



WHITTINGEHAME COACH HOUSE

Whittingehame, East Linton, East Lothian EH41 4QA



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A beautiful 5-bedroom family home that was formerly the Coach House to the historic Whittingehame House, offering spacious interiors and a large garden alongside a detached home office above a double garage

East Linton 3 miles, Haddington 6 miles, Dunbar 8 miles, North Berwick 9 miles, Edinburgh City Centre 25 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Reception Hall, Drawing Room, Open Plan Kitchen-Living Room, Conservatory, Playroom/Study, Utility Room, Boot Room and Cloakroom with WC

Second Floor: Landing, Principal Bedroom Suite with Dressing Room and Ensuite Bathroom, Two Double Bedrooms with Ensuite Shower Rooms, Two Further Double Bedrooms and a Family Bathroom

Garage/Home Office: Detached timber built double garage with home office above

Garden: Mature, landscaped gardens extending to 0.5 acres incorporating mature trees, shrubs and colourful herbaceous borders alongside two south facing patio terraces and a summer house

Paddock: 0.3 acre grass paddock to the rear of the garden

About 0.8 acres



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Situation

Whittingehame Coach House is set within the beautiful 500 acre Whittingehame Estate, just three miles south of the charming village of East Linton and amidst the glorious East Lothian countryside. Combining rural tranquillity with accessibility, there are beautiful walks through nearby Papple and Whittingehame Glen, whilst also being ideally positioned for those seeking easy access to Scotland's capital. The nearby A1 provides a direct route to Edinburgh city centre alongside Edinburgh Airport, whilst the recently reopened East Linton train station offers regular services to Edinburgh and the south. Additional rail connections are also available from Dunbar, located on the East Coast Main Line, with direct routes to London.

The surrounding area offers an excellent balance of countryside living and modern convenience. Only a 3 minute drive by car is the newly opened Papple Steading and Eve's Court Restaurant/Wine Bar and Gallery which is very well regarded. East Linton provides a range of everyday amenities including a hotel, traditional pub, butcher, pharmacy and popular Bostock bakery, and Dunbar, North Berwick and Haddington offer a wider selection of supermarkets, independent retailers, restaurants, cafés and professional services.

The area is particularly well regarded for schooling, with good local nursery and primary schools in East Linton (the school bus passes the end of Whittingehame House driveway) and secondary schooling available at Dunbar Grammar. Respected independent schools in the area include Belhaven Hill in Dunbar, Loretto in Musselburgh and The Compass School in Haddington. Edinburgh's leading independent schools are also easily accessible, many with dedicated transport links from East Lothian.





The surrounding countryside is a haven for wildlife as well as offering unparalleled outdoor access with many opportunities for sports and leisure. There are numerous expansive sandy beaches along the coast offering good sailing and water sports facilities, and the Roman hill fort, Traprain Law, is within walking or biking distance. The area is famous for its links golf courses with Muirfield, Gullane, Dunbar, Archerfield, Renaissance and North Berwick Golf Clubs all within easy reach. John Muir Country Park is only a short distance away and the Lammermuir Hills to the south provide lovely hiking, fishing and shooting opportunities. Horse enthusiasts are also well served by various local livery stables offering fantastic hacking and lessons.

History

Whittingehame Coach House, as its name suggests, is the former coach house to the historic Whittingehame House - one of Scotland's most important neo-classical country houses, celebrated not only for its architectural grandeur but also for its deep connections to British political history.

Commissioned in 1817 by James Balfour (1773–1845), Whittingehame House was conceived as a statement of ambition, wealth and influence. Having amassed a considerable fortune through trade and business interests in India, Balfour acquired the Whittingehame Estate along with approximately 10,000 acres of surrounding East Lothian countryside. Determined to create a residence befitting his status, he commissioned the renowned architect Sir Robert Smirke (1780 – 1867) to design a magnificent country seat in the classical style, to which The Coach House formed part of the stable block.

The estate is perhaps most famously known as the ancestral home of British Prime Minister Arthur Balfour - grandson to James Balfour - who succeeded to the estate in 1856. During his tenure as Prime Minister between 1902 – 1905, the house hosted some prominent figures, not least including Winston Churchill, David Lloyd George, King Edward VII and Sir Arthur Conan Doyle.



Description

The Coach House is a beautiful category B-listed 5-bedroom family home with a stunning symmetrically designed frontage of red sandstone construction under a slate roof. Although semi-detached, the house constitutes the majority of the former coach house and has been fully renovated by the current owners, to include a new central heating system, boasting stylish interiors that are well equipped for the modern family.

The large open plan kitchen-living room offers a fantastic space that no doubt forms the heart of the home. Fully equipped with a range of wall and floor mounted units, the kitchen benefits from a central island and various integrated appliances to include a tall fridge, tall freezer and a dishwasher, alongside space for a range oven. There is ample room for a dining table and chairs in front of French windows that open onto a sunny south-facing patio terrace. In addition, the adjacent living room benefits from a wood burning stove alongside French windows that access the conservatory – making this a wonderfully fluid space for entertaining. Off the kitchen-living room resides a spacious utility room with additional wall and floor mounted units as well as a washing machine, tumble drier and microwave. For dog owners, a fully equipped dog shower has been installed, whilst a separate back door provides access to the former stables quadrangle to the rear of the building.

