



Dolphinton House Estate

DOLPHINTON, WEST LINTON EH46 7AB



A stunning 143-acre historic country estate within commuting distance of both Edinburgh and Glasgow, consisting of a beautiful 9/10-bedroom Victorian manor house together with a 4-bedroom gate lodge, a former coach house, a 3-bedroom cottage and a timber stable block with an all-weather arena





Dolphinton House Estate

Dolphinton, West Linton EH46 7AB

West Linton 5 miles, Biggar 7 Miles, Penicuik 13 miles, Edinburgh City Bypass 16 miles, Edinburgh City Centre 22 miles, Glasgow City Centre 40 miles

Summary of Accommodation

Dolphinton House

 5  9/10  8

Ground Floor: Entrance Vestibule, Entrance Hall, Drawing Room, Dining Room, Sitting Room, TV Room, Dining Kitchen with Pantries, Utility/Boot Room, Bar, Billiard Room, Two Cloakrooms with WC, Plant Room, Lift Vestibule and an Enclosed External Courtyard with Two Stores

First Floor: Landing, Principal Bedroom Suite with Ensuite Bathroom, Dressing Room and Access to Balcony, Four Ensuite Double Bedrooms, Study/Bedroom 10, Gym with Sauna, Laundry Room, Store Room and Lift Vestibule

Second Floor: Landing, Two Ensuite Double Bedrooms, Annex with Two Double Bedrooms, Dining Kitchen and Bathroom, Workshop and Lift Vestibule

Car Port: Double car port adjoining the house

Garden Grounds: Beautiful surrounding grounds to include a variety of mature specimen trees with lawns to the front encompassing an ornamental pond alongside a walled garden with various fruit trees. Lamp lit tarmac drive with electric gates and entry phone.

Equestrian Facilities: Purpose built timber stable block consisting of 5 loose boxes, tack room, hay store and feed store, together with a 40 x 24m all-weather riding arena.

Land: 143 acres to include fenced paddocks, garden grounds and mature woodland



West Lodge

 2  4  3

Ground Floor: Front & Rear Entrance Vestibules, Front & Rear Entrance Halls, Dining Kitchen, Sitting Room, Double Bedroom, Family Bathroom, Utility Room and a Boot Room

First Floor: Landing, Principal Bedroom with Ensuite Shower Room & Walk-In Closet, Two Double Bedrooms and a Family Bathroom

Garden: Fully enclosed garden mainly laid to lawn with a large gravel terrace

Garage: Car Port and Single Garage

Outbuildings: Timber garden shed currently utilised as a garage with various timber wood stores

The Coach House

Ground Floor: Former restaurant now used for storage consisting of an Entrance Vestibule, Dining Area, Kitchen, Toilets, Storeroom and an Outdoor Terrace

Garage Cottage

 1  3  1

Ground Floor: Entrance Hall, Kitchen, Sitting Room, Conservatory, Double Bedroom and a Family Bathroom

First Floor: Landing, Two Double Bedrooms

Garden: Patio terrace with gravel surround and grass lawn





Situation

The magnificent Dolphinton Estate is situated near to the picturesque conservation village of West Linton, amidst glorious open countryside with views towards the Tweedsmuir Hills. Located only 16 miles south of Edinburgh, the estate is ideally positioned to enjoy all the ideals of rural living and yet within easy commuting distance to the city.

Dating back to the Iron Age, West Linton is steeped in history and is said to be one of the oldest market town settlements in Scotland. Today it is best known for its rich medieval market heritage, local stonemasonry and the historic Whipman Play – one of Scotland's oldest Common Ridings. The picturesque village offers an impressive range of amenities for its size including a well-stocked Co-op supermarket complemented by a selection of independent stores and facilities incorporating a post office, newsagents, gift shop, pharmacy, health centre and hair/beauty salon. Dining options are equally appealing with a popular café – the Olde Toll Tea House and a welcoming village pub, The Gordon Arms, which incorporates a popular restaurant that draws visitors from the surrounding areas. Further amenities can also be found in the larger market town of Biggar.

For schooling, Dolphinton is in the catchment area for Biggar Primary and Biggar High School, with West Linton Primary School and the highly regarded Peebles High School also available. In addition, there are a number of private schools available in Edinburgh to include Merchiston Castle, St George's, Mary Erskine's, George Watson's College, Fettes and Loretto in Musselburgh.

For recreation, West Linton offers a wealth of opportunities. The acclaimed West Linton Golf Club sits on the edge of the village, with countless walking and cycling paths that weave through the Pentland Hills and surrounding countryside. Equestrian centres, community sports groups, children's play areas and regular social events all contribute to West Linton's vibrant, friendly atmosphere. Together, these amenities ensure a high quality of life in a beautifully scenic rural setting.

Dolphinton House – A History

The origins of Dolphinton Estate date back to the 12th century when the lands were granted by King Alexander I to Dolfin – the elder brother of the first Earl of Dunbar – and from where the name 'Dolphinton' originates (Dolfin's Town). Andrew Brown then acquired the estate in 1605 and it remained in the Brown family until 1755 when it passed to the MacKenzie family by marriage. It was the MacKenzie's that built the new manor house, known as Dolphinton House, in 1801, with later additions throughout the 1830's and 1880's. Following the death of Captain Kenneth MacKenzie in 1918, a monument was erected in his honour at the top of nearby Kippit Hill. The property was converted into a hotel for a brief period between 1986 – 1992, however it then reverted to a private residence and has since remained in private ownership.



