



# 12 LETHAM MAINS HOLDINGS

HADDINGTON – EAST LoTHIAN



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# 12 LETHAM MAINS HOLDINGS

HADDINGTON, EAST LoTHIAN, EH41 4NW

SUPERBLY FINISHED HOUSE WITH  
OUTSTANDING INTERIORS, LANDSCAPED  
GARDENS, STABLING & GRAZING

*Superbly finished house with outstanding interiors*

*Landscaped gardens, stabling & grazing*

*High wall giving privacy and seclusion*

*Very accessible location*

*Garaging and secondary accommodation*

Drawing Room, Conservatory, Kitchen / Dining Room

Principal Bedroom with Dressing Room, Bathroom

2 Further Bedrooms, Dressing Room, 2 Bathrooms & Shower Room

Two Car Garage. Laundry. Staff Annexe. Chalet

Landscaped Gardens. All Weather Tennis Court. Grazing

Stable Block with 4 Loose Boxes, Tack Room, Equine Shower & Feed Store

EPC = D

About 4.9 acres





## *Situation*

Letham Mains has a wonderful, secluded position off a quiet lane to the west of Haddington with open views over its own land and the countryside to the west.

The nearby town of Haddington provides a range of services as well as a choice of bars and restaurants, supermarkets, independent and high street retailers, sports centre with swimming pool and a farmers market. The town also has state primary and secondary schools. There is private schooling locally at The Compass in Haddington (primary), Loretto in Musselburgh and Belhaven Hill (preparatory) in Dunbar, with a wider choice being offered in Edinburgh.

East Lothian is well known for its long sandy beaches along the Firth of Forth. It is also renowned throughout the world for its numerous top class links golf courses including Muirfield, Gullane, Luffness, North Berwick, Archerfield and The Renaissance, all of which are within easy reach of Letham Mains. Furthermore, the surrounding countryside offers fishing, walking, cycling and horse riding.

Edinburgh is only 16 miles distant via the A1 dual carriageway. There are local railway services at Drem (4 miles) and Longniddry (5 miles), with a mainline station at Dunbar (15 miles) which has a regular service to London. Edinburgh International Airport (26 miles) offers flights to a wide range of regional and international destinations.



## Description

12 Letham Mains Holdings is a magnificent, renovated and extended property. The quality of finish internally is exceptional, having been renovated by the McMillan family. Previous projects carried out by the family include the restoration of Seton Castle and The Principal Apartment at Whittingehame House.

The accommodation extends to about 5,000 square feet and has a colonial ambiance, with louvred shutters on the windows and direct access to the conservatory and garden from many of the rooms.

## Accommodation

The drawing room, conservatory and dining room / kitchen are in the heart of the house. One wing is dedicated to the luxurious principal bedroom suite. The other wing contains two further bedrooms served by a dressing room, two bathrooms and a shower room.

The drawing room has a Stovax fireplace, a large plasma television and display shelving. This has been complemented by a new conservatory with marble flooring which links to the kitchen and looks out over the grounds. The kitchen has an extensive range of wall and floor units which incorporate a 1½ bowl sink, two ovens, a large fridge freezer, a dishwasher and a washing machine. There is a freestanding island unit.







The principal bedroom suite has an anteroom with a linen cupboard and a large walk-in wardrobe. The dressing room has fully fitted, hand crafted furniture including a central dressing console and wardrobes and shoe racks inspired by the Christian Louboutin boutique in Paris. The en suite bathroom has a round spa bath, limestone walls and floor, a plasma screen television, double shower cubicle, bidet, WC and two basins with cabinets over and drawers below. The principal bedroom has a French door leading into the garden, a four poster bed, and bespoke, hand crafted, fitted furniture.

Bedroom 2 has extensive hand crafted bedroom furniture and a plasma screen television. There is an en suite shower room with a shower cubicle, WC and basin. The en suite bathroom has a bath with plasma screen television, a large shower cubicle, two basins with drawer space below, a bidet and a WC. The floor and walls are covered in stone tiling. Bedroom 3 has handmade shelving with hidden cupboard space behind and there is a large plasma screen television. There is a separate bathroom with large bath, twin basins and a plasma screen television.

