



OLD PENCAITLAND HOUSE

PENCAITLAND, EAST LoTHIAN





EXQUISITE, PERIOD HOUSE WITH
STUNNING MODERN ADDITIONS

OLD PENCAITLAND HOUSE

Pencaitland, East Lothian

Restored wing of former mansion
Modernised and refurbished to exceptional standard
Beautiful courtyard and gardens
Original entrance gates and tree lined drive
Set on edge of Winton Castle grounds

Open plan living room / kitchen

Drawing room

Sweeping conservatory

Three luxurious bedroom suites

Circular courtyard

Extensive lawns

Brewhouse and Icehouse

EPC = C

About 1.35 acres in all



SITUATION

Old Pencaitland House has a lovely setting above the Tyne Water in the middle of the village of Pencaitland. It is opposite the church and is backed by the grounds of Winton Castle.

The house is near to the 16th century three-arched bridge which divides Easter Pencaitland and Wester Pencaitland. The ancient cross in Wester Pencaitland indicates that there would probably have been a market there.

Pencaitland Primary School is only a short walk from the property. There is a bus service from Pencaitland to Edinburgh and there are train stations at Longniddry and Wallyford. The nearby town of Haddington has a good range of shops and facilities.

The house benefits from being minutes from the countryside, coastline and golf courses of East Lothian whilst being only 3 miles from the A1, 8 miles from the Edinburgh bypass and 15 miles from the city centre.







DESCRIPTION

Pencaitland House was one of the mansions on Winton Estate which was owned by The Seton family from the 1100s until 1715. Their estates were forfeited after they supported the Jacobite uprising. The Hamilton Nisbets then bought the Estate in 1779. Their vast estates covered most of East Lothian's best farmland and included Muirfield and Gullane Golf Links. Today Winton Castle and Estate is the family home of Sir Francis Ogilvy and is used for private parties, conferences and weddings.

Old Pencaitland House was originally the south wing of the substantial 17th century mansion house. The two wings were detached and linked to the main house by curving walls. The mansion was destroyed by fire in 1876 and only the wings survived.

The present owners bought the house in 2005 and carried out a full renovation. They stripped the house back to the bare walls and re-built with glass additions to create an exquisite modern day home.

All the small rooms in the core of the original house were incorporated into a large kitchen / living / dining room. New archways were created in the elegant drawing room and a sweeping, steel framed fully glazed garden room was added. A spiral stone stairway leads to three, luxurious bedroom suites on the first and second floors.

To the south of the house, on the opposite side of a circular courtyard, a former Brewhouse and Icehouse were restored as entertaining spaces. A glazed garden room links both buildings with a glazed circular roof to the Icehouse used as a dining room. The Brewhouse has a long gallery space and stove with a sitting room at the end. The buildings could form a separate living annexe to the main house.





— ACCOMMODATION —

Ground Floor

Living room / Kitchen. Georgian open fireplace with cast iron inset. Marble topped hand painted floor units and Belfast sinks with two dishwashers. Four oven gas fired cream AGA. Display cabinets with internal lighting. Oak floor made from salvaged American railway sleepers. Underfloor heating.

Drawing room. Arched windows on two sides. Oak floor. Carved fireplace surround with copper inset and coal effect gas fire. Underfloor heating.

Garden room. Steel framed with Italian ceramic tiled floor, sliding glass doors and exposed stone inner wall. Uplighters. Underfloor heating.

First Floor

Door from **Garden Room** to stone spiral stairs up to landing on first floor.

Master bedroom with carved fireplace surround with coal effect gas fire and freestanding original roll-top bath. Hand printed wall and curtain fabric. **Dressing room** with full height mirror fronted wardrobes, triple wash basin with marble top and cupboards below. WC.

Bedroom 2 with carved fireplace surround and coal effect gas fire. Full height mirrored wardrobes. Hand printed wall and curtain fabric. **Shower room** with double sink and marble top, WC, shower compartment. Heated towel rail.

Second Floor

Attic bedroom with open beamed ceiling. Italian tiled floor. Built in wardrobe. **Shower room** with wash basin, WC, shower and walk-in cupboard.