Description

Dolphinton House Estate is a fabulous country estate extending to 143 acres that incorporates a beautiful late Georgian 9/10-bedroom manor house together with an attractive 4-bedroom detached gate lodge, a 3-bedroom cottage attached to a former coach house, as well as a purpose built timber stable block accompanied by an all-weather riding arena. This equestrian's dream offers turn-out paddocks as well as an abundance of forest trails for glorious off-road hacking around the estate.

Dolphinton House is a beautiful late Georgian manor house of stone construction under a slate roof that was first built in 1801 with later extensions. The magnificent 9/10-bedroom country house offers generous accommodation over three floors with stunning period features to include carved marble fire surrounds, ornate cornicing, elaborate stair rods, sash and case windows and hardwood floors.

The ground floor encompasses a stunning dual aspect drawing room with double doors through to an equally impressive formal dining room, both with exquisite fireplaces and views overlooking the front lawns. The large sitting room benefits from a LPG stove and a beautiful bay window overlooking the grounds. In addition, there is a further TV room/snug, a bar with a seating area in front of the fire and an impressive billiard room with a full-size snooker table included in the sale.

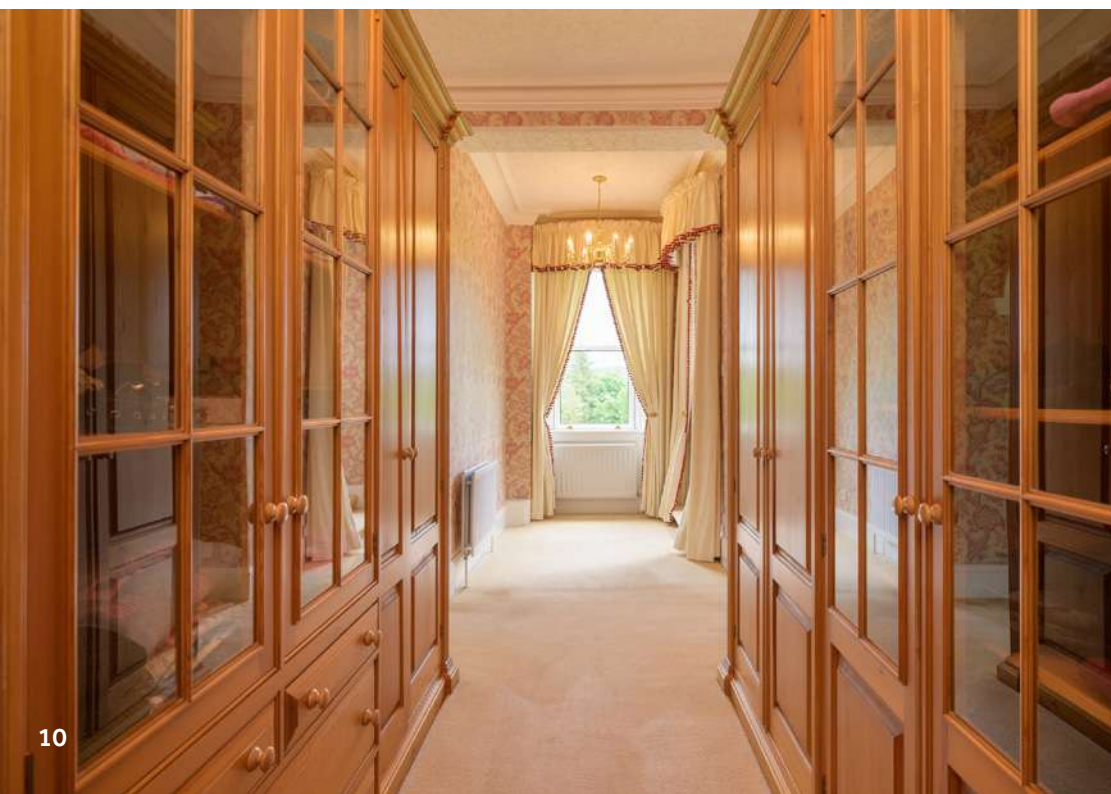
The sizeable dining kitchen has a range of floor and wall mounted units with a central kitchen island and a 4-oven gas AGA. There is ample room for a large dining table to the far end with a door that leads through to two additional pantry stores and a rear external courtyard that provides direct access to the car port. A further boot/utility room adjacent has a rear entrance which is useful for those with dogs.

Ascending the stairs to the first-floor landing, the magnificent principal bedroom suite includes a large ensuite bespoke fitted bathroom, a bespoke fitted walk-through dressing area, a further walk-in dressing room and access to the balcony at the front of the house. There are four further double ensuite bedrooms on the first floor, with a generous study that has direct access to the balcony, and which could also be utilised as a 10th bedroom if required. A central laundry room with linen store benefits from a washing machine and tumble drier, and a gym to the rear of the house incorporates a sauna.

There are two further double ensuite bedrooms on the second floor alongside a self-contained annex that includes two double bedrooms, a dining kitchen and a family bathroom. Such a suite could be utilised for dependent relatives, live-in staff or a teenager's haven. A workshop to the rear of the house completes the accommodation on the second floor and an elevator provides easy access to all three floors of the house.







