

NORTHFIELD HOUSE

PRESTONPANS • EAST LoTHIAN



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PRESTON ROAD • PRESTONPANS • EAST LoTHIAN • EH32 9JZ

AN ENCHANTING AND METICULOUSLY RESTORED 17TH CENTURY HOUSE IN SECLUDED GROUNDS OF 1.74 ACRES

Hallway, Drawing Room, Dining Room, 7 Bedrooms, Studio, 2 Bathrooms, 2 WCs, Utility Room, Family Kitchen

Cloakroom/Original kitchen, Cellar, 2 Store Rooms, Old Kitchen, Garden Room

Coach House

Garden and Grounds of 1.74 acres

EPC = F

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Location

Northfield House is located in Preston Road, close to the heart of this historic East Lothian village which has a notable collection of listed buildings including Preston Tower and the noteworthy Mercat Cross. Lying just 10 miles east of Edinburgh, there are good local amenities within the village as well as a convenient local rail link to the city and road connections to Edinburgh city bypass and eastwards to the renowned fertile farmland and picturesque coastal towns of East Lothian including North Berwick and Dunbar. There is an excellent variety of spectacular golf courses in the region while there is also a good choice of private schooling both in East Lothian and Edinburgh. Edinburgh Airport is approximately 20 miles by road and Dunbar has mainline railway connections to London.

History

According to the Register of the Great Seal of Scotland, Joseph Marjoribanks, an Edinburgh merchant and landowner in East Lothian acquired lands and houses on the south side of the village of Salt-Preston from George Hamilton and a mansion house with a garden in the same place from George Achesone and his wife Barbara Congleton in 1608.

Marjoribanks and his wife Marion Symesoune, whose initials and the date 1611 grace the smart

Renaissance doorway on the south front of the house, were responsible for a major remodelling of the mansion house between 1608 and 1611. Since then, the house has escaped major enlargement, but has been gently brought up to date by successive owners in accordance with the then prevailing fashions.

Architecture

Northfield House started life as a plain rectangular house with a stair turret at its northwest corner. Great improvements were made by Joseph Marjoribanks between 1608 and 1611 both externally (he and his wife added the west wing) but also internally: it is to this time that the unique tempura painted ceilings surviving in the principal rooms belong.

The Symes, who bought the house in 1703 from descendants of Marjoribanks subdivided the former great hall to create the fashionable panelled drawing room (now the dining room).

Following a promotion and marriage of the then Syme in 1828, the long gallery on the second floor was remodelled to form the splendid Regency drawing room we see today. At the same time the present magnificent cantilever main stair replaced the old turnpike.

Later alterations have been very limited, and thus the character of the house remains very much that of a precious historical gem, untouched by the vagaries of the 20th century.

The present layout of the garden and specifically the magnificent weeping ash, date from about 1830.

Description

The house has been comprehensively renovated by the current owners during the past 18 years to include rebuilding the chimney stacks, overhauling the roof and lead where required. The harling has been repaired and repainted and gutters and downpipes have been replaced where necessary and then painted. All windows have been carefully renovated and are in working order with working shutters. The plumbing has been either replaced or upgraded and the central heating system was installed in 2004 with a subsequent new condensing boiler in 2010. Wiring in the first, second and third floors was replaced during the renovations. The sale of Northfield now represents a rare opportunity to acquire an enchanting family house in excellent order in delightful and secluded garden grounds of 1.74 acres.

The house is approached by gateway from the street opening onto a gravel courtyard with parking for numerous cars and a gateway leading onto a cobbled terrace on the southern elevation of the house.









Ground Floor

Entrance Hall: Studded outer storm doors. Half glazed inner front door with tiled floor. Lower stone stairs lead to first floor and principal accommodation. Half landing with window to north.

Cloakroom: Stone barrel vaulted room being the original kitchen and bakehouse with fireplace and small cellar.

Store: Stone barrel vaulted store room with boiler room and WC off. Apple store.

Store: Stone barrel vaulted, used for wine storage.

North Entrance Turret: At base of main stair with 16th century door to courtyard.

