



Briary House & Lodge

POLTON BANK, LASSWADE EH18 1JW





A beautifully renovated Georgian 5/6 Bedroom family home dating from circa 1820, set within 1.46 acres of established gardens and grounds, together with a spacious detached gate lodge

Briary House & Lodge

Polton Bank, Lasswade EH18 1JW

Lasswade High Street 1 mile, Bonnyrigg 1 mile, Straiton Shopping Centre 2 miles, Edinburgh City Centre 7 miles

Briary House

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Dining Room, Sitting Room, Dining Kitchen with separate Pantry, Boot Room, Utility Room, Cloakroom, Guest/Annex suite comprising Double Bedroom 5, Ensuite Shower Room, Kitchenette Cupboard and Sitting Room

First Floor: Galleried Landing, Luxury Principal Bedroom Suite with Large Dressing Room (or Bedroom 6) and Ensuite Bathroom, three further Double Bedrooms, one with a Balcony, and two Family Shower Rooms

Basement: Internal Wine Cellar/Store

Garden: Established gardens surround the property with a gravel driveway, large sun terrace/barbeque area with firepit and pizza oven, further patio terrace, a productive kitchen garden and an area of rough garden to the rear

Outbuildings: Former Coach House converted into The Cook House with WC and a Gym, Stable/Garden Store, Garden Shed, Greenhouse, Polytunnel, Wood Store and Bee Cellar

Briary Lodge

Ground Floor: Entrance Vestibule, Sitting Room, Double Bedroom and a Shower Room

Basement: Dining Kitchen and an exterior Utility Room

Garden: Patio Terrace

About: 1.46 acres in total







Situation

Briary House is situated within Mavisbank Conservation area – a scenic, semi-rural location between the small thriving towns of Lasswade and Loanhead in Midlothian. The area is renowned historically for its large villas for those involved in the local paper mills throughout the 18th and 19th century, and now the location makes it ideally positioned to enjoy the best of country living whilst still within commuting distance of Edinburgh.

There is local shopping in Bonnyrigg and Loanhead together with Straiton Retail Park offering a wider array of national retail outlets. There are an excellent choice of private schools in Edinburgh, with respected state schools within the catchment area to include Lasswade Primary and Lasswade High School.

For golfing enthusiasts, there are a number of excellent golf courses in the area, as well as the well renowned links courses in nearby East Lothian to include Muirfield, Luffness and Archerfield. There are numerous areas to enjoy countryside walks and bike rides, with two large country parks nearby as well as Springfield Mill nature reserve - which is within walking distance of the house. Lasswade Riding Stables is only 2 miles away and there is a popular racecourse at Musselburgh. The beautiful villages and beaches of East Lothian are all within close proximity providing wonderful water sports and sailing facilities.

The area is well served by a local bus service - including Straiton Park and Ride, which links the surrounding towns and Edinburgh City centre, whilst Eskbank Train Station is just over 2.5 miles away. The location of Lasswade also makes it easily accessible to reach the City By-Pass by car as well as Edinburgh Airport and the motorway links north, south and west.





Description

Briary House

Briary House is a spacious 5/6 bedroom detached family home dating from circa 1820 that has been beautifully renovated by the current owners. Offering modern living within an historic Georgian house, the property boasts double glazing throughout (aside from the drawing room) and retains some incredible period features such as elaborate egg-and-dart ceiling panels and cornicing, hardwood floors, large marble fireplaces, vast bay windows with working shutters and beautiful scroll corbels. It is most likely that the house would have been a manse to a local paper mill owner or manager, with three separate Victorian extensions taking place at later dates.

The house benefits from two main entrances, one from the gravel drive and the other from the front garden – which would have been the original front door. The latter enters into an entrance vestibule with coir floor matting, where a glazed door with an elaborate scroll surround leads through into a spacious entrance hall. The entire ground floor has been designed to provide maximum space with minimal doors, so the interiors move fluidly through from rooms into hallways.

The amazing open plan dining kitchen forms the heart of the home, with a beautiful galleried landing above that creates an imposing void of space that links the first floor to the ground. Benefitting from underfloor heating, the Neptune designed kitchen boasts a range of sleek floor mounted units with white Corian worktops together with a 2nd generation white electric four oven AGA and a four ring AGA hob. In addition, there are twin dishwashers, an American style fridge freezer with water filter and ice maker, as well as a central kitchen island with breakfast bar. A spacious walk-in pantry provides additional wall mounted units with shelving above.