Gardens & Grounds

The estate encompasses 143 acres in total which includes extensive lawned gardens, paddocks and mature woodland with a variety of specimen trees to include a spectacular Sequoia Wellingtonia. To the front of Dolphinton House, an ornamental pond situated near the base of the front lawn is supplied by a burn that runs through the estate. The former walled garden is now confined by a tall, manicured hedge, with a lawn to the centre and a variety of blossoming fruit trees to one edge. A lantern lit tarmac drive leads from the road, through electric gates, to a large gravel parking area at the front of the house. A car port, positioned to the rear, has direct access to the courtyard and kitchens, whilst a circular timber pergola provides a lovely space to relax outside – boasting beautiful views over the surrounding lawns and to the hills beyond.

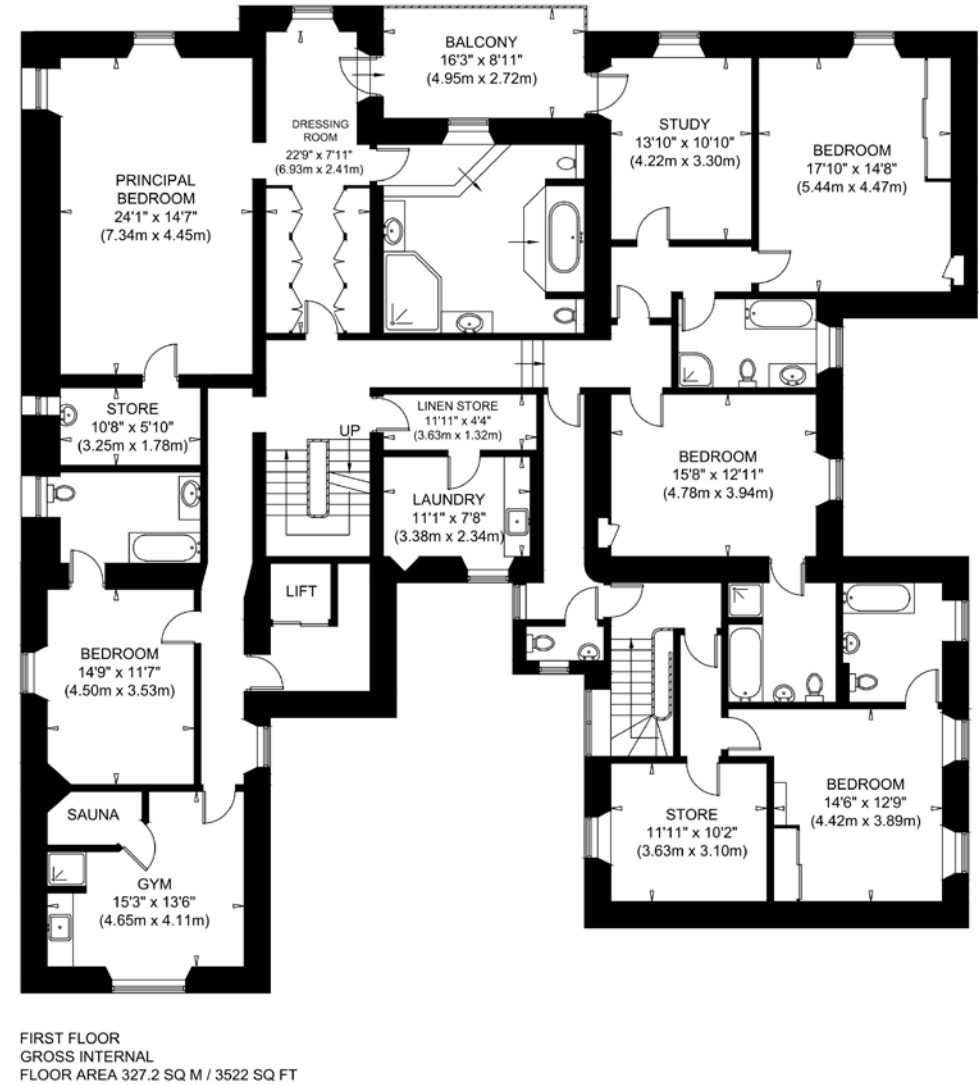
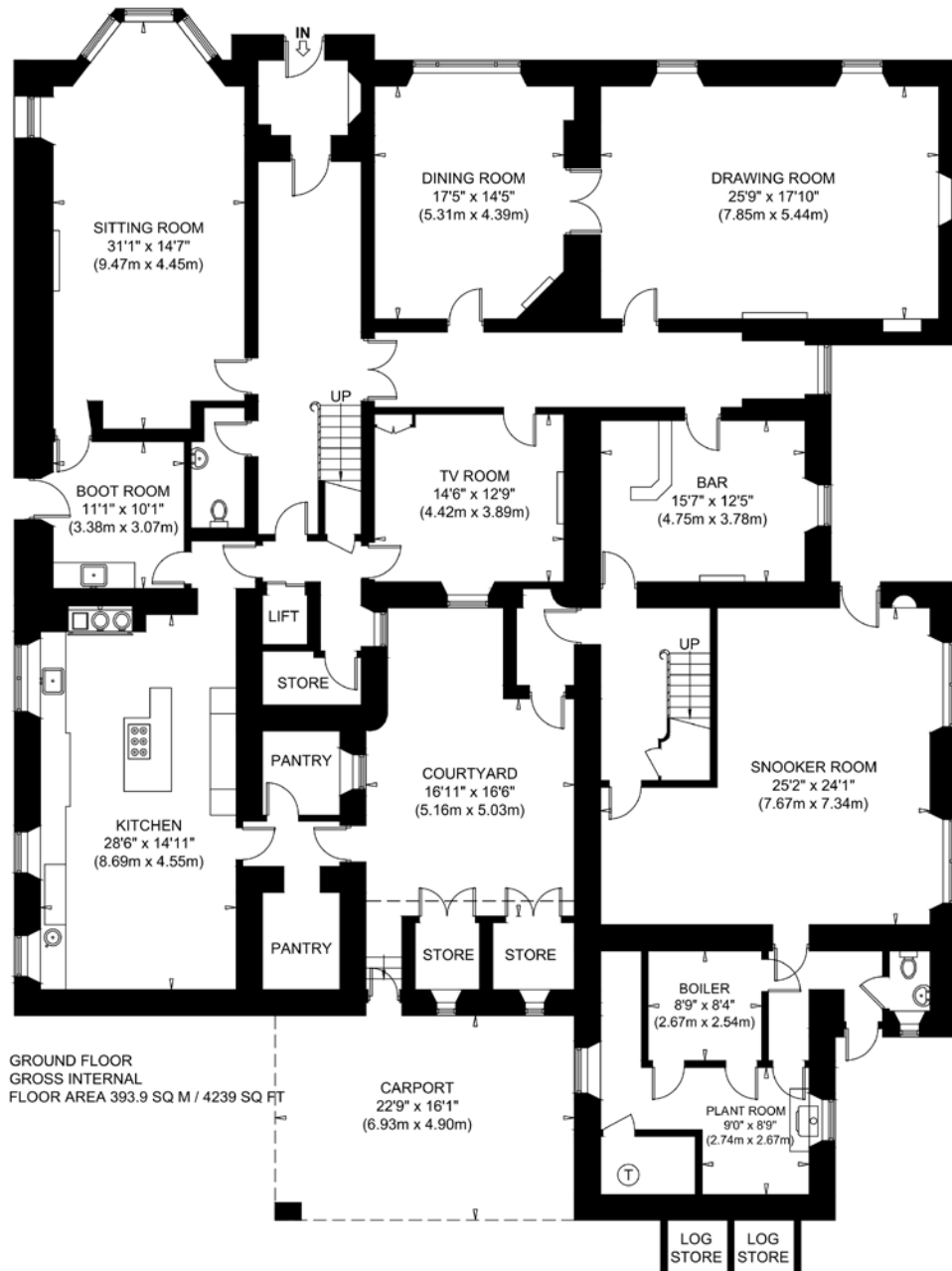
Equestrian Facilities

