaped gardens, spacious interiors and a stunning contemporary kitchen extension

A wide-angle photograph of a modern dining room. The room features a large, light-colored wooden dining table with a thick, dark stone top, surrounded by light-colored upholstered chairs with wooden frames. A large window on the left side of the room offers a view of a lush green landscape with trees. A small wooden table with a vase of flowers is positioned near the window. On the right, a light-colored armchair with a textured fabric and wooden frame is visible. A framed picture hangs on the wall above the chair. The floor is made of light-colored wood, and a patterned rug is partially visible in the foreground. The ceiling is white with recessed lighting and a track of small lights.

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Dalmeny Station 0.5 miles, Edinburgh Airport, 6 miles, Edinburgh City Centre 7 miles (all distances are approximate)

Accommodation:

Ground Floor:

Entrance Vestibule, Reception Hall, Drawing Room, Sitting Room, Study/Dining Room, Cloakroom, WC, Inner Hall, Games Room/Snug, Open Plan Kitchen/Dining/Living Room, Pantry and Utility Room

First Floor:

Landing, Principal Bedroom with Luxurious Ensuite Bathroom, Four Further Double Bedrooms, Family Bathroom and a Shower Room

Second Floor:

Landing, Three Double Bedrooms and a Raised Attic Playroom

Outbuildings:

Garage with electric door, timber woodshed and an outhouse with the oil tank

Garden:

Mature, landscaped gardens surround the property, including a former grass tennis court and three patio terraces with views overlooking neighbouring farmland

About: 1.2 acres





Situation

Gospatric House lies adjacent to St Cuthbert's Church in the pretty conservation village of Dalmeny and only a short distance from Edinburgh. The local town of South Queensferry (1 mile) is a small and historic coastal town which has earned enduring popularity. A gentrified commuter stronghold for the Capital, with an equally thriving local community, the town boasts a comprehensive range of amenities including a collection of stores, professional services, medical facilities and local primary and secondary schools. The town's charismatic cobblestone High Street is populated by an eclectic mix of independent shops and cafes as well as a collection of vibrant bars and restaurants. The neighbouring Port Edgar Marina is renowned for its sailing and water sports facilities and is also home to the popular Scott's restaurant and bar.

South Queensferry is extremely well-connected with easy access to both the Forth Road Bridge and the city-by-pass. Equally, the A90 is within close proximity providing trunk road access into central Edinburgh in approximately 20 minutes. The city fulfils all the cultural, educational, shopping and professional expectations of Scotland's Capital. The commuter station of Dalmeny is within walking distance of Gospatric House and offers regular rail services both North and South on the East Coast line, with journey times to Edinburgh Waverley in under 20 minutes. The bus service into the city is equally convenient, with services to central St Andrew Square station in approximately 35 minutes. Edinburgh International Airport is a mere 6 miles from Gospatric and provides regular access to London as well as flights to over 150 other destinations worldwide - including long haul routes to the US, Canada and Asia.





While the house lies in the catchment area for Dalmeny Primary School and Queensferry High School, the well-regarded independent schools of Cargilfield and Clifton Hall are both approximately 4.5 miles away, and there is a local bus collecting children who attend Erskine Stewart's Melville Schools (ESMS). The aforementioned strong public transport links to Edinburgh also broaden the possibility of children attending further independent schools in the city including Fettes, George Watson's, Edinburgh Academy, St George's and Merchiston Castle School.

Description

Gospatric House is a stunning family home which was originally the Manse to the adjacent St Cuthbert's Church. More commonly referred to as 'Dalmeny Kirk', the church was built in the 12th century and is one of the oldest and most complete examples of a Norman church in Scotland. The original house however, dates from the early to mid-19th century and was substantially extended in 1870 by the prominent Edinburgh architect James Maitland Wardrop. Further extensions and upgrades have taken place in more recent years that have now created the ultimate family home - boasting character, charm, space and light, and all within close proximity to Edinburgh - a property that does not come to market very often!

The house sits in an elevated position, set back from the road with electric gates that open into a gravel driveway with parking for several cars. The attractive stone façade beneath a pitched slate roof is in excellent condition having been recently re-pointed with traditional lime mortar. The property really needs to be seen to be appreciated as the views to the three Forth bridges, alongside the beautiful rural outlook, are most impressive in person.

Internally, the spacious accommodation is set over three floors and has been beautifully decorated. The well-appointed rooms showcase a wealth of period features to include fantastic sash and case bay windows with working shutters, intricate cornicing, ceiling roses and open fireplaces with traditional fire surrounds. The stylish contemporary kitchen extension created in 2019, has been sympathetically designed to blend seamlessly with the existing building - now creating a wonderful family space that undoubtedly formulates the heart of the home.