The large dining room has ample space for a 16+ seater dining table, with a central ceiling rose and a bay window overlooking the front garden. Adjacent is the beautifully appointed drawing room with access from both the dining room and the rear hall. The large, dual aspect bay windows overlook the front and side lawns, with elaborate corning and a ceiling rose, alongside a superb marble fireplace to the centre.

Adjacent to the kitchen is an additional sitting room/snug with a large bay window overlooking the front lawn as well as a wood burning stove with open press cupboards to either side. The secondary entrance hall provides access to a spacious boot room, which could also be utilised as a study, as well as a cloakroom with WC and various storage cupboards.

To the rear of the house is an adjoining annex which incorporates a dual aspect double bedroom with ensuite shower room, a sitting room with French doors out to a patio terrace (currently used as a study) and a small walk-in cupboard with kitchenette to include an undercounter fridge and a sink with shelving above. This suite was previously used for a dependant relative and benefits from having its own entrance to the drive. It is now currently used as a spare room and a study but would make a useful space for either live-in staff such as a nanny, teenagers to have their own space or as a short-term holiday let (subject to acquiring the correct council licencing).

A utility room completes the accommodation on the ground floor, with wall mounted units and plumbing for both a washing machine and tumble drier.





Ascending the stairs to the first-floor gallery landing which looks over the kitchen below, there are 4/5 large double bedrooms. The luxury principal suite spans the full width of the house and combines two amazingly spacious rooms, both with large bay windows and incredibly intricate egg-and-dart corning and ceiling panels. One room is used as the double bedroom with panelled doors that open into an even larger dressing room with a seating area in front of a magnificent marble fireplace. A large ensuite bathroom combines twin his & hers wash basins with a stand-alone bath and separate walk-in shower. Within the ensuite, a small flight of steps leads up to additional loft space providing useful, easily accessible storage. The two large rooms that make up the principal suite could also be used as two separate double bedrooms due to both having their own access to the landing.

The three remaining double bedrooms are all of good proportions, with one benefitting from French doors out to a balcony terrace overlooking the garden. Two additional family shower rooms then complete the first-floor accommodation.

Between the dining and drawing room, steps lead down to the basement cellar with three further storage rooms; one tailored for use as a wine cellar and the others providing access to the boiler heating system and water tank. PCM gel panels on the roof are used to heat the hot water which reduces energy costs throughout the summer months.













