

CATHERINE LODGE

19 INVERESK VILLAGE, INVERESK, EAST LoTHIAN, EH21 7TD



An exceptional A-listed classical Georgian house with a Lodge Cottage and Stable Block set in 1.57 acres of stunning garden grounds enclosed by a high stone wall.







Summary of Accommodation

Lot 1A: Catherine Lodge – About 1.13 Acres

Ground Floor: Entrance Hall, Dining Room, Music Room, Sitting Room, Study Kitchen-Breakfast Room, Utility Room, Cloakroom and Pantry Store with trap door to Cellar. Secondary staircase to Guest Bedroom and En Suite Bathroom.

First Floor: Landing, Drawing Room, Primary Bedroom with large Dressing Room, Bathroom, Two further Double Bedrooms, Jack and Jill Bathroom and a Linen Room.

Second Floor: Three Double Bedrooms, Family Bathroom and a Cloakroom/WC.

Attic Floor: Playroom/ Bedroom with Stairs to a second Attic currently used for storage.

Outbuildings: Log Store, Boiler Room/Workshop, Game/Produce Larder, Coal Store, Additional Store, Outside WC and a Garden Store. At the front of the house is an EV charge point.

Gardens: Stunning gardens including a woodland garden, courtyard garden, primary lawned garden and kitchen garden.

Lot 1B: Lodge Cottage – About 0.04 Acres

Entrance Hall, Sitting Room, Kitchen, Two Double Bedrooms and a Bathroom. Attractive private garden.

Lot 2: The Coach House & Garden – About 0.39 Acres.

A stunning traditional A-listed stone Coach House and former stables. Planning permission (24/01040/P) has been granted to convert the former Coach House into a fantastic spacious contemporary home set within 0.39 acres of mature gardens. Plans have been drawn up by Simon Laird Associates to convert the existing stone and slate building into a spacious 4 Bedroom, 4 Bathroom home by adding a flat roofed timber clad and glass extension overlooking the garden.

For sale as a whole or in 3 Lots.

About 1.57 Acres (0.64Ha)



SITUATION:

Inveresk is a popular Conservation village situated on the outskirts of Edinburgh near the fishing port of Musselburgh, adjoining the countryside of East Lothian. Evidence of the Roman occupation of Southern Scotland can still be found within the village, which was gentrified by incoming Edinburgh merchants who built imposing mansion houses, most of whom remain in single family ownership and contribute to the unspoilt and peaceful ambience of this village. Nearby Musselburgh provides an excellent range of everyday shopping and professional services, as well as a swimming pool/leisure centre, a racecourse and Loretto School, a private co-educational day and boarding school. The beach and golf courses of East Lothian are all easily accessible. Inveresk enjoys fast and easy road access to Edinburgh City Centre (approx. 7 miles), Edinburgh International Airport (approx. 18 miles) and a commuter rail service is available from nearby Wallyford (12 mins to Edinburgh Waverley) or Newcraighall (13 minutes to Edinburgh Waverley).

HISTORICAL INTEREST:

Catherine Lodge is an imposing Grade A listed family house first commissioned in 1765 by Doctor Archibald Christie of Keith and completed in 1769. His initials can be found on the armorial above the entrance. The house is named "Catherine Lodge" after Catherine Fergusson or Moodie, wife of the Rev. James Moodie Minister of Inveresk Church from 1805-1840. The house remained the property of the Fergusson family of Kilkerran in Ayrshire until 1924 when it was sold. In 1925 Loretto School acquired the house for the sum of £3,000 as a residence for the Headmaster which remained the case until it was sold in 1953 to an advocate Colin Fraser who created the magnificent garden that can be seen today. The current owners took ownership in 1999.





Lot 1A: Catherine Lodge – About 1.13 Acres

Catherine Lodge is a classical Georgian House of wonderful symmetry which was built using the finest craftsmen and materials of the day and really needs to be viewed in person to be fully appreciated. Fortunately the house retains the majority of its fine period detail and is a wonderful example of Georgian architecture at its best. The original house is of traditional harled stone construction beneath a slate roof, built over 3-storées with cellars with an early 19th century 2-storey addition on the east wing. The property boasts plentiful character and charm with fine traditional features such as ornate cornicing, panelled doors, dado railing and sash and case windows with working shutters. The entire property is surrounded by well-maintained high stone walls which provide a degree of privacy normally only achieved in remote locations.