OLD PENCAITLAND HOUSE

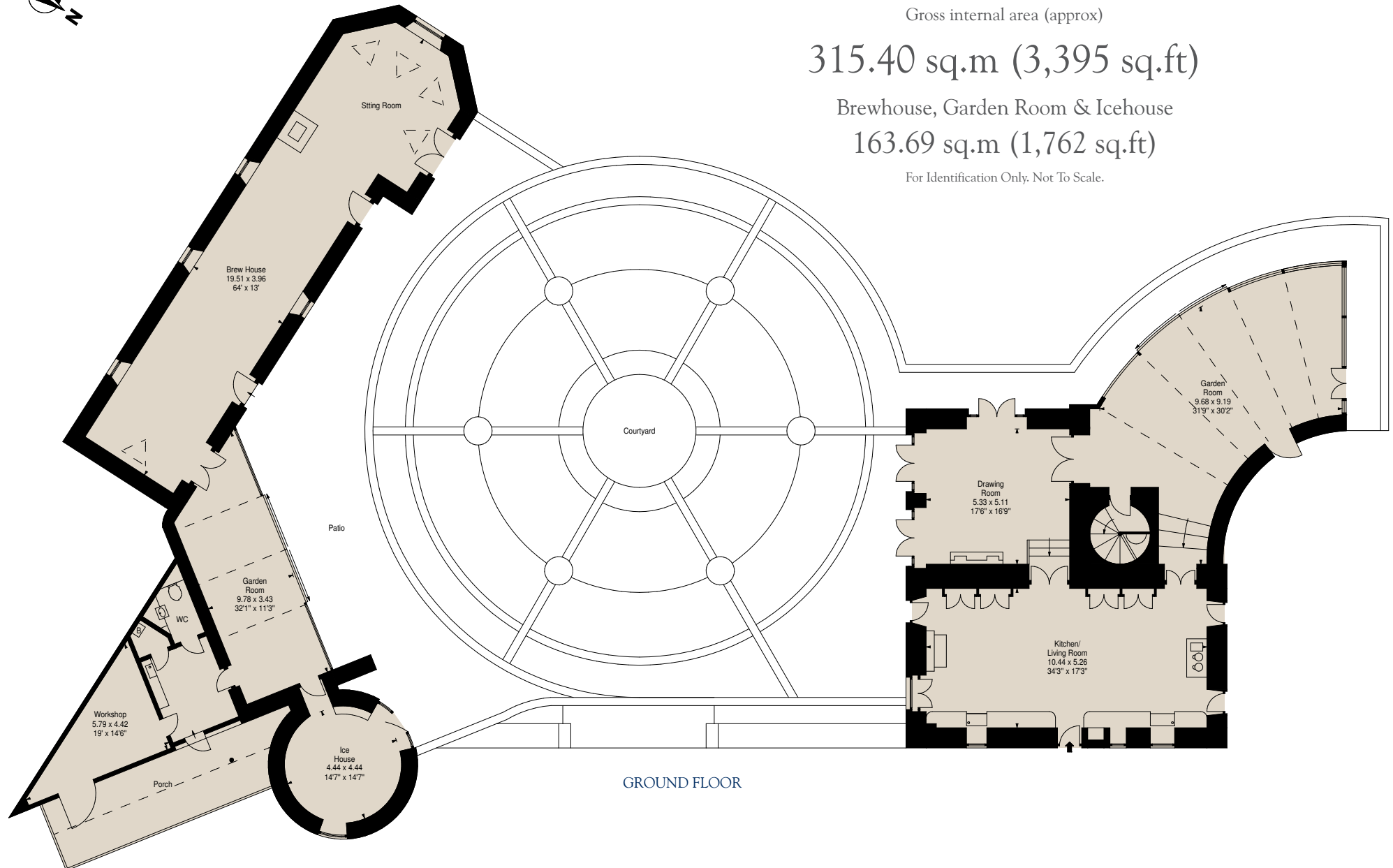
Gross internal area (approx)

315.40 sq.m (3,395 sq.ft)

Brewhouse, Garden Room & Icehouse

163.69 sq.m (1,762 sq.ft)

For Identification Only. Not To Scale.

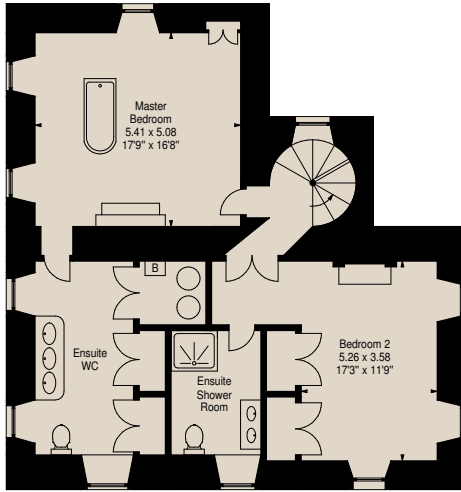


GARDEN

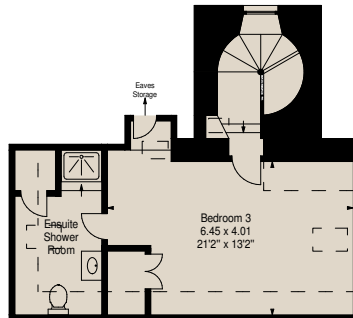
Old Pencaitland House is set in a private garden extending to about 1.35 acres. The property is divided from the former west wing by a high wooden fence and surrounding trees.