Briary Lodge

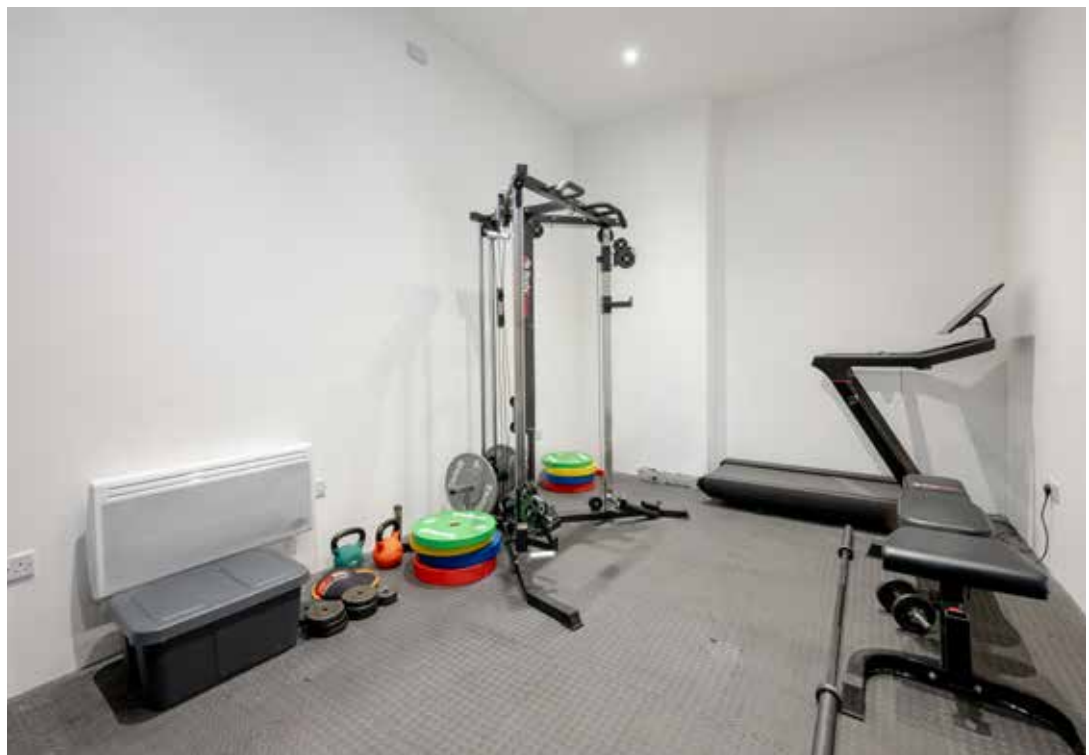
Briary Lodge

Briary Lodge is positioned by the entrance to Briary House and was built a little later in 1879. The detached one-bedroom gate lodge has been utilised as a successful short-term holiday let, with an approved council licence currently in place.

Entering the lodge under a pretty Victorian entrance portico with pitched slate roof, the front door opens into an entrance vestibule with a walk in storage cupboard housing the gas boiler. To the left is a double bedroom with a window overlooking the drive, and to the right is a sitting room with a bright corner bay window and a central period fireplace. A secondary door provides access to a shower room alongside stairs that lead down to the basement dining kitchen. Fully equipped with modern floor mounted units, the kitchen encompasses a variety of integrated appliances to include an under counter fridge, dishwasher, electric hob and oven. An adjacent area provides room for a dining table and chairs whilst a rear door leads out to a patio terrace, alongside an exterior utility room that houses the washing machine.

The patio is fully enclosed with herbaceous borders to one edge and a gate providing access to the front lawn. The exterior of the lodge also benefits from an electric car charging port.





Garden & Outbuildings

Mature gardens surround Briary House, mainly laid to lawn with colourful herbaceous borders, however perhaps most noteworthy is the working kitchen garden that the current owners have utilised effectively to produce an abundance of fruit and vegetables. Gravel pathways intersect a variety of large growing beds as well as a greenhouse and a sizeable polytunnel. The former timber stable is supplied with water and electricity and has been utilised as a garden store/workshop with an additional smaller garden shed adjacent.

The Cook House has been created out of the former coach house and provides access to a gym with rubber flooring and a summer house/kitchen incorporating a sink, tall fridge freezer and dining area with a separate WC adjacent. To the rear is a fantastic barbecue terrace bordered by lavender beds that encompasses a covered dining area with a pizza oven as well as a fire pit – providing a superb area for alfresco entertaining. Beyond the terrace is an area of rough garden with tall Wellingtonia trees overlooking neighbouring farmland and various bee hives to produce homemade honey.

Lawns lie to the front and side of the house, with the perimeter demarcated by newly erected iron railings alongside steps that lead down to a strip of woodland below. An additional patio terrace resides to the south of the house, with direct access from the annex sitting room. The large gravel driveway beyond is accessed from the road through wrought iron gates and benefits from a second electric car charging port.

Adjacent to the former coach house is a wood store and there is an additional external cellar behind the house that is currently being utilised as a bee room with hives.

General Remarks And Information:

Fixtures and Fittings:

Fixtures and Fittings Only items specifically mentioned in the Particulars of Sale are included in the sale price. Fixtures and fittings to include the majority of light fittings, carpets and curtains will be included in the sale, however certain white goods may be retained.

Services (House & Lodge)

Mains electricity, water, gas and drainage with gas fired central heating. A Worcester gas boiler services the ground floor underfloor heating and an additional Worcester gas boiler services the drawing room radiators, first floor heating system and hot water. Gel roof panels are used as an additional source to heat the hot water throughout the summer months.