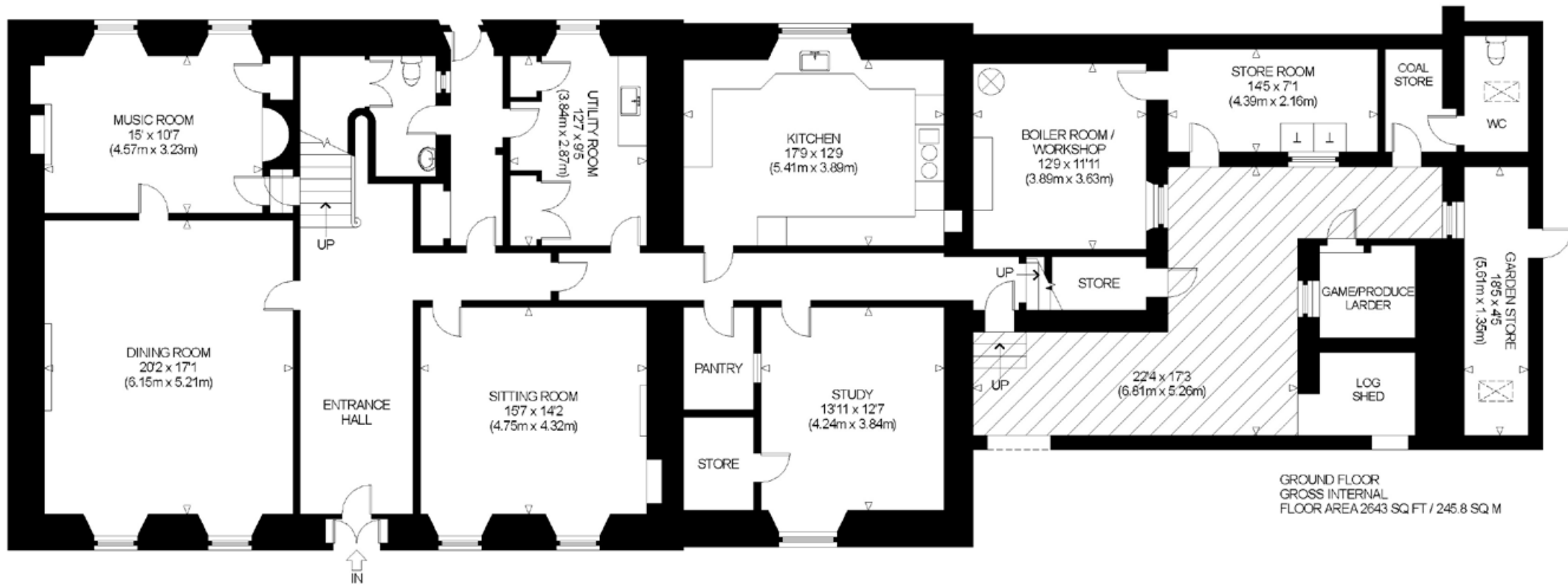
The house is approached via a stone pillared gateway topped by urns that open to a sweeping driveway, passing the Lodge Cottage which arrives at the front of the house where there is ample parking for multiple cars. The drive is flanked by lawn with flower beds and borders with an array of mature shrubs, trees and plants.