The purpose built timber stable block was erected by the current owners and follows a traditional clock-tower over arch symmetrical design with a concrete quadrangle to the rear. There are five loose boxes, four with dual front and rear access, alongside a tack room, feed room and a hay store. In addition, there is an outdoor 40 x 24m floodlit all weather riding arena which is fully enclosed by post and rail fencing. There are a number of fenced paddocks available for equestrian use, with the benefit of a field shelter, and an abundance of forest trails enabling lovely off-road hacking around the estate.











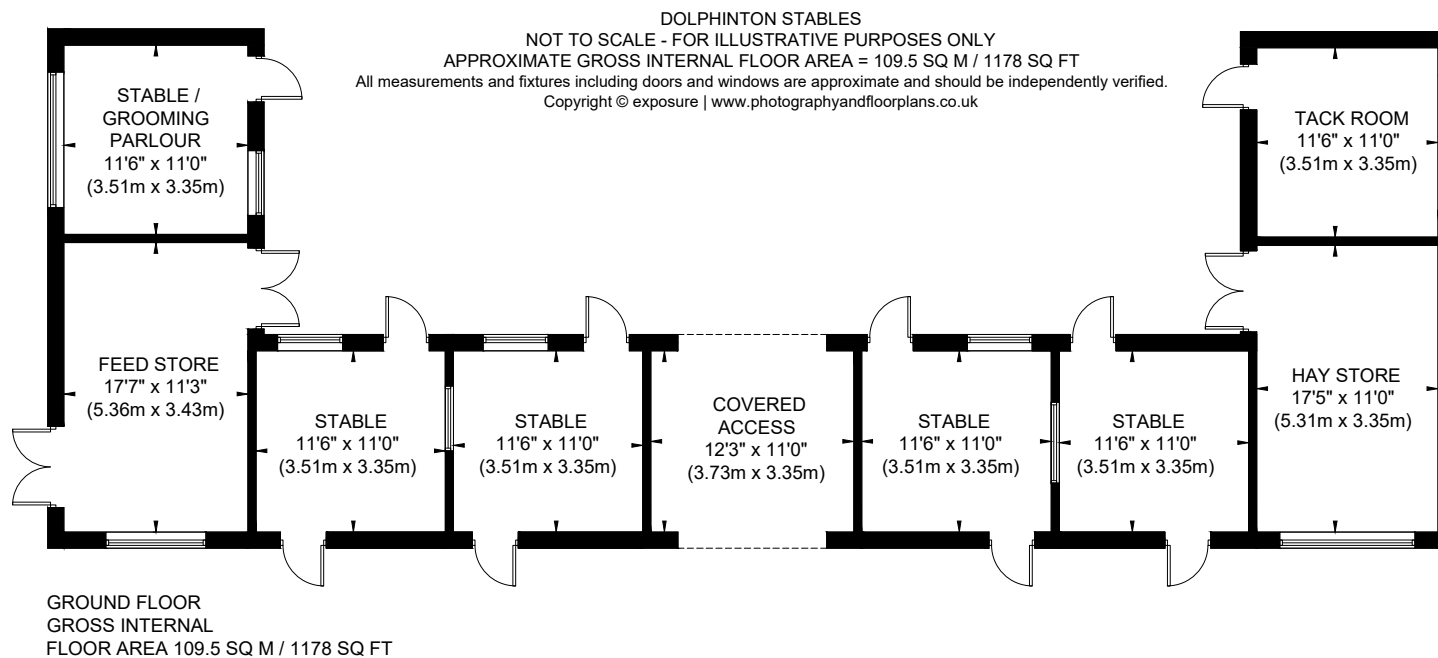
SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 241.1 SQ M / 2595 SQ FT