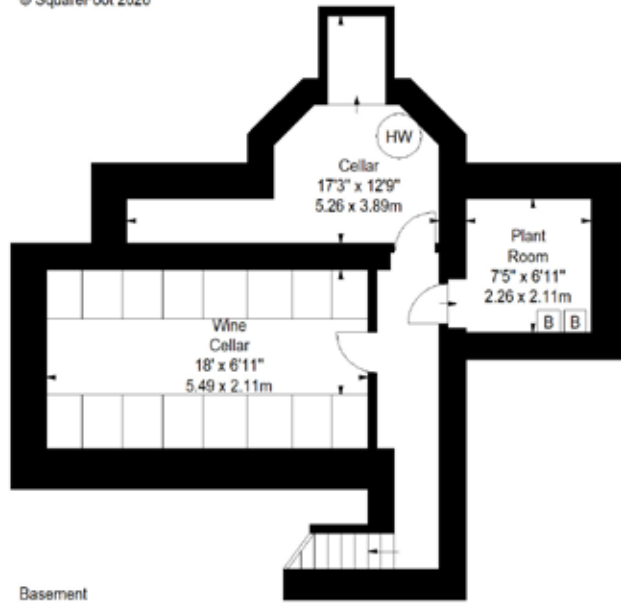
Broadband Cat 5 cabling throughout the house enables fast, reliable broadband speeds



**Briary House,
Polton Bank,
Lasswade, EH18 1JW**



Approx. Gross Internal Area
6005 Sq Ft - 557.86 Sq M
For identification only. Not to scale.
© SquareFoot 2026



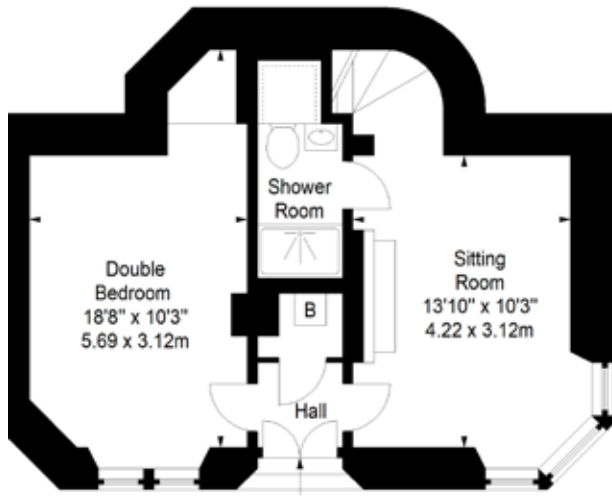


First Floor

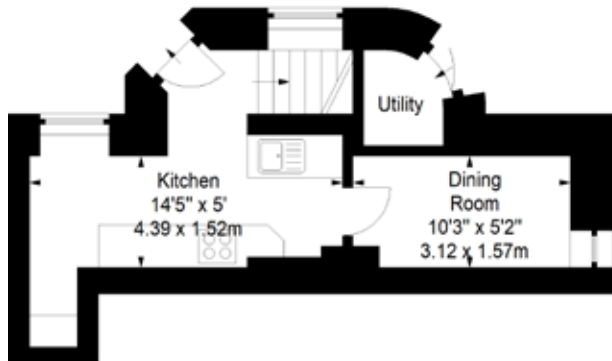
**Gate House & Outbuildings,
Briary House,
Polton Bank,
Lasswade, EH18 1JW**