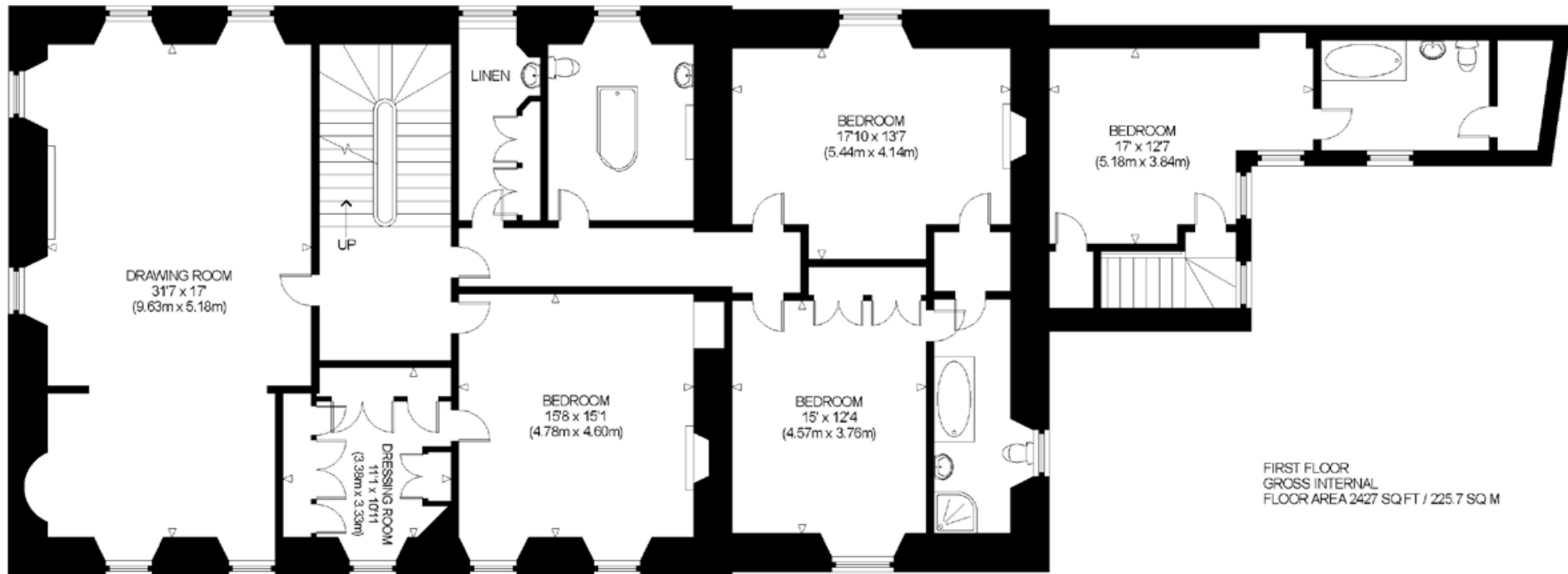
Steps lead up to the front door which opens to a grand entrance hall with ornate cornicing, fluted pillars and doors to the principal rooms on the ground floor. The dining room bathed in natural light from the twin sash and case windows, overlooks the front garden and features a handsome open fireplace with marble slips and an ornately carved mantle. The adjoining room, formerly the music room, has been utilised for many different purposes and features a fine built-in bookshelf with ornate detailing and a door leading out to the rear garden.

Across the entrance hall an inner corridor gives access to the sitting room, study, kitchen-breakfast room, utility room, pantry and back stair that gives access to a double bedroom and ensuite bathroom which make up a guest annex.