DOLPHINTON HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 962.2 SQ M / 10356 SQ FT
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stable Block





West Lodge

 2  4  3

West Lodge

A delightful 4-bedroom detached gate lodge is positioned at the end of the drive, providing a superb additional home for either family members, staff or as a lucrative rental. Built circa 1896, the picturesque red-brick lodge was extended by the current owners to create a deceptively spacious family home. The lovely open-plan dining kitchen has a range of wall and floor mounted units, together with a wood burning stove to one end and a window seat below the bay window. The dual aspect sitting room has ample space for two large sofas and benefits from a further wood burning stove to one end. There is a double bedroom on the ground floor with a family bathroom adjacent, and three double bedrooms on the first floor with an additional family bathroom. The principal bedroom boasts lovely views over the surrounding countryside with an ensuite shower room and a walk-in wardrobe. Returning to the ground floor, a generous utility room and a boot room complete the accommodation.

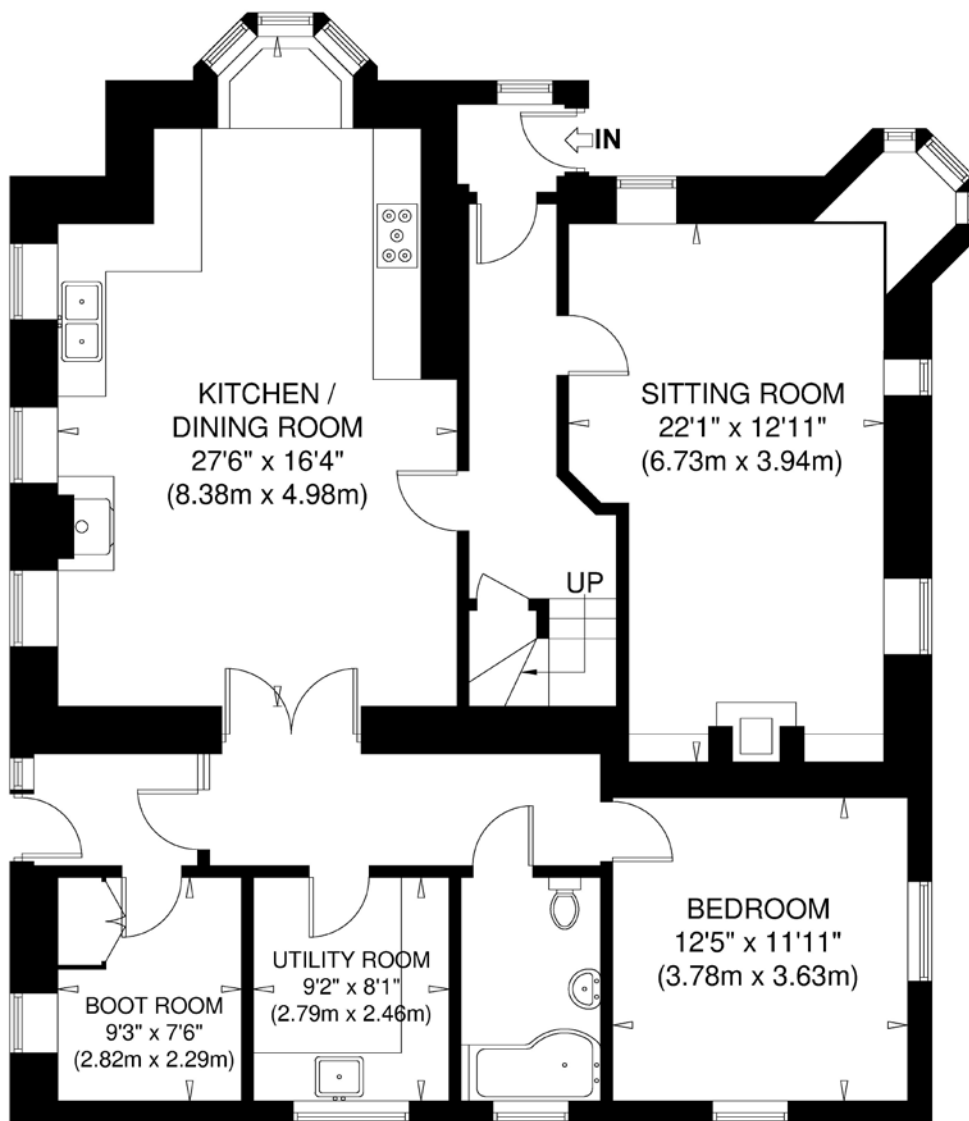
West Lodge Garden

A fully enclosed garden surrounds West Lodge, mainly laid to lawn with a large gravel terrace that provides a wonderful area for alfresco dining. There is a car port as well as a single garage, and a timber garden shed is currently utilised as an additional garage. To the rear are several timber wood stores with the perimeter boundary bordered by mature trees and hedgerows.

