







# SETON CASTLE LONGLNIDDRY, EAST LOTHIAN EH32 0PG

Neoclassical Castle by Robert Adam  
in private grounds close to Edinburgh

- A Robert Adam Masterpiece
- Spectacularly restored to create a superb family home and entertaining space
- Site of Mary Queen of Scots' preferred residence
- Place of romance, history, and drama for over eight centuries
- Beautiful Georgian interior imbued with designer materials & fittings
- Four story mansion house linked to U-shaped wings around parterre courtyard

## Main Castle

- Grand Hall, 3 principal reception rooms
- Expansive kitchen, billiard room, vaulted playroom & original wine cellar
- Master bedroom suite with 2 dressing rooms & bathroom
- 5 further bedrooms & 3 bathrooms
- Landing area, spectacular balcony
- Classical library, panoramic office, music room

## West Wing

- 3 bedroom guest/staff cottage
- Stables, coach house, cinema room, office and stable bar

## East Wing

- 3 bedroom guest/staff cottage
- Stables, stable bar, coach house
- Cinema room and estate office

## Grounds

- 13.4 acres private grounds with electric gates & security cameras
- Formal lawns to front and rear of house
- Stream, wildflower & parkland grazing to north
- Helicopter pad

About 13.4 acres (5.42 Ha) in total.

For sale as a whole.





## INTRODUCTION

Set in 13 acres of lawns, paddocks, wildflower fields and intersected by a meandering brook and 15th century stone carriage bridge, the grounds of Seton are expansive, yet manageable. Host to deer, pheasants, highland cows and a wealth of other Scottish wildlife, the castle grounds are a splendid place to spend time in the country, yet close to civilisation.

The castle's helipad offers a fast and convenient way to reach nearby Edinburgh Airport or the Scottish highlands.

## DIRECTIONS

From Edinburgh take the A1 dual carriageway east. Leave the dual carriageway at the exit signposted to North Berwick (A198). Turn right at the roundabout continuing on the A198 towards Longniddry. Seton Castle is set in the trees on the left hand side after about 1 mile.





### GENERAL DESCRIPTION

Robert Adam's last Scottish masterpiece, privately situated less than ten miles from Edinburgh on thirteen acres of lawn and paddocks, is surrounded by lush trees and rolling fields on East Lothian's famous golf coast.

Today Seton Castle is a fully restored, opulent but welcoming thirteen-bedroom family home in tranquil environs of garden and meadow.

Once described as Mary Queen of Scot's preferred retreat, Seton is built on the grounds of the Seton Palace. Seton Castle was Robert Adam's final project in Scotland and his light, masterful touch is in evident in the beautifully executed ceiling plasterwork, curved oak panelled doors, and dramatic bay windowed rooms.

The unbroken ownership of Seton Castle by the Wemyss family from the late 18th century until 2003 served to freeze Seton in a protective time warp, ensuring the preservation of the elegant architectural detail created by acclaimed architect and designer Robert Adam.

In true Adam style, castellated features including slit windows and turrets are strikingly imposing from outside, but discreetly located in the numerous turrets, thus allowing the interior to retain the feel of a grand family home. Secret staircases, curved doors, curved walls, arched windows, and hidden doors add to the charming sophistication of the architecture and design.

Seton has been sensitively and richly refurbished to fit today's world, including the installation of a full security system, creation of state of the art gym, playroom, huge double-AGA kitchen, magnificent silk-lined dining room,

extensive billiard room, traditional oak panelled bar, cinema, guest cottages, apartments, and helipad.

In addition to the main seven bedroom castle, the estate includes three guest/staff accommodations. Two cottages—the Darnley and the Bothwell—are both completely self-contained with three bedrooms, living room, bathroom, WC, and kitchen. The Hideaway is a delightfully romantic suite hidden at the top of a turret spiral staircase.

The working stables at Seton have been magnificently refurbished and retained with the inclusion of a charming foaling stable. Adjacent to the stables lies the generous coach house and the unforgettable Stable Bar; the castle's private tavern situated in the original tack-room of the stable block.