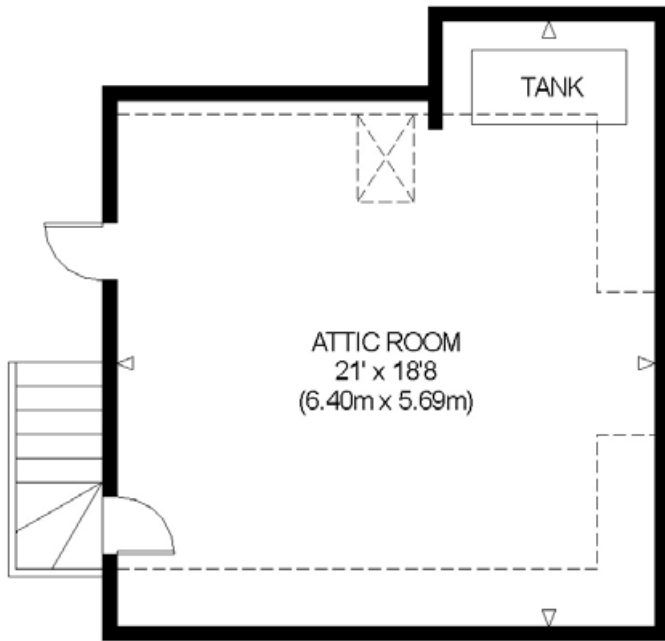




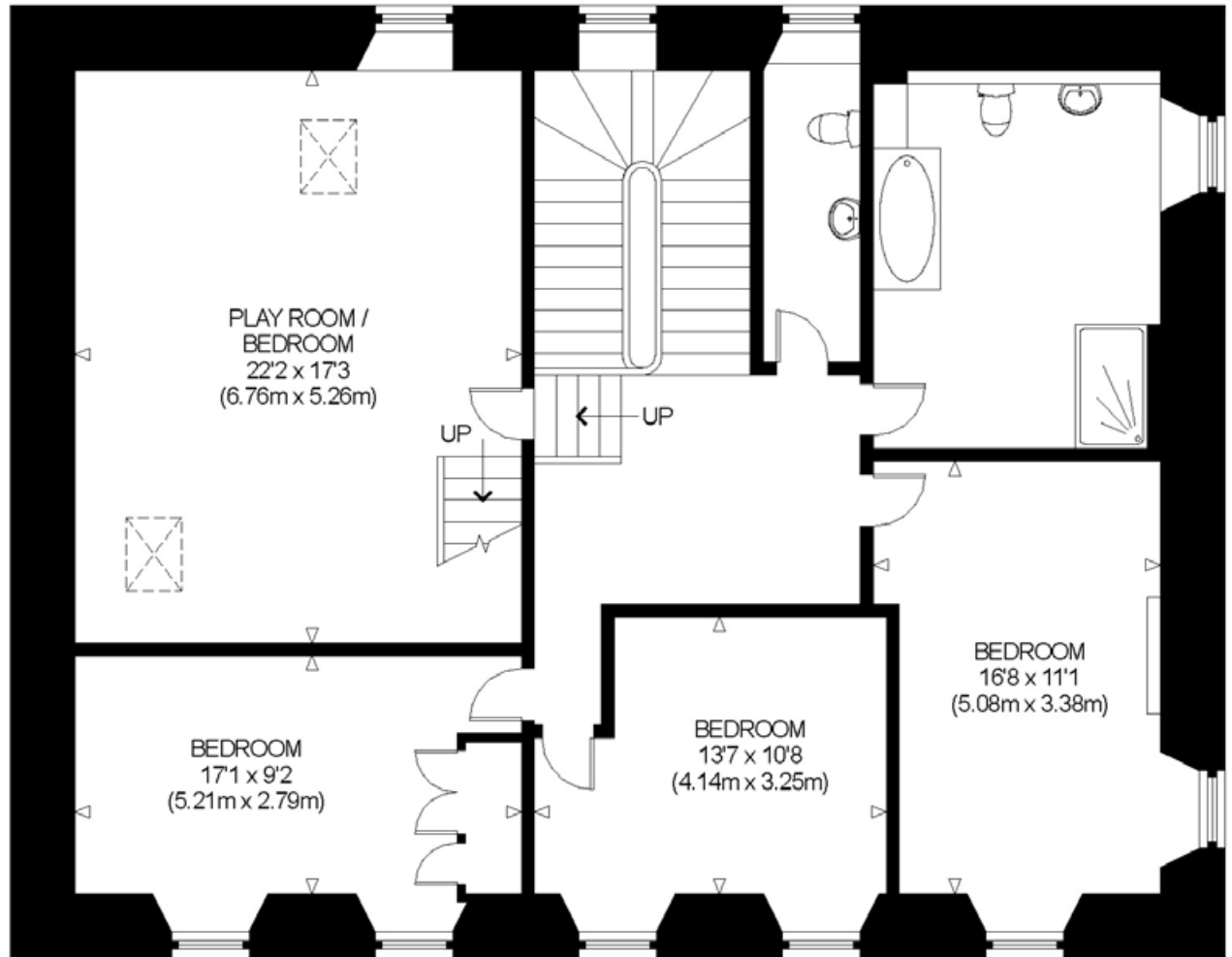




FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 2427 SQ FT / 225.7 SQ M



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 361 SQ FT / 33.6 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1365 SQ FT / 126.9 SQ M





The sitting room is a generous size and faces out over the front garden, featuring an open fireplace with decoratively carved wooden mantle and plentiful light from the two sash and case windows. The adjacent room is a study with built in shelving and a large walk-in cupboard. The kitchen – breakfast room has a range of wall and base mounted units and a sink with beautiful views over the rear garden and space for a dining table and chairs. Modern appliances include a gas fired AGA, 2 ring gas hob, dishwasher and space for a freestanding fridge/freezer. Opposite the kitchen is a walk-in pantry with shelving and access to the cellars.

