



THE OLD SUN INN

Newbattle, Newbattle Road, Dalkeith, Midlothian EH22 3LH



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A beautiful, historic former coaching inn situated near to the picturesque conservation district of Eskbank, boasting attractive period features, a lovely garden to include a spacious former dairy barn, and within commuting distance to Edinburgh

Bonnyrigg 2 miles, Edinburgh Bypass 2 miles, Edinburgh City Centre 6 miles,
Edinburgh Airport 14 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Reception Hall, Dining Kitchen, Double Bedroom with Ensuite Shower Room and a Cellar

First Floor: Conservatory, Landing, Principal Bedroom, Two Further Double Bedrooms, Study and a Family Bathroom with Separate WC

Second Floor: Floored loft with planning permission to create two double bedrooms and a bathroom alongside an additional staircase.

Garden: Lovely, mature gardens mainly laid to lawn with a variety of colourful herbaceous borders, mature trees and shrubs, to include a patio terrace, pond and a gravel driveway with parking for two cars

Outbuildings: Large brick built former Dairy and Barn measuring 1426 square feet with potential to be developed for a variety of uses (subject to planning)

About: 0.41 acres



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Situation

The Old Sun Inn lies within a scenic conservation area on the outskirts of Eskbank - opposite the impressive entrance to Newbattle Abbey where there are lovely woodland walks along the River South Esk, as well as additional free parking in the public car park which is useful for visitors to the property.

Eskbank is situated approximately 6 miles south of Edinburgh's city centre and is an established leafy community of period stone-built properties. The nearby town of Dalkeith is busy with independent retailers, restaurants and cafes, as well as benefiting from a range of supermarkets which now includes a Waitrose Foodhall within the popular Dobbie's Garden Centre. Straiton Retail Park to the west and Fort Kinnaird to the east are only a short drive away and offer a wide variety of shops and restaurants without the need to venture into the city. A newly opened David Lloyd Gym has also now originated at Shawfair, offering fitness and racket sport facilities.

The neighbouring Pentland Hills offer a variety of picturesque hiking trails, alongside Vogrie and Dalkeith Country Parks both offering superb walking, cycling and running routes, with the addition of wonderful play areas for children.

Schooling can be found at St David's Primary & High School as well as King's Park Primary School and Dalkeith High School, whilst Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh.

Eskbank is a popular commuting town with good connections by road, bus and rail, lying between the A68, A7 and within close proximity to the City Bypass (2 miles). Eskbank train station also has frequent trains every 30 minutes into Edinburgh, which takes circa 24 minutes to reach central Waverley Station.



Description

The Old Sun Inn, as its name suggests, is a former historic coaching inn that is understood to date from the 17th century – serving as the first stop for stagecoaches on route from Edinburgh to London. Situated opposite Newbattle Abbey, the former seat of the Marquess of Lothian, the inn was previously known as The Sign of the Sun Inn – taking its name from the Marquess of Lothian's family crest which depicts a rising sun. An interesting feature within the house is the original port hole by the front door through which late night travellers were to pay before being served.

The category B-listed property fell into a state of disrepair until 1965 when it was then restored to create a unique and beautiful family home – retaining many period features to include astragal glazed sash and case windows with two stunning oval feature windows, hardwood and flagstone flooring and a large, exposed stone inglenook fireplace with a voussioired arch in the kitchen – which interestingly now encompasses a stone relief depicting the Marquess of Lothian's family crest of the rising sun which was found in a nearby river. The property also benefits from double glazing throughout with the added advantage of acoustic windows with noise reducing glass.

The beautiful property is of sandstone construction under a rose tiled roof with a very attractive symmetrical 5-bay front elevation that encompasses an oval window above the front door. Internally the house oozes period charm with adaptable accommodation over two floors, with the addition of planning consent being in place to convert the loft into two further double bedrooms and a bathroom.

Entering through the central front door – of slightly lower proportions that displays the properties history and adds an element of historic charm, the spacious stone flagged entrance hall allows access to all the principal rooms on the ground floor. The large dining kitchen was renovated by the current owners and offers stylish wall and floor mounted units with an integrated fridge, freezer, dishwasher and a Richmond electric stove with a 5-ring induction hob. In addition, there is a walk-in pantry with integrated shelving and a door that leads down into a sizeable stone cellar, supplied with electricity and with a vaulted ceiling. Returning to the kitchen, there is ample space for a dining table and chairs in front of the incredible inglenook fireplace, alongside French doors that lead out to a patio terrace.