The circular courtyard with its cast iron 'sugar bowl' water feature in the centre is surrounded by box hedge and specimen plane trees and is a delightful aspect of the property. The Brewhouse envelops the courtyard to the south and the sweeping Garden Room design echoes the formal garden.

Around the house are a series of lawns interspersed with specimen trees including yew, sycamore and laurel. The entrance drive is lined with a variety of mature trees and the original stone gate pillars and orbs are particularly attractive.



FIRST FLOOR



SECOND FLOOR





BREWHOUSE

On the opposite side of the circular courtyard is a former brew house which has been converted into an entertaining space with long gallery and rounded sitting room. Exposed beamed ceiling. Caithness slate floor finish and underfloor heating. Whitewashed inner stone walls. Triangular roof lights set into pantiles and stone exterior walls. The building would accommodate a self contained annexe for studio/living and has been converted with this in mind.

LINK GARDEN ROOM

West facing glazed link with glass front and roof with sliding doors. Caithness slate floor finish and underfloor heating. Stone finished inner wall.

ICEHOUSE

Circular stone building with structural glass roof. Caithness slate floor finish and underfloor heating. Stone walls.

HALL

Utility area with Belfast sink, WC and wash basin. Electric heating and separate gas fired boiler.

TIMBER CLAD GARDENER'S STORE

Plumbed for washing machine and drier.



GENERAL REMARKS

DIRECTIONS – EH34 5DL

From Edinburgh take the A1 east. Exit the dual carriageway at the Gladsmuir exit and head south on the B6363. Continue through Boggs Holdings and turn left to Pencaitland at the junction with the B6355. At the junction with the A6093 turn right into the village. The beautiful gates to Old Pencaitland House are on the right just after the entrance to Winton Castle.

VIEWINGS

Strictly by appointment with Savills - 0131 247 3738.

SOLICITORS

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SERVICES

Mains water, gas, electricity and drainage.

LOCAL AUTHORITY & TAX BAND

EH34 5DL East Lothian Council Tax Band H.

CONSERVATION AREA AND LISTING

Old Pencaitland House is in the Pencaitland Conservation Area. The house is Listed Category B.

FIXTURES & FITTINGS

The garden furniture and some light fittings are excluded. If the house buyer wants to buy all, or some, of the contents in addition, an inventory and valuation will be made available.

SERVITUDE RIGHTS, BURDENS AND 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 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

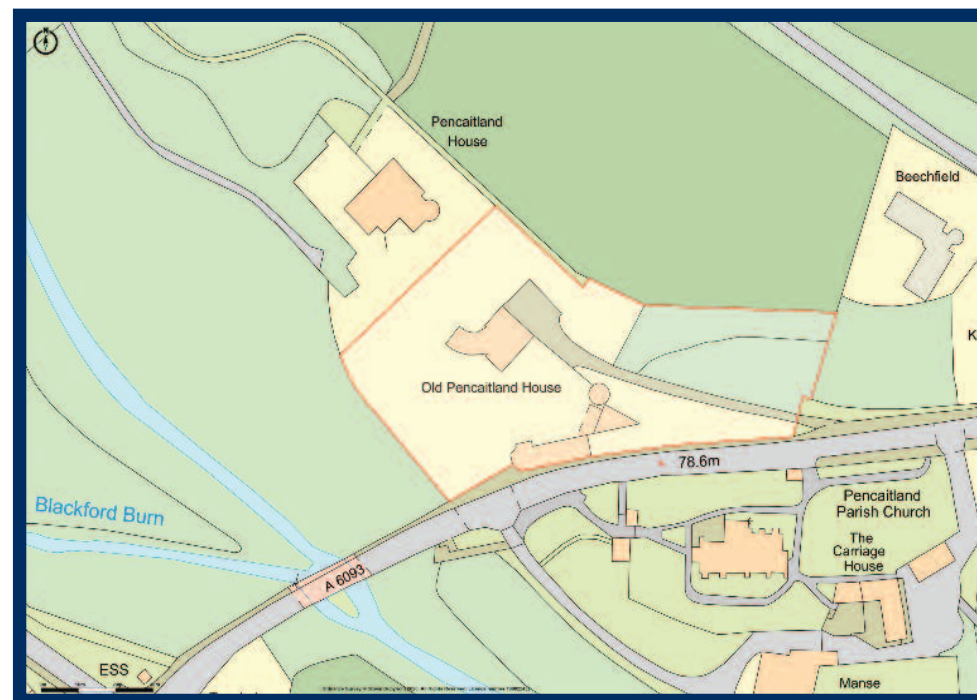
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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