Completing the accommodation on the ground floor is a utility room, which has range of wall and base mounted units, storage cupboards and basin and is plumbed for a washing machine and tumble dryer, an under-stair cloakroom and a back door opening to the rear garden.

Returning to the entrance hall a beautiful staircase with wrought iron balustrade ascends to the first floor and landing, giving access to an elegant drawing room, primary bedroom with dressing room and extensive built in wardrobes, two further double bedrooms, a Jack and Jill bathroom, family bathroom and linen room.

The triple aspect drawing room is a superb elegant entertaining space with tall ceilings, featuring ornate cornicing, dado railing and a stunning open fireplace with marble slip and cast-iron decorative mantle with rose motif. The primary bedroom is a generous size with views out over the front garden, with a dressing room providing extensive built-in wardrobes. The two remaining double bedrooms are connected by a Jack and Jill bathroom which features a bath, shower, wc and wash hand basin. The family bathroom features a decorative fireplace, with a freestanding centrally located clawfoot bath, a wc and a wash hand basin. Completing the accommodation on the first floor is a linen room with built in cupboards and a Belfast sink.

Returning to the landing, the staircase ascends to the second floor landing, providing access to three double bedrooms, a family bathroom and separate cloakroom/WC. From the landing a short flight of stairs gives access to a generous playroom/double bedroom and beyond to the attic which is fully floored.

OUTBUILDINGS:

On the ground floor a back door gives access to a side courtyard which is home to a log store, game/produce larder, boiler room/workshop, coal store, additional store and outside WC. There is also a garden store accessible from outside of the courtyard. To the front of the house is an EV charge point.

GARDENS & GROUNDS

The beautifully maintained gardens surrounding Catherine Lodge provide an appropriate setting for the house and are an oasis of peace and calm a short drive from Edinburgh city centre. To the front of the house lawns featuring a variety of spring bulbs and trees including a mature Canadian Maple are flanked by the drive and evergreen shrubs through which you get a tantalising glimpse of the house. To the west of the house a small flagstone courtyard garden has raised beds and leads through to the enclosed rear garden which features a magnificent Lebanese Cedar and a large lawn (used for tennis in the summer) bordered by a path beyond which are herbaceous borders which are an abundance of colour from late spring through to late autumn and also include a rose arbour surrounding a BBQ area. A wrought iron gate in the garden wall leads through to a smaller garden area containing former cold frames, a herb garden and lawns with pear, greengage and plum trees growing on the garden wall.





Lodge Cottage



Lodge Cottage



Lodge Cottage

LOT 1B: CATHERINE LODGE COTTAGE – ABOUT 0.04 ACRES

The Lodge Cottage lies adjacent to the drive and is of harled construction beneath a slate roof. The front door opens to an entrance hall, which gives access to the principal rooms. A bright and spacious sitting room gives access to a kitchen, with separate access to the cottage garden. Returning to the hall gives access to two double bedrooms and a bathroom with a partially floored attic reached by a Ramsay ladder.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 801 SQ FT / 74.5 SQ M



CATHERINE LODGE GATE HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ FT / 74.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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LOT 2: THE COACH HOUSE & GARDEN – ABOUT 0.39 ACRES