To the other side of the entrance hall is a large double bedroom that benefits from an ensuite shower room as well as dual aspect windows to the front and rear that include a small quaint window overlooking the potting shed with its original open stone surround.

Ascending the stairs to the first floor, a mid-way landing leads through double glazed doors into a timber framed conservatory, offering space for both a dining table and a seating area, with lovely views overlooking the rear garden and steps leading down to the lawn. Continuing up the stairs to an open landing, dominated by two stunning twin oval windows to the front and rear, this additional space can be utilised as desired, with access to three double bedrooms, a study/bedroom 5 and a family bathroom with separate WC adjacent.

The extensive floored loft can be accessed from the landing via a Ramsey ladder and benefits from having planning permission to create two double bedrooms and a bathroom, with an additional staircase created from the landing. Five Velux style windows provide the loft with plenty of natural light and there is good head height to be able to stand freely.



Garden

The gardens at The Old Sun Inn principally lie to the rear of the house and are mainly laid to lawn with colourful herbaceous borders, mature trees and shrubs. Various specimen trees include magnolias, peonies, apple, plum, quince and cherry trees, alongside a vegetable garden with currant bushes. There is a pond to the centre of the lawn, and a patio allows alfresco dining with direct access from the kitchen. A private gravel driveway resides to the front of the house with parking for circa two cars, with additional free parking available across the road in the public car park at Newbattle Abbey.

Outbuildings

A particular asset to The Old Sun Inn is the large barn which resides in the rear garden. Of attractive red brick construction under a pitched rose tile roof, the old Victorian Dairy and Barn formerly belonged to Newbattle Abbey and extends to 1426 square feet. The building is divided into 3 rooms which are currently being used as a garage, utility and a storeroom, however the building is suitable for a variety of uses and, subject to planning permission, could be converted to provide additional accommodation, a studio or a home office. A glazed potting shed/greenhouse also resides adjacent to the conservatory.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

All integrated appliances, white goods, carpets, blinds and light fittings are included in the sale.

Listing

Category B listed as a building of architectural and historic interest.

Planning Permission:

Loft conversion to create two double bedrooms and an ensuite bathroom, alongside an additional staircase from the landing 22/00660/LBC

Services:

Mains gas, electricity, 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 EH22 3LH

EPC: Band D

Local Authority:

Midlothian Council, Midlothian House, 40-46 Buccleuch Street, Dalkeith EH22 1DN, Tel: 0131 270 7500

Council Tax: Band G





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.

Important Notice:

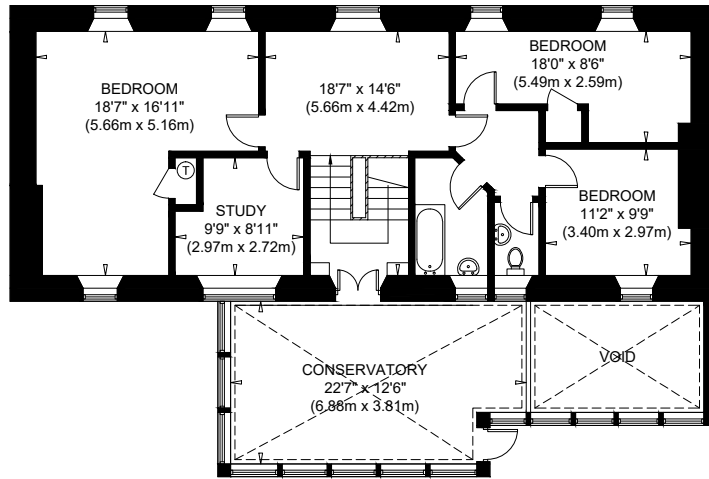
Rettie & Co, their clients, and any joint agents give notice that:

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.