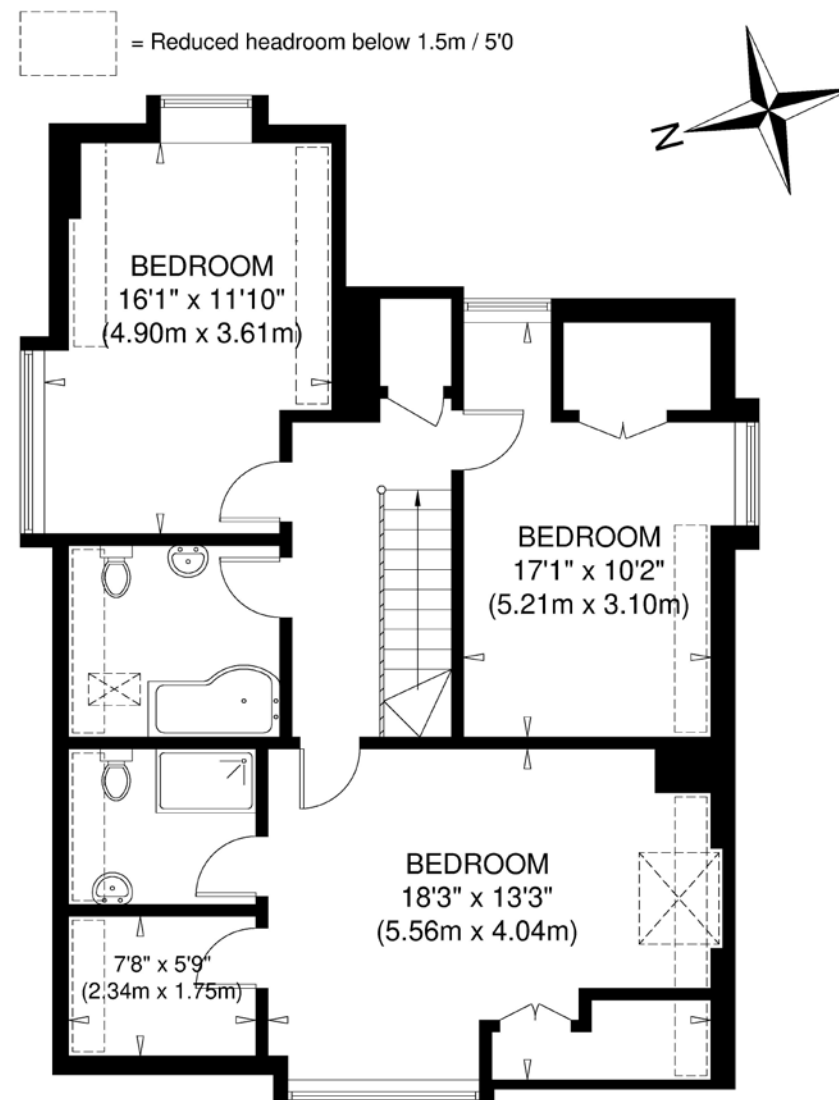








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 125.2 SQ M / 1347 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 84.8 SQ M / 913 SQ FT

WEST LODGE, DOLPHINTON
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 210 SQ M / 2260 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Garage Cottage

 1  3  1

The Coach House & Garage Cottage

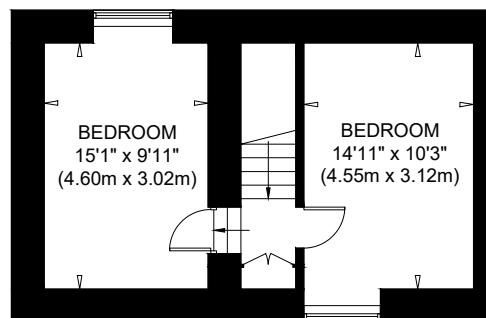
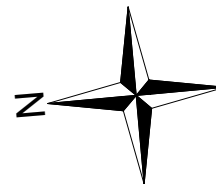
The original Coach House is situated behind the principal house and was formerly utilised as a restaurant when Dolphinton House operated as a hotel. Although the building is now used only for storage, it still encompasses the former dining area with kitchen and toilet facilities, as well as an outdoor terrace.

Adjoining the Coach House is Garage Cottage which offers three double bedrooms, a kitchen, sitting room, conservatory and a family bathroom. To the exterior is a patio terrace with surrounding lawns.

