



FA'SIDE CASTLE

TRANENT • EAST LoTHIAN





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Musselburgh 3 miles, Edinburgh city centre 10 miles, Edinburgh Airport 16 miles

AN OUTSTANDING HISTORIC 14TH CENTURY CASTLE WITH PANORAMIC VIEWS OVER THE LoTHIANS AND THE FORTH ESTUARY

Lower Hall, Utility Room, Cloakroom, WC, Kitchen/Dining Room

Drawing Room, Great Hall, Sitting Room, Library, Office

6 Bedrooms and 3 Bathrooms

2 Converted Cottages, Woodland and Courtyard, Outbuildings with Garage and Games Room

Garden fully enclosed by substantial Bailey Stone Wall

EPC Rating = F

Around 2.3 acres

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savills

DIRECTIONS

From Edinburgh head east on the A1 towards Berwick-upon-Tweed. After 3 miles take the A6094 exit signposted towards Dalkeith/Wallyford. Turn right onto Salters Road and take the next left onto a minor country road. Fa'side Castle is about 1.5 miles up this road on the left hand side.

HISTORY

Fa'side Castle is important from an architectural point of view in that it consists of two of the earliest examples of distinct styles of Scottish domestic architecture, namely, a late 14th century tower to which is attached an early 16th century 'L' plan house. Both are surrounded by a bailey wall giving an inner and outer courtyard. It is listed category B in the Historic Buildings and Monuments List of buildings having outstanding historical and architectural merit. Fa'side Castle is one of the oldest surviving Scottish castles with 600 years of turbulent history within the Fawside family: 'John of the Hill of Fawside' was imprisoned in Scarborough Castle, England in 1307; a later John Fawside sat in the Parliament in 1467; George Fawside was accused of treason in 1528, and the castle was burned down the day before the Battle of Pinkie in 1547, the last official battle between Scotland and England before the Union of the Crown in 1603. The Castle is listed category B and the Tower is listed category C in the Historic Buildings and Monuments List of buildings having outstanding historical and architectural merit.

SITUATION

Fa'side Castle has fantastic panoramic views towards Edinburgh, overlooking the Firth of Forth and towards the Lammermuir Hills. The castle lies in a very private rural location amidst rolling farmland and yet is only 2 miles from the A1 leading directly to Edinburgh or towards Berwick-upon-Tweed.

East Lothian, with its excellent transport links into Edinburgh and long sandy beaches, has become one of Scotland's most desirable places to live. It is also an area of historic significance with many ancient monuments, historic houses and castles. Furthermore there is superb amenity amongst the towns and villages.

Famed for its golf courses, it has been host to The Open at Muirfield Golf Course and many other international golfing events, and now it is becoming increasingly well known for cycle routes as a regular feature on the Tour of Britain route.

The John Muir Way is also a recreational walking and cycling route. The Musselburgh Golf Course which can be seen from the castle is world's oldest golf course.

The village of Tranent, supplemented by the nearby towns of Haddington and Musselburgh, provides a range of services, supermarkets and independent high street retailers. There is private schooling locally at The Compass in Haddington (primary), Loretto in Musselburgh and Belhaven Hill (preparatory) in Dunbar, with a wider choice of schools being offered in Edinburgh, many of which provide direct bus services from East Lothian.







DESCRIPTION

Fa'side Castle is an impressive stone castle with many historic features. The main vaulted front door leads to a laigh (lower) hall with a flagstone floor and beamed ceiling. Off the laigh hall is a utility room with a central heating boiler, fitted coat hooks, double sink which is plumbed and vented for washing and drying machines. The corridor then leads to a back door to the garden and also to the main stairwell. A WC is conveniently positioned next to the kitchen/dining room. The open plan kitchen and sizeable dining area may have an historic vaulted ceiling but it is also very practical for modern family living. There is a Britannia gas range cooker along with a double sink and a larder. There is also a large biomass stove. A solid cast stone stairwell rises up to the first floor hallway which leads to the lift and also to the drawing room which features a great fireplace with a solid fuel stove and triple aspect views. Off the drawing room is an office which again has windows on three sides and also a solid fuel stove with a back boiler. There is a spectacular painted ceiling amongst wooden beams. A door from the office leads out to the second stone staircase.