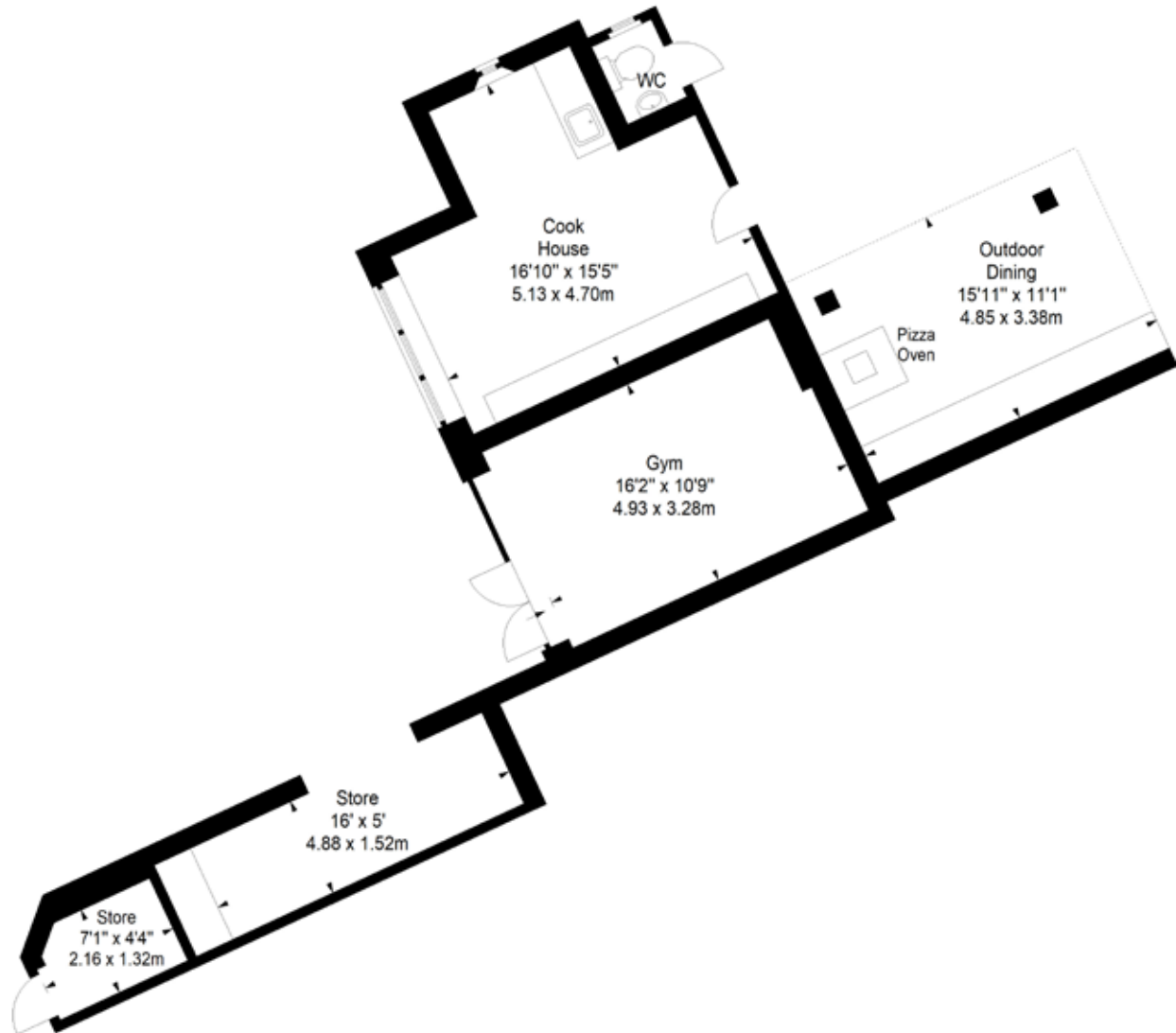
Approx. Gross Internal Area
630 Sq Ft - 58.53 Sq M
Outbuildings
Approx. Gross Internal Area
739 Sq Ft - 68.65 Sq M
(Including Outdoor Dining)
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Lower Ground Floor



Ground Floor

Briary Lodge Short Term Let

Briary Lodge has been successfully run as a short-term holiday let with an approved council licence in place. The Lodge produces net earnings of between £15,000 – £20,000 pa.

Security

There is a security alarm as well as a panic alarm within the first-floor principal suite. Should electric gates be installed, the facility is in place to install a video camera and remote gate opener.

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 EH18 1JW

Right of Access

The neighbouring property, number 35, has a right of access over the drive to attend to their boiler (which is located through a rear door of No. 35, adjacent to the woodshed)

EPC

Briary House – C

Local Authority

Midlothian Council, Freepost SC05613, Dalkeith, Midlothian, EH22 0BR. 0131 561 5444.

Council Tax & Rating

Briary House – Band H

Briary Lodge – Rateable value £2,500 per annum

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 plans are believed to be correct but they are in no way guaranteed. Any error, omission or miss-statement 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.



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

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