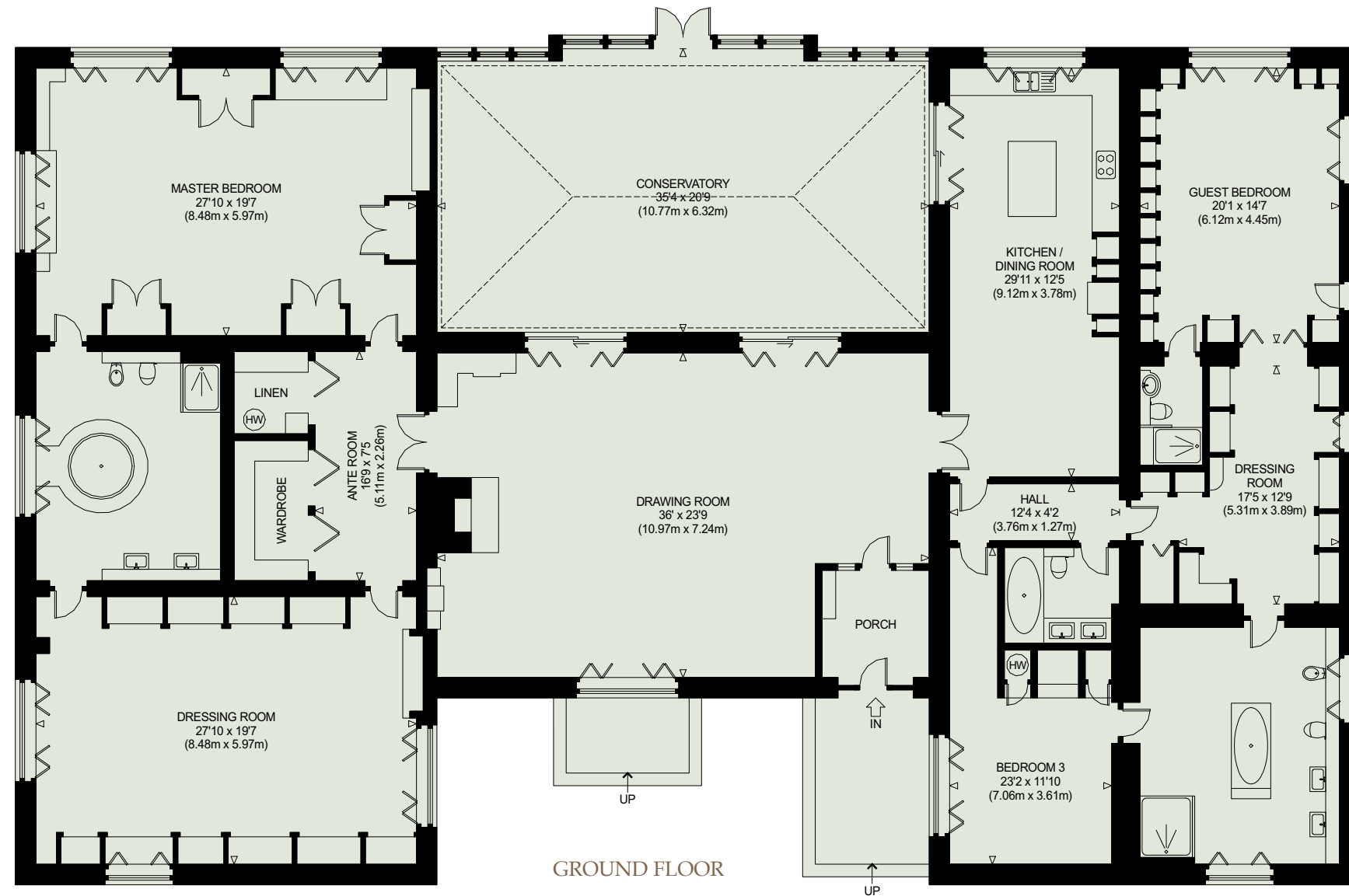












*Letham Mains Holdings*

APPROXIMATE GROSS INTERNAL FLOOR AREA  
5059 SQ FT / 470.0 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

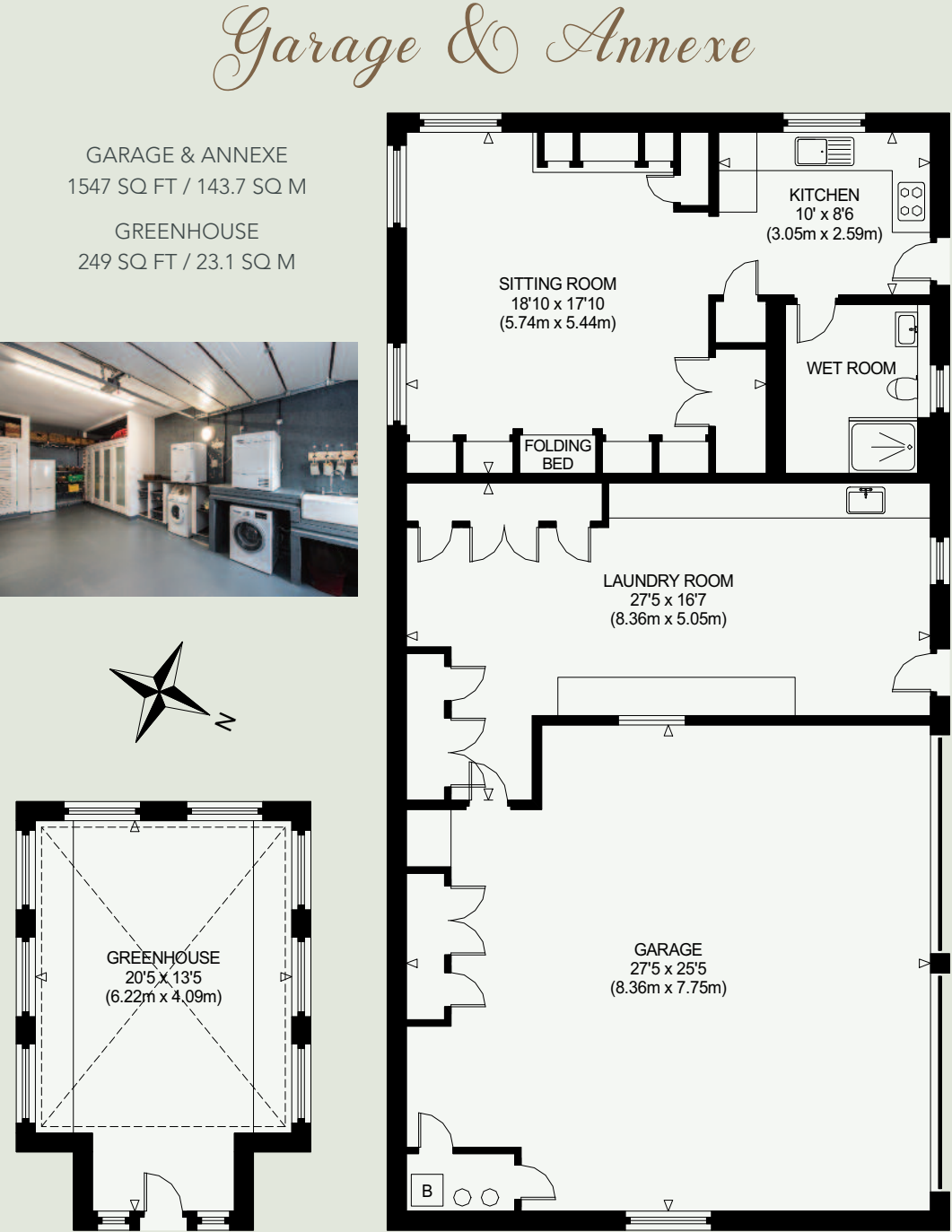




# Garage and Annexe

There is a garage opposite the house with three electric doors leading into a large garage space, with a cupboard housing the central heating system for the annexe. Adjoining the garage is a laundry with fitted cupboards and built in work benches with a Belfast sink.

The annexe has a sitting room with extensive bespoke fitted cupboards and shelving, the central part of which houses a pull down double bed, and there is a plasma screen television. The kitchen has a range of floor units which incorporate a 1½ bowl sink, a four ring halogen hob with extractor fan over, two Siemens ovens, a fridge and a washing machine. There is a wet room with a basin, WC and fitted cupboard.



# Chalet

Created to be conveniently close to the house, but self-contained, is a compact but well equipped chalet. The accommodation comprises three bedrooms, a wet room, kitchen and a living room with a decked sitting out area.







## *Grounds*

12 Letham Mains Holdings has a high stone wall with an impressive entrance with double electric gates which leads past an all-weather tennis court to a parking and turning area with an ornate in the centre beside the house.

There is a brick paved pathway to the front door. Opposite the front door to the east of the house is a circular flower bed with a large, ornate central urn, and a gravel path around it.