At the top of the 14th century old tower lies what the current owners use as their B&B holiday accommodation. A barrel vaulted bedroom has an en suite bathroom with a freestanding slipper bath situated on the third floor. Also on the third floor is the master bedroom with a bath, separate shower and wash hand basins and sitting room. The steep spiral staircase leads up past a glass walkway over the old dungeon and up to a roof top walkway with panoramic views over the Firth of Forth.

This staircase also leads to the Great Hall which is a classic feature of a castle of this age. This magnificent old room has an original stone built fireplace with a log burning stove. Beside the window there are stone window seats built into the thick castle walls. There is a painted ceiling and also on the ceiling there are some of the original corbels exposed from when the castle was destroyed by a fire before the Battle of Pinkie. In the corner of the room are what remains of the now inaccessible old staircase. Beside the tartan curtain is an original stone WC called the Laird's Lug. The staircase leads down to a library with fitted book cases and there is another stone fireplace with a multi fuel stove.

There are a further three bedrooms on the fourth floor with a bathroom and bedroom 5 is at the top of the stairwell. There is also another door leading out onto the roof terrace.

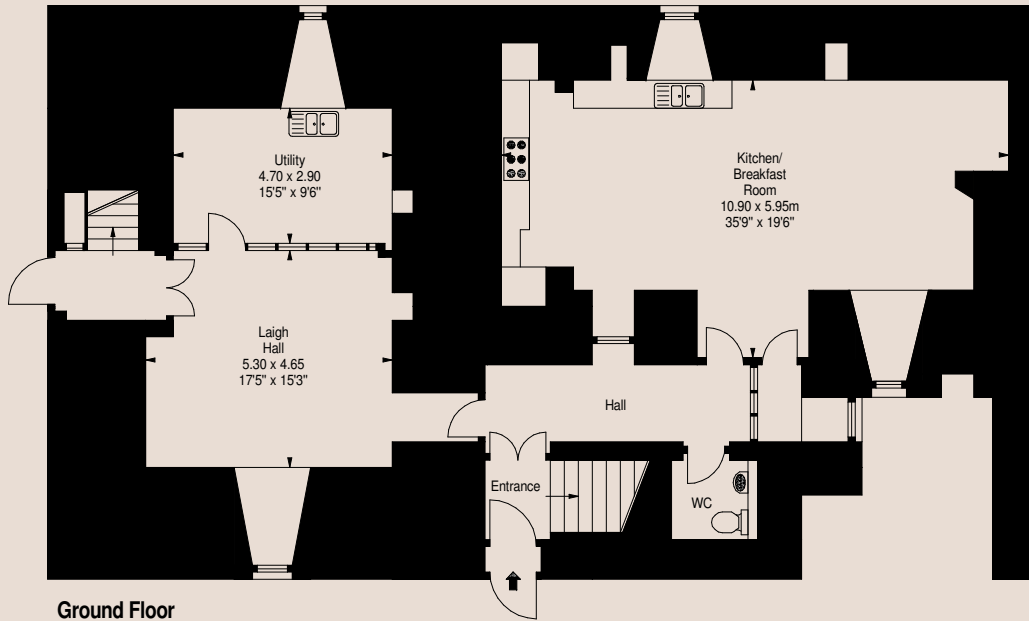
GARDENS, GROUNDS & COTTAGES

Fa'side Castle is approached through double gates leading into the castle grounds. There is a well maintained lawn within an inner bailey wall and this also includes a large gravelled parking area to the east of the property. There is an internal courtyard with walls on two sides. Features include a beech hedge and woodland providing privacy. Within the grounds of the castle is a 17th century barn that sits to the south of the castle this was converted in 1996 into two cottages, Woodside and Gateside. Adjoined to Gateside is a garage, workshop and snooker room above.