The drawing room has a beautifully ornate ceiling rose alongside a central open fireplace with oak surround and two windows either side that overlook the front drive. A wall of integrated shelving and storage also incorporates an attractive bench seat to the far wall.





To the rear of the house, a large reception hall incorporates an additional sitting room, with access to a further entrance vestibule that leads out to the former stables quadrangle behind the house – befitting with a split stable door. A spacious playroom/study constitutes a 5th reception room, which could also be utilised as a 6th bedroom if required, with a cloakroom/WC residing next door. A good-sized boot room by the front door completes the accommodation on the ground floor and offers a range of integrated shelving and storage for outdoor equipment.

Ascending the stairs to the first-floor landing, the principal bedroom suite boasts a large ensuite bathroom, a dressing area with a range of integrated wardrobes, as well as an attractive Juliet balcony overlooking the gardens and terrace below. There are four further double bedrooms, all with integrated wardrobes and two benefitting from ensuite shower rooms. A family bathroom completes the accommodation and incorporates a modern free-standing bath, separate shower, wash basin and WC.

Garden

The beautiful gardens surrounding the Coach House extend to c.0.5 acres and are a real feature of the property. Carefully landscaped by the current owners, there are two large south-facing patio terraces by the kitchen/conservatory which offer a great space for alfresco dining and entertaining. The colourful surrounding herbaceous borders terminate in a summer house at the base of the lawn – offering a beautiful setting to sit and enjoy the scenery. Expanses of surrounding lawn are fully enclosed by mature hedgerows, trees and shrubs. A large gravel driveway provides private parking for several cars with a right of access to also utilise the stables quadrangle behind the house if required.

Paddock

A 0.3 acre paddock to the rear of the garden is accessed through a pedestrian gate and over a track. The paddock is currently utilised for keeping chickens and as a further recreational garden space. The northern boundary of the paddock remains unfenced however stakes demarcate the boundary line and a new fenceline will be installed.

Garage / Home Office

A detached timber-built double garage resides at the top of the drive with twin double garage doors to the ground level and an external staircase that leads up to a spacious home office above. Supplied with electricity and plumbing, the home office could be developed into additional accommodation if desired (subject to planning).



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.

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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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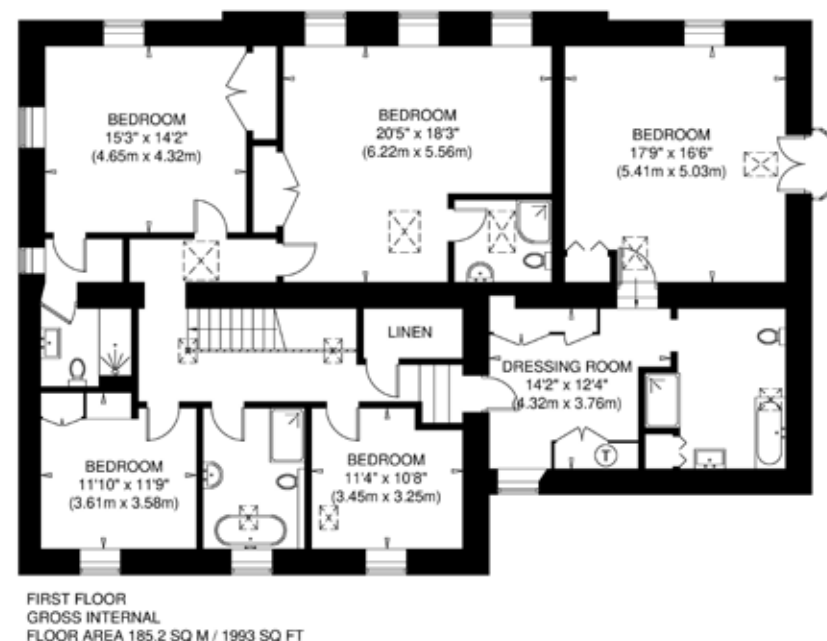
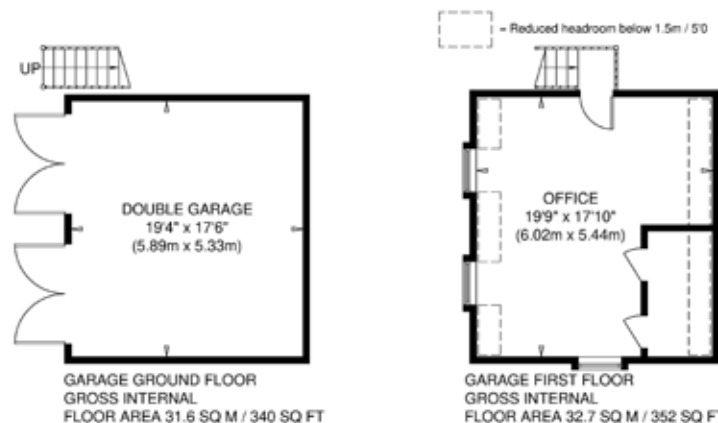
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WHITTINGEHAME COACH HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 394.1 SQ M / 4241 SQ FT
GARAGE = 64.3 SQ M / 692 SQ FT
TOTAL = 458.4 SQ M / 4933 SQ FT

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