The restoration project has been both exhaustive and faithful to architectural integrity. A two-year long restoration saw a team of expert stonemasons rebuild the castle's many chimneys and turrets plus the sweeping rooftop parapets stone by stone and using painstakingly sourced period sandstone and limestone.

Internally, all services have been renewed, ceilings restored to their original beauty, sweeping staircase lovingly reinvigorated, ironwork magnificently restored, dumbwaiter reinstated, and 10,000-bottle wine cellar spectacularly brought back to life.

The installation of French oak flooring, plus a modern central heating system, entertainment system, and security system all sensitively installed as to be hidden from sight help to give the home an undeniably welcoming, warm, and private appeal.

The castle's interior design offers a successfully eclectic mix of styles and influences curated by the current owners and include an array of silk damasks, silk velvets, embroidered silks, jacquard velvets, jacquard linens, silk wall hangings, gilt detailing, and Scottish wools and cashmere that add elegant and homely touches to every corner.

## SITUATION

Seton is ideally situated within East Lothian, a historically-rich, green and beautiful part of Scotland. The Firth of Forth can be seen from the castle's north facing windows, as can the Forth Rail bridge, Arthur's Seat, and the city of Edinburgh. East Lothian is home to 21 beautiful golf courses and indeed, the Open Championship course of Muirfield is a mere eight-mile drive from Seton. East Lothian has long attracted field and water sports enthusiasts. The Firth of Forth offers spectacular kitesurfing, while Belhaven Bay is very popular with surfers. The region is also popular for driven and walked-up game shooting, notably for grouse, pheasant, and partridge.

The picturesque village of Longniddry, located one mile away serves the local community with shops, restaurants, and other services. Seton is within ten miles of Edinburgh via the A1. There is a local railway station with regular trains to Edinburgh taking less than twenty minutes.

Seton is ideally located for several of the best schools in Scotland, including Loretto School, Scotland's longest established boarding school, which cares for children from nursery age to eighteen years, located just 4 miles from Seton.

## HISTORY OF SETON

The drama and importance of Seton Castle's early history is matched only by the quality of its Adam architecture. On this very site from the late medieval period stood the first Seton Castle, home of the Earls of Winton. Over the centuries, regular royal visitors to Seton include James IV, chronicled to have visited in 1498, as well as Mary Queen of Scots, James V, James VI, Charles I and Charles II. Mary Queen of Scots became a regular visitor and on her return from France in 1561, she kept court at Seton. It was to the refuge of Seton that Mary Queen of Scots and Darnley escaped from Holyrood after the murder of Rizzio in 1566 and it is alleged that it was at Seton that the queen entered into a marriage contract with Bothwell. Mary Queen of Scots was accused by her enemies of playing golf and pall-mall (croquet) and taking part in archery competitions in the fields beside Seton, just days after the murder of her husband, Lord Darnley, in 1567. This is the first recorded incidence of any woman playing golf.





Kitchen



Kitchen



Kitchen





Dining room







Morning room











Study



Library





Wine cellar



Seton pub



Wine cellar



Seton pub









Master bedroom





Master dressing room



Master bedroom



Master bedroom



Master en-suite



















# GROUNDS

Enter through grand gates, with the castle still out of sight onto the sweeping driveway towards the castle. Turn into the spectacular sunny south-facing courtyard inspired by Robert Adam's tenure in Rome. The courtyard is wrapped by curved corridors that embrace and draw the eye to the main entrance, with an arcade of arches that mirror the arched opening of the loggia on either side of the entrance gate.

Two side courtyards and the south wall to the entrance courtyard between them add a great sense of privacy to the main castle, which is itself designed with the defensive features of a castle keep.

To the north of the castle lies the arched stone bridge dating from the fifteenth century. This bridge leads to the paddocks to the north of the castle. The entire boundary of Seton is enclosed by beautifully restored original stone walls.

The woodlands to the east of the castle contain a mixed age range of deciduous species, dating from around 1790 onwards. There are many old elm trees on the eastern boundary of the North Garden and the woodland here has been left to natural regeneration. To the south, in the area east of the kirk, there are old yew, lime, horse chestnut, elm, sycamore and elder. Two burns bisect the grounds and are home to families of ducks. The grounds are home to the three resident highland cows, as well as numerous rabbits, pheasants and herons.