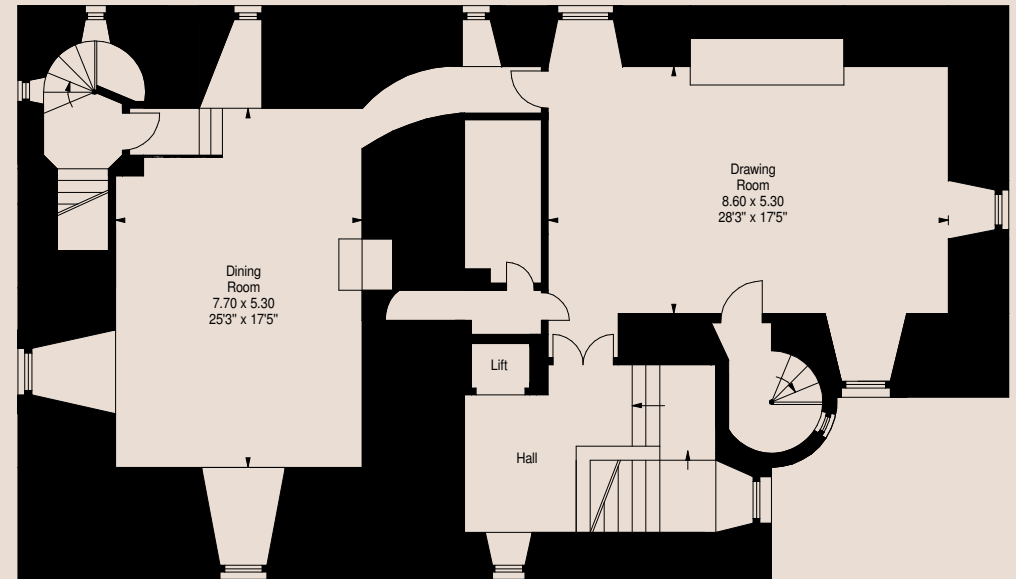
Gateside and Woodside cottages each have two bedrooms and a bathroom downstairs with an open plan kitchen, dining room and sitting room upstairs with views out to the countryside and Firth of Forth.

The castle sits in around 2 acres of land and also owns an adjoining 5 or so acres on which high quality wooden stables, a riding ménage and 4 separate paddocks are located along with amenity sheltered belt woodland. There are five loose boxes, a tack room, automatic water troughs and high fencing providing security for horses. There is also a wind turbine.