Opposite the conservatory is a brick built garden house with a glazed roof and terrace beside. To the side is an orchard with a variety of trees. There are a number of large planters, each with a bay tree.

## *Grazing and Stables*

12 Letham Mains Holdings is situated in grounds of approximately 4.9 acres. The bulk of this is a field to the west of the house which is in grass and ideal for equestrian use. A driveway leads to a stable block with four loose boxes, tack room, equine shower, WC and feed store.







# General Remarks

**Directions**

From Edinburgh, take the A1 towards Berwick-upon-Tweed. Take the first exit for Haddington off the dual carriageway. Cross the A1 on the flyover and at the roundabout take the A199 towards Gladsmuir. Take the first exit on the left, follow this road and 12 Letham Mains Holdings is on the right behind a high stone wall.

**Viewings**

Strictly by appointment with Savills - 0131 247 3738.

**Solicitors**

Ralph Hendrie Legal, Murrayburgh House, 17 Corstorphine Rd, Edinburgh EH12 6DD  
Tel: 0131 370 0470

**Services**

Mains electricity and water. Private drainage. Central heating from oil fired boiler.

**Local Authority & tax band**

12 Letham Mains Holdings is in East Lothian Council Tax band H.

**Fixtures & Fittings**

All integrated appliances are included in the sale.

**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.

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