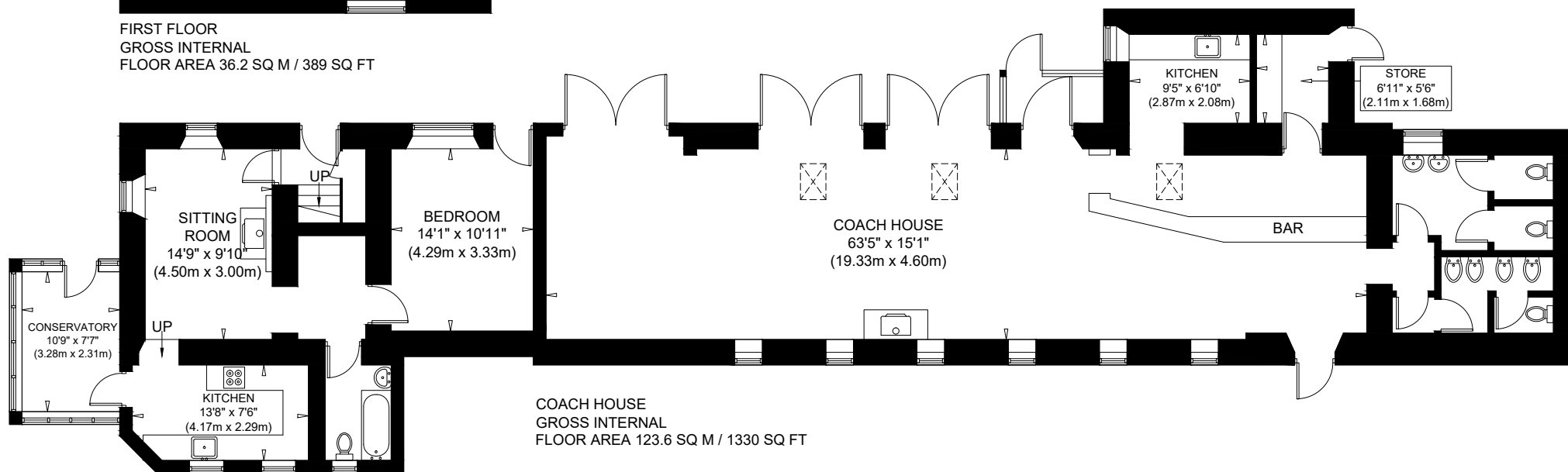
Although both properties would benefit from a degree of upgrading, there is excellent development potential (subject to acquiring planning permission.)







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 36.2 SQ M / 389 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 66.7 SQ M / 718 SQ FT

COACH HOUSE
GROSS INTERNAL
FLOOR AREA 123.6 SQ M / 1330 SQ FT

GARAGE COTTAGE AND COACH HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 102.9 SQ M / 1108 SQ FT
COACH HOUSE = 123.6 SQ M / 1330 SQ FT
TOTAL = 226.5 SQ M / 2438 SQ FT

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

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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.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH46 7AB.
What 3 Words: ///manly.bath.smudges

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price. All fixtures and fittings will be included from within Dolphinton House. Items excluded from the sale are as follows:

West Lodge:

- Kitchen: AGA Cooker, AGA fridge freezer, cooker splash back, Roman blind
- Utility: washing machine & tumble drier
- Living Room: Three floating corner shelves
- All curtains within West Lodge

Stables:

- Equestrian Shower

Planning Permission

Former planning permission was granted to erect an indoor swimming pool facility at Dolphinton House

Entry & Possession

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

Services

Dolphinton House: Oil central heating with LPG gas for cooker, mains water, electricity and drainage.

West Lodge: Oil central heating, mains water, electricity and private drainage.

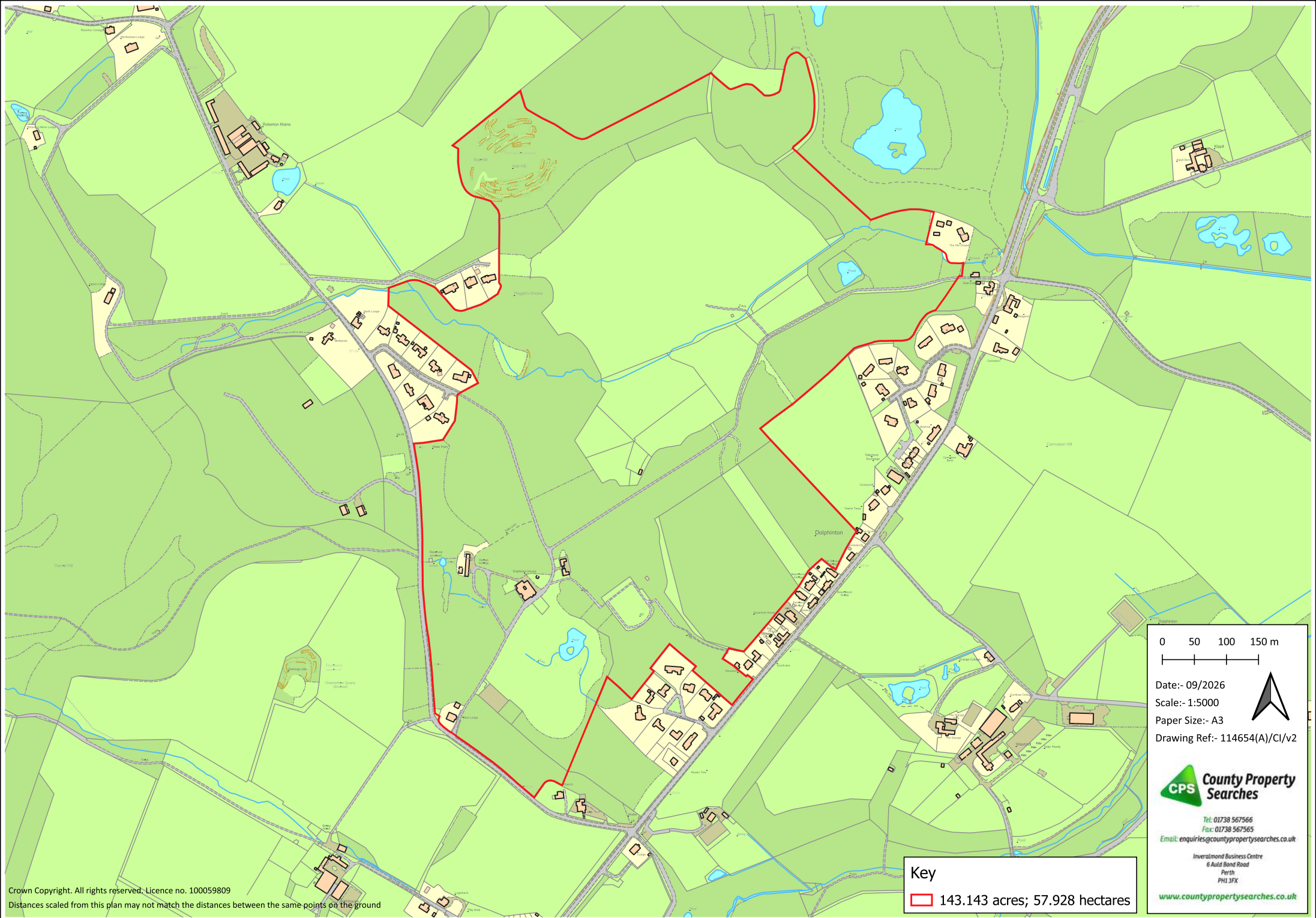
Garage Cottage: LPG central heating with mains water, electricity and drainage.