Design Notes:

The interior of Seton has been lovingly dressed using many of the world’s leading designers including:

- Pierre Frey
- Mulberry
- De Gournay
- Ralph Lauren
- De la Cuona
- Fornasetti
- Designers Guild
- Osborne and Little
- Zoffany
- Heathfield
- William Yeoward
- Melton Wools
- Christian Lacroix

GENERAL REMARKS

Viewings

Strictly by appointment with:  
Savills - +44 (0)131 247 3738 or Rettie & Co. - +44 (0)131 220 4160

Solicitor

Brodie's  
15 Atholl Crescent  
Edinburgh  
EH3 8HA  
mike.stephen@brodies.com  
0131 656 3743

Services

Mains water, electricity, gas and drainage.  
Central heating from gas fired boilers.  
Security system and CCTV cameras.

Local Authority

East Lothian Council Tax Band H.

Listing

Seton Castle with retaining terrace and walls are listed category A.

Seton Castle is a designated designed landscape including the walls of the famous formal gardens of the 16th and 17th century and the woodland.

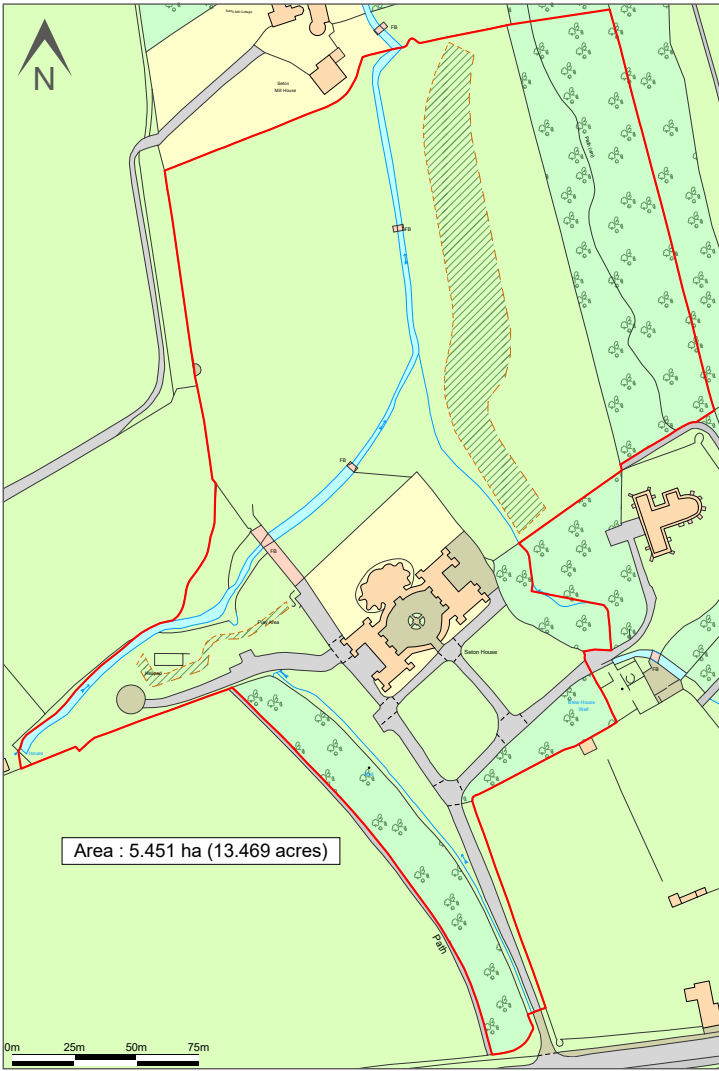
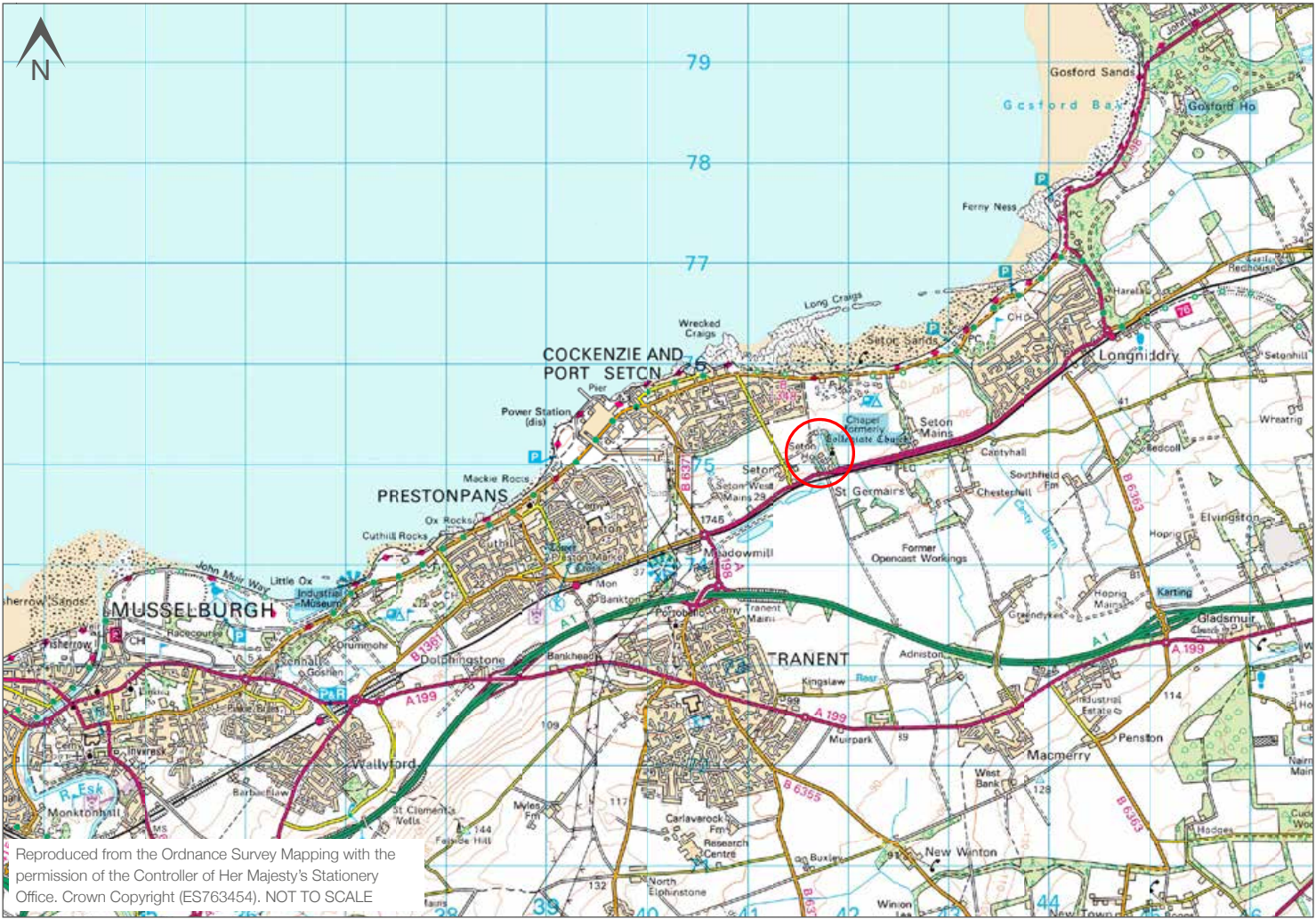
Seton Castle is stated by Historic Environment Scotland as having ‘outstanding historical importance’ and ‘outstanding architectural importance’.

Fixtures & Fittings

The buyer will have the option to purchase the majority of the contents of Seton Castle, by separate negotiation. An inventory of the contents available for purchase is available from the selling agents.

Vehicles, Machinery and Equipment

The garden machinery and equipment, selected vehicles and a selection of tools and implements. An inventory of the machinery, vehicles and equipment available for purchase is available from the selling agents.



Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. 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.

IMPORTANT NOTICE

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