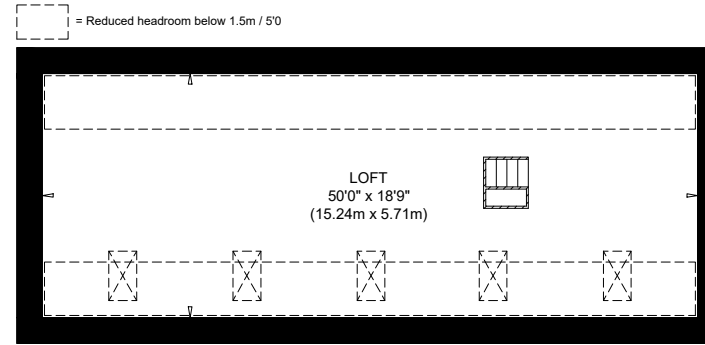
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

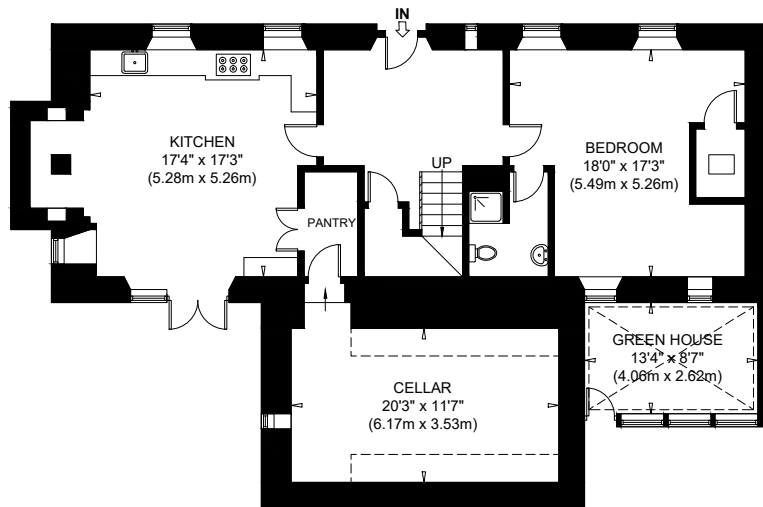
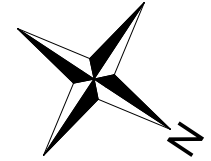




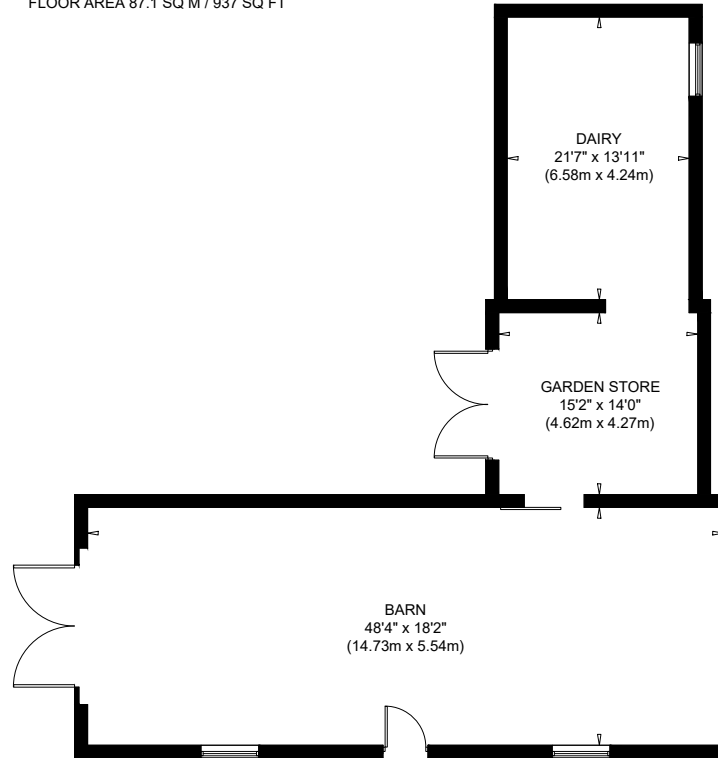
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 115.4 SQ M / 1242 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 87.1 SQ M / 937 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 126.3 SQ M / 1359 SQ FT



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 132.4 SQ M / 1425 SQ FT

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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 328.8 SQ M / 3538 SQ FT
 OUTBUILDING = 132.4 SQ M / 1425 SQ FT
 TOTAL = 461.2 SQ M / 4963 SQ FT

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.







RETTIE

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