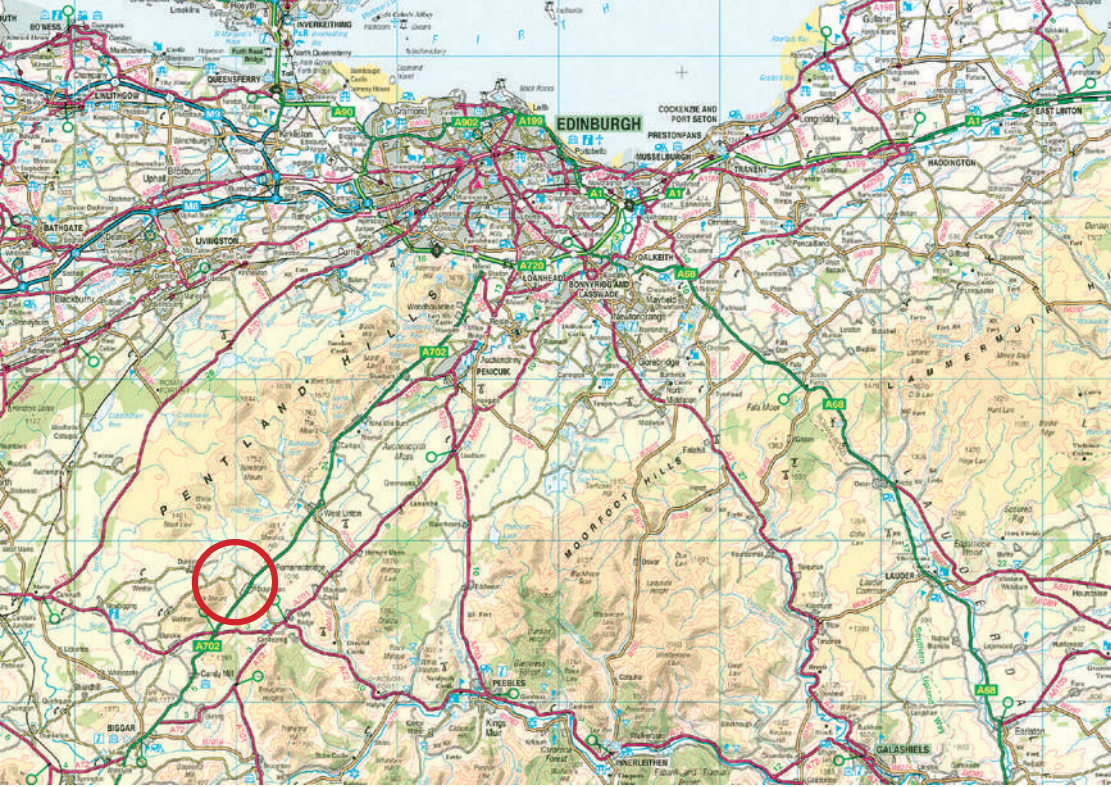
The Coach House: Mains electricity but not currently connected to heating or water

Warranties

No warranties will be given for any of the systems and appliances in any of the buildings within the Estate. Prospective purchasers should satisfy themselves on all elements of the condition of the Estate before submitting an offer.







Local Authority

South Lanarkshire Council

Council Tax

Dolphinton House – Band H

West Lodge – Band E

Garage Cottage – Band A

EPC Rating

Dolphinton House: Band D

West Lodge:

Garage Cottage:

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

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk. In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

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.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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 misstatement 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 especial 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.







RETTIE

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