The large 600 square foot kitchen and dining/family space benefits from underfloor heating beneath Dinesen Douglas Fir timber flooring and a bespoke Burbidge & Son kitchen featuring a 4-oven electric AGA, wine cooler, StudioLine induction hob, additional oven and a Siemens Coffee machine. Moving seamlessly through to the fantastic open plan extension, there is ample room for a large dining table and chairs as well as seating in front of the wood burning stove. An incredible 'cathedral style' triple glazed floor to ceiling window overlooks the garden, alongside French sliding doors that lead out to a large garden terrace - making this a wonderful room for entertaining whilst boasting unspoilt views over the neighbouring Dalmeny Estate.





From the front of the house, handsome arched double doors lead into the entrance vestibule featuring a stunning geometric tiled floor and a large window overlooking the drive. The entrance hall beyond provides access to four reception rooms that can be adapted to meet the owner's requirements. A beautifully bright and spacious dual aspect drawing room features a lovely ceiling rose alongside a large bay window overlooking the garden and an open fireplace. The sitting room/snug benefits from a wood burning stove, and two further reception rooms are currently being utilised as a large study and a games room, with the latter benefitting from bespoke joinery cabinets and bookcases.

The utility room has additional wall and floor mounted units to incorporate a sink, washing machine, tumble drier, supplementary fridge freezer and a clothes pulley rack, whilst a cloakroom, WC and walk-in pantry then complete the accommodation on the ground floor.

The staircase, with an attractive period banister, ascends from the hall to the first-floor landing which provides access to five double bedrooms, two with bespoke fitted wardrobes and another with an integrated walk-in closet. The luxurious principal bedroom suite features a large bay window from which incredible views of the iconic Forth bridges can be enjoyed. The superb ensuite bathroom includes a freestanding clawfoot bath in front of a beautiful marble fireplace as well as a separate walk-in shower. Two modern family bath/shower rooms then complete the first floor.

A rear secondary staircase descends to the utility room on the ground floor, whilst a further staircase leads up to the second-floor landing where there are three additional double bedrooms as well as an attic playroom. Two of the bedrooms benefit from having integrated stores/wardrobes and the other is currently being utilised as a gym, with phenomenal views towards the Firth of Forth.

Gardens

The lush, manicured gardens at Gospatric provide an established setting in keeping with the grandeur offered by the house itself. Principally enclosed by stone walls that are lined by tall, mature trees, the garden feels incredibly secluded and private.

The principal gardens lie to the rear and east of the house where expansive lawns are bounded by leafy herbaceous and shrub borders which provide glorious colour throughout the spring and summer months. There are two large patio terraces, one of which overlooks what was formerly a grass tennis court and benefits from an electric supply, and the other is accessed through sliding doors from the kitchen extension – making it a fabulous space to enjoy alfresco dining and entertaining.





The spacious gravel drive is flanked by lawns and there is a gate from the front garden that leads into the grounds of St Cuthbert's Church. A west facing patio terrace adjacent to the front door provides the perfect spot to enjoy sundowners, whilst the electric gates can be closed to provide a fully enclosed and secure garden that is safe for children and pets.

Steps have been created within the wall bordering the neighbouring fields, offering lovely walks directly from the house, which is especially useful for those with dogs.

Outbuildings

A garage lies adjacent to the drive benefitting from an electric door as well as an electric car charging port. Adjacent to the garage is a timber woodshed and to the rear of the home, the oil tank resides in a separate outhouse.

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.

Listed Building Status

Gospatric House is a category C listed building of architectural and historic interest

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH30 9TT

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price. All light fittings, integrated white goods, curtains and carpets are to be included in the sale. Available by separate negotiation: Dining Table and Ride-On Lawnmower

Entry & Possession

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

Services

Mains water, electricity and drainage. The heating is operated by an external oil fired boiler fitted with a Nest digital thermostatic control system.

Local Authority

Edinburgh City Council, 10 Waterloo Place, Edinburgh EH1 3BG. Tel 0131 200 2000

Council Tax

Band H

EPC Rating

Band F





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.