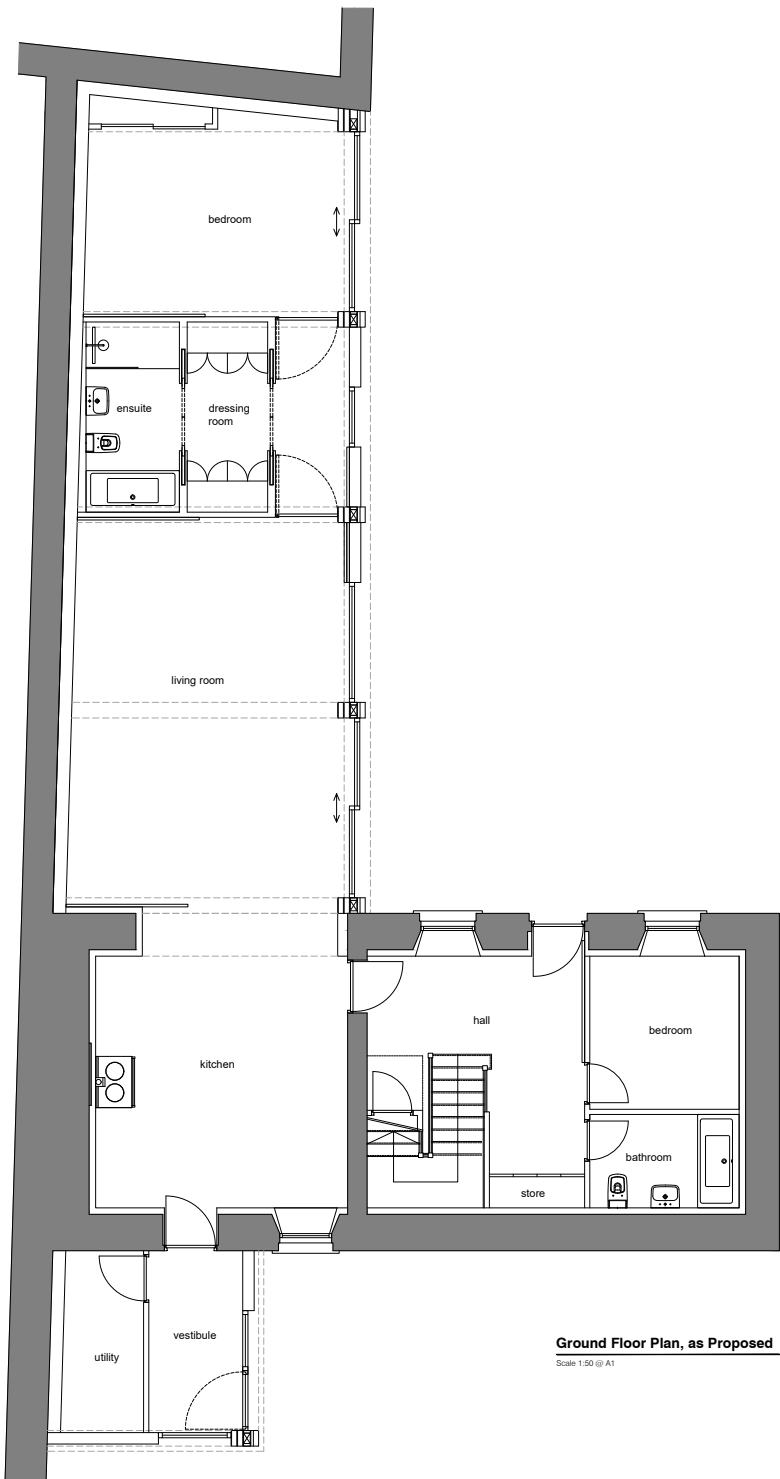
The Coach House offers a buyer the opportunity to create a fantastic spacious contemporary home set within 0.39 acres of mature gardens. Plans have been drawn up by Simon Laird Associates to convert the existing stone and slate building into a spacious 4 Bedroom, 4 Bathroom home by adding a flat roofed timber clad and glass extension overlooking the garden. A planning application Reference: 24/01040/P has been approved by East Lothian Council. Copies of the planning permissions are available from the selling agents.

Access to The Coach House will be via large double gates leading off Double Dykes Lane which open to a drive and parking area.