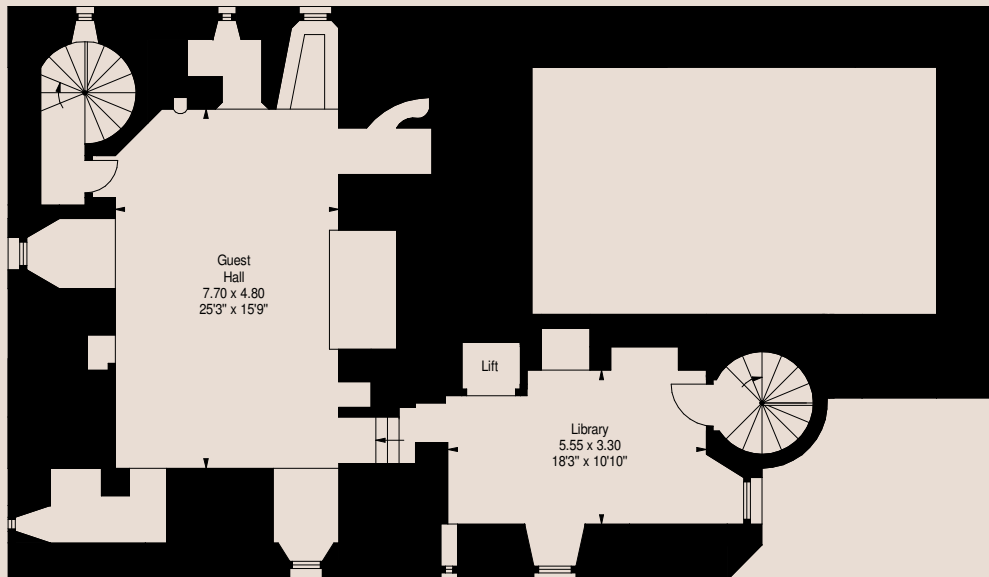




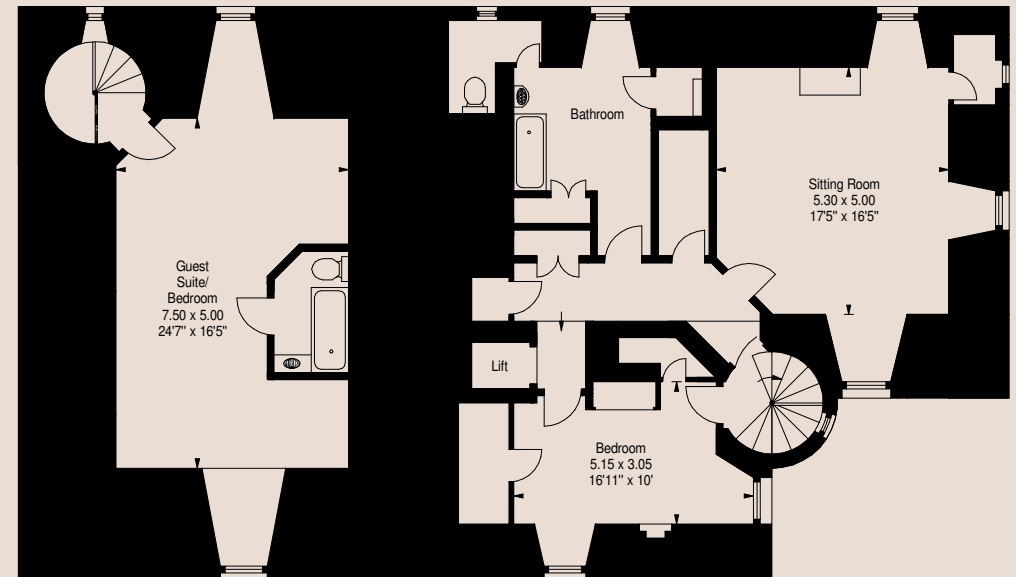
Ground Floor



First Floor



Second Floor

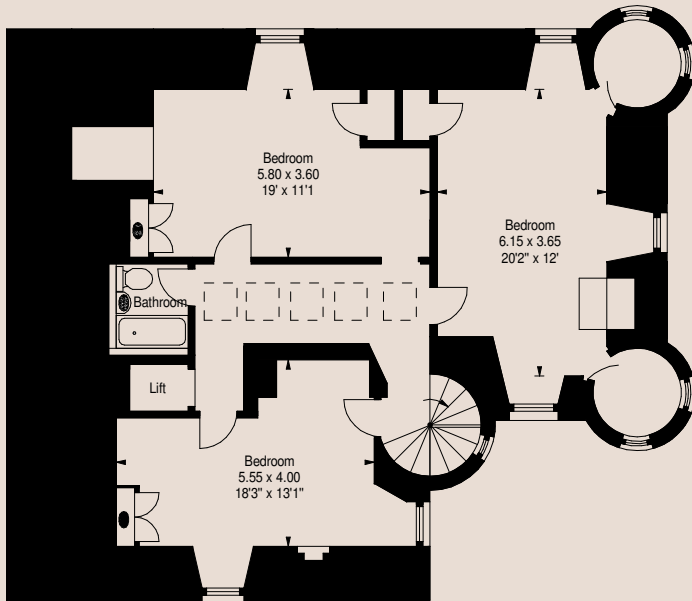


Third Floor

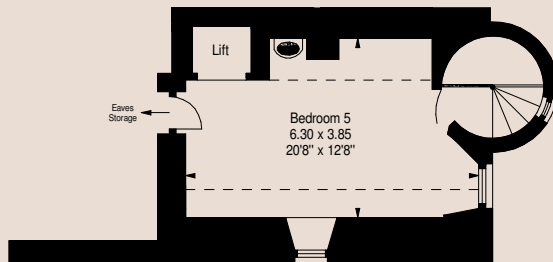
FA'SIDE CASTLE

GROSS INTERNAL AREA 688.48 SQ.M (7,411 SQ.FT)

FOR IDENTIFICATION PURPOSES ONLY



Fourth Floor

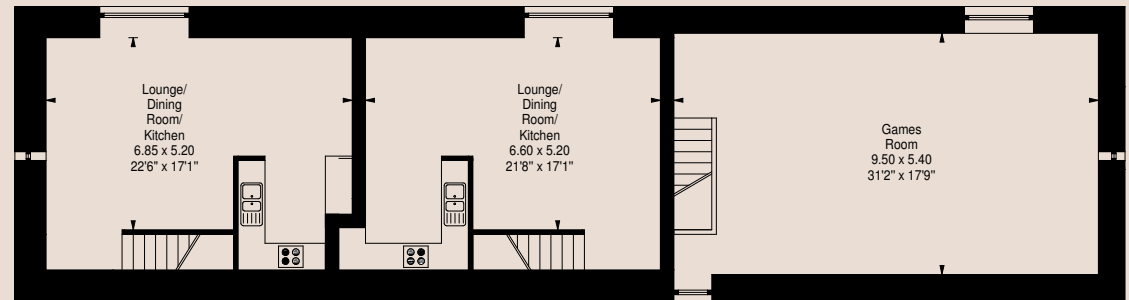


Fifth Floor

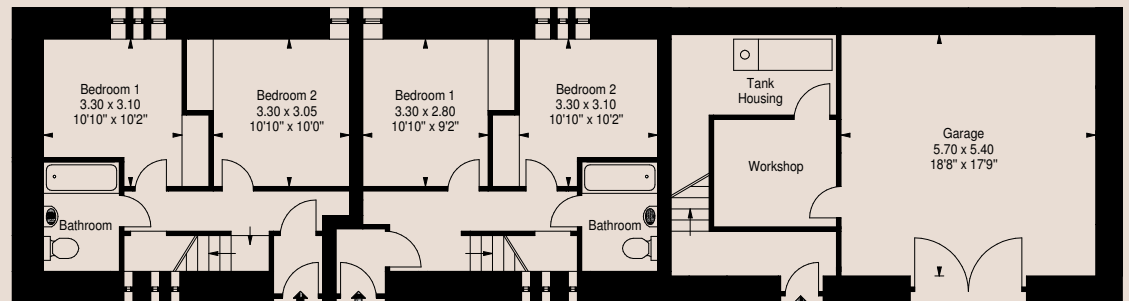
COTTAGE

GROSS INTERNAL AREA 253.71 SQ.M (2,731 SQ.FT)

FOR IDENTIFICATION PURPOSES ONLY



First Floor



Ground Floor

GENERAL REMARKS

Services

Mains water and electricity (single phase), private drainage to septic tank. Central heating provided by biomass wood pellet boiler and oil boiler. Wind turbine on adjoining property.

Local Authority

Fa'side Castle is in East Lothian Council Tax Band H

Listing

Fa'side Castle is B Listed. The Tower is C Listed.

Access

The core footpath leading north is out-with the boundaries of the Castle.

Planning Application

Planning has been granted to build four non-residential glamping pods in the neighbouring land – Planning Reference number 20/01356/P.

Fixtures and Fittings

All light fittings and fitted carpets are included in the sale. Some furniture may be available by separate negotiation.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all and any 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Important Notice Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared April 2018.