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

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Misrepresentations

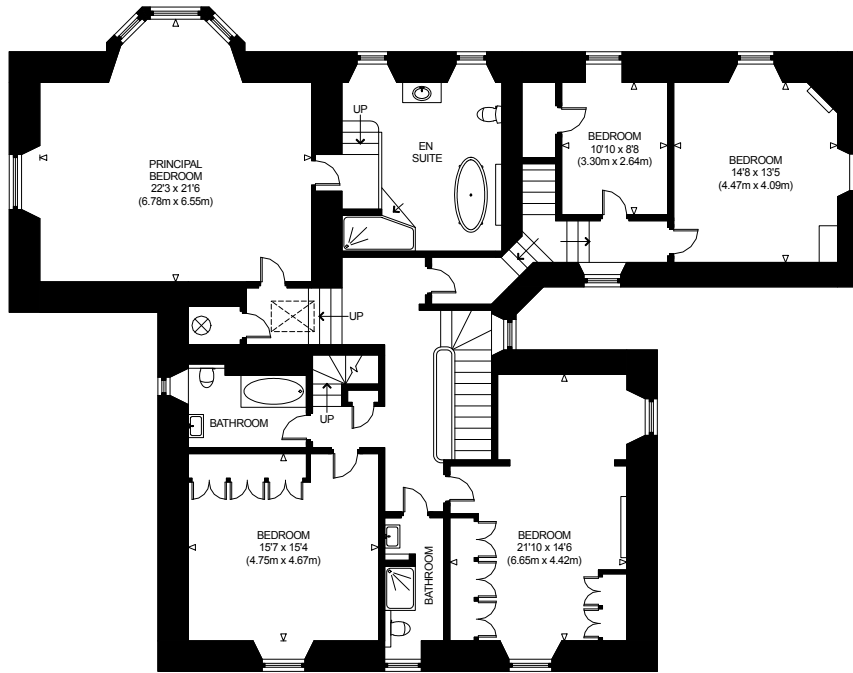
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Important Notice

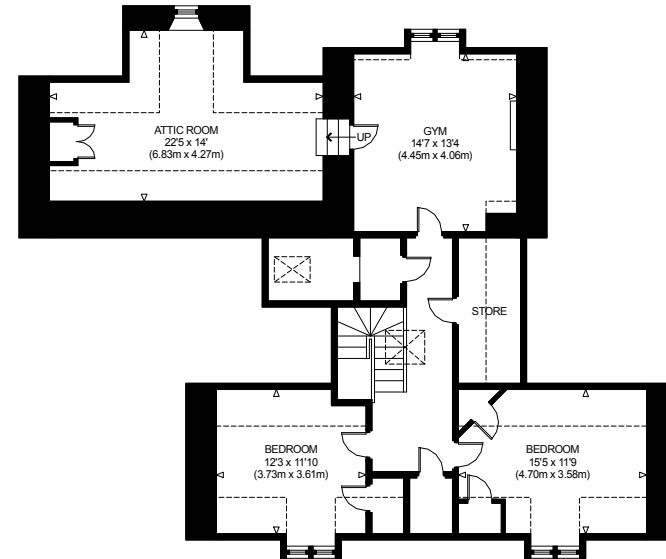
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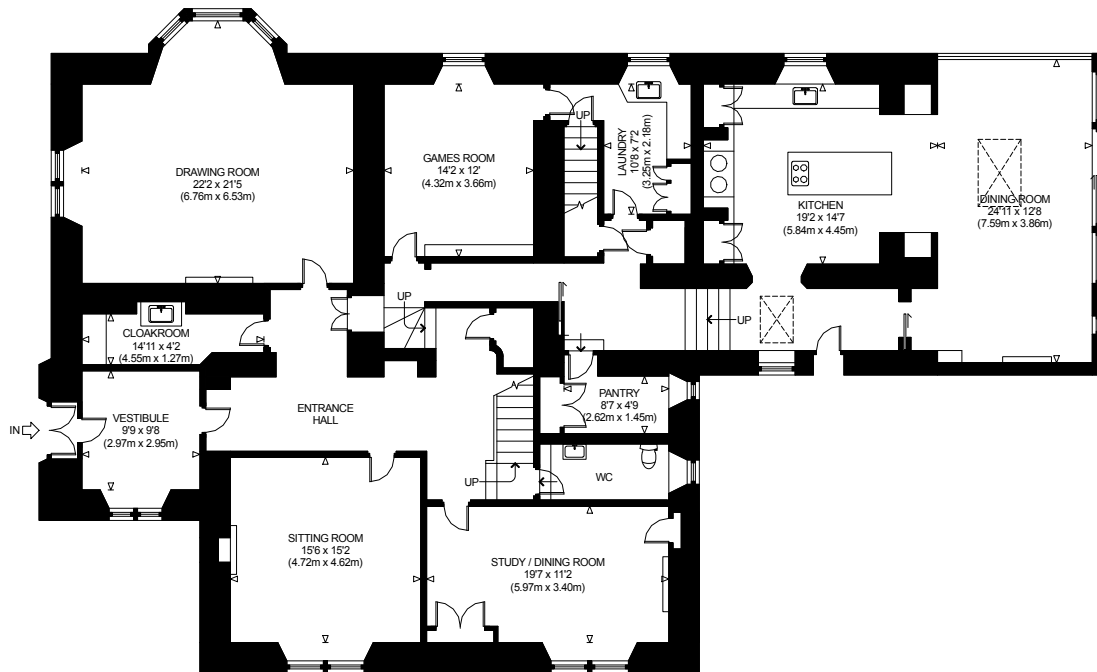




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 2099 SQ FT / 195.0 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1145 SQ FT / 106.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2953 SQ FT / 274.3 SQ M



GOSPATRIC HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 6197 SQ FT / 575.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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