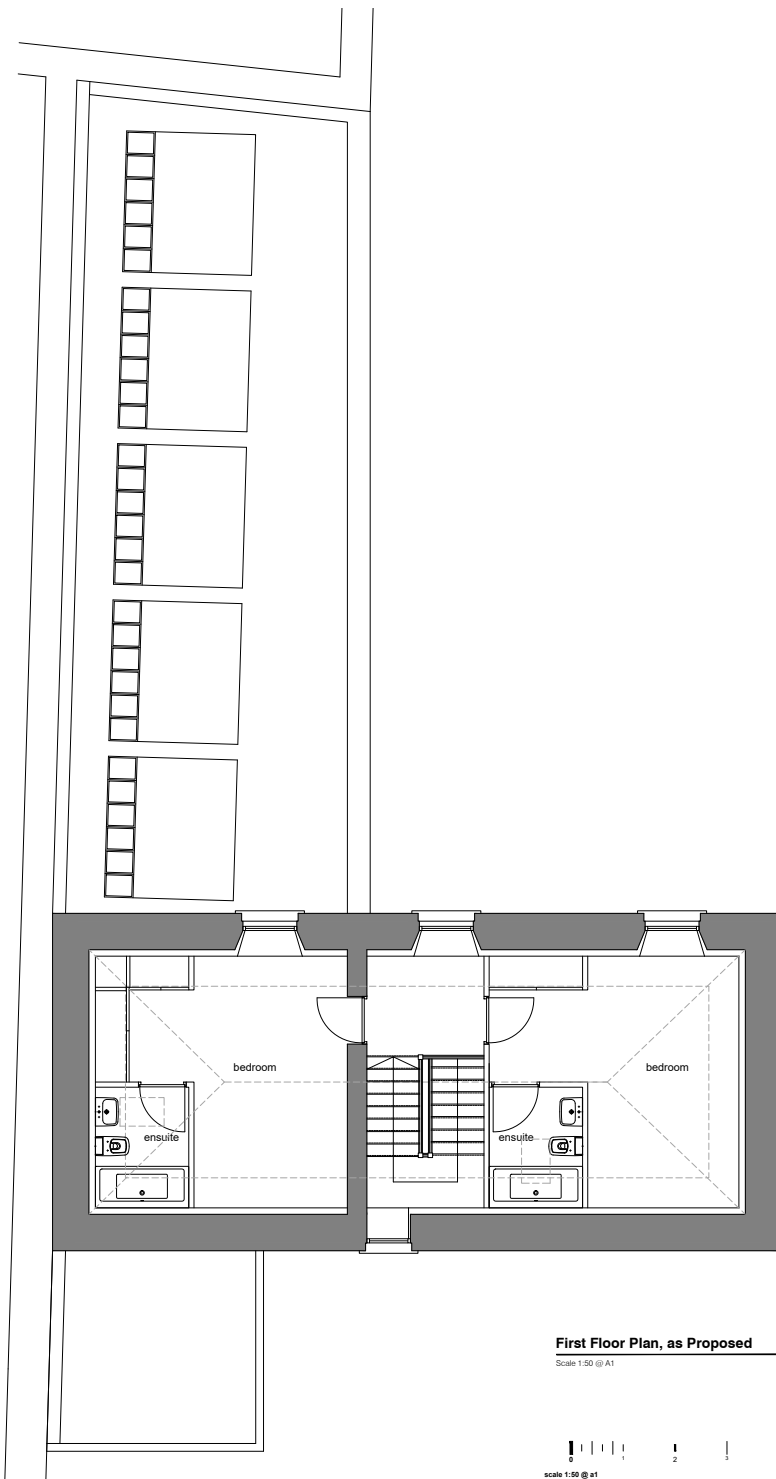
GARDEN:

The mature garden will provide a superb setting for the Coach house comprising shrub borders, a vegetable garden flanked by apple trees, a wildflower garden and a lawn bordered by a white rose hedge and the Yew Hedge.





Ground Floor Plan, as Proposed
Scale 1:50 @ A1



First Floor Plan, as Proposed
Scale 1:50 @ A1



- 1 - Figured dimensions only to be taken - do not scale from this drawing
- 2 - All discrepancies to be reported to Simon Laird Associates in writing - if in doubt ask
- 3 - Copyright Simon Laird Associates, all rights reserved
- 4 - This drawing is not based on survey information and all sizes to be site checked by the contractor

notes
Category A Listed, Historic Environment Scotland Ref. 10886

rev	description	date	by	chk

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project
Catherine Lodge, 19 Inveresk Village Road, Musselburgh, East Lothian, EH21 7TD

for **Mr H Younger**

title
Ground and First Floor Plan as Proposed

scale 1:50 @ A1	date 29.07.2024	drawn EMc
status INFORMATION		project ref YCH
drawing number YCH_99_002		revision

GENERAL REMARKS AND INFORMATION:

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

Services: Mains electricity, gas, water and drainage.

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 **EH21 7TD**

EPC: Catherine Lodge – Band E.

Local Authority: East Lothian Council, John Muir House, Brewery Park, Haddington EH41 3HA.

Council Tax: Catherine Lodge - Band H
Lodge Cottage - 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.

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RETTIE

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www.rettie.co.uk

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.