Old Kitchen: Part of 1611 extension with original flagstone floor. Windows to west and connecting to:

Garden Room: Currently used as store for garden machinery and implements. Windows to south and west and door to garden.

It is considered that the cellar, north entrance turret, old kitchen and garden room which have been left unconverted could potentially be used as granny or staff flat having their own access to the gravel courtyard and to the garden.

First Floor

Family Kitchen/Dining Room: With 16th century oak door, hand made solid timber cupboards and shelves with Belfast sink in polished granite worktop. Marmoleum flooring. Gas fired four oven Aga. Clothes pulley. Windows to north, east and south.

Reception Hall: Part of the original great hall with 16th century oak doors to stair and butler's pantry. 17th century tempura painted beam and board ceiling. Polished pitch pine floor. Utility cupboard.

Dining Room: Exceptional panelled room created out of subdivided Great Hall. Large marble Regency working fireplace. 17th century tempura painted beam and board ceiling. Baltic pine floor. Window seats. Working shutters.

Corridor and Main Stair: Remodelled in 1830s when the main stair was reconstructed. Regency plasterwork and woodwork. Polished floor. Magnificent stone cantilever circular stair leading to second floor. Cast iron Greek revival balusters and polished mahogany handrail.

Red Bedroom: One of two principal guest rooms with 17th century tempura painted beam and board ceilings. Fragment of surviving wall decoration showing hunting scenes. Baltic pine floor, windows to east and west with working shutters. Moulded working stone fireplace. Wall press.

Yellow Bedroom: With 17th century tempura painted beam and board ceiling windows to south overlooking the main garden with original working shutters. Panelled walls and polished black marble working fireplace.

Bathroom: White fittings including wash basin, bath and WC. Heated towel rail. Window to west.

Second Floor

Landing and corridor: With Baltic pine floor. Window to north.

Drawing Room: Formerly the long gallery this is a magnificent reception room with plaster barrelled vaulted ceiling, windows to south, west and north all with working shutters. With views over the front garden and distant views to Firth of Forth and to Edinburgh. Working fireplace with late 17th century mantelpiece. Turrets on the north east, north west and south west corners.

Bedroom: Part panelled, with stone moulded fireplace. Polished Baltic pine floor. Window to south with working shutters. Walk-in wardrobe (former dressing room).

Bedroom: Part panelled, with carved timber fireplace. Polished pitch pine floor. Window to south with working shutters.

Bedroom: Timber fireplace. Window to south with working shutters. Turret to east with wash basin.

Bathroom: With white fittings including wash basin, bath and WC. Turret to east. Baltic pine floor. Window to north with working shutters. Heated towel rail.

Third/attic floor

Approached by a wooden stair and providing charming additional accommodation which includes two further bedrooms, studio, store room and WC.

Outbuildings

With access from Preston Road there is a coach house with traditional slate roof.

Garden and Grounds

The garden and ground of Northfield are a particular feature of the property with high brick walls providing a great deal of seclusion and extending to 1.74 acres in total. The garden is in two main sections, the area immediately to the south of the house having lawns, flower beds with box bushes and roses. There is a magnificent weeping ash tree, bay tree, productive pear trees and a belt of mature trees along the southern boundary providing a good deal of privacy. To the west lies the orchard, vegetable garden and a driveway to the gate on the southern boundary of the property. The northern boundary consists of the old barnkin wall lined with red brick. This is an excellent location for fruit and vegetables with cooking and dessert apple trees, a 400 year old yew tree and a stone stair leading to a corner bartizan from which an aspect is afforded to Preston Road.

There is also an additional gated driveway from Mid Road, on the southern boundary of the grounds.

General Remarks

Services All mains services including gas-fired central heating.
Home Report & Energy Performance A copy of the full Home Report and Energy Performance Certificate is available on request.

Fixtures and Fittings The Aga cooker, fridge and dishwasher, cupboard and shelves (excepting delft rack) in the kitchen are included. The light fittings, mirrors, overmantels, curtains and curtain rods are excluded. Some items may be available by separate negotiation.

Possession To be by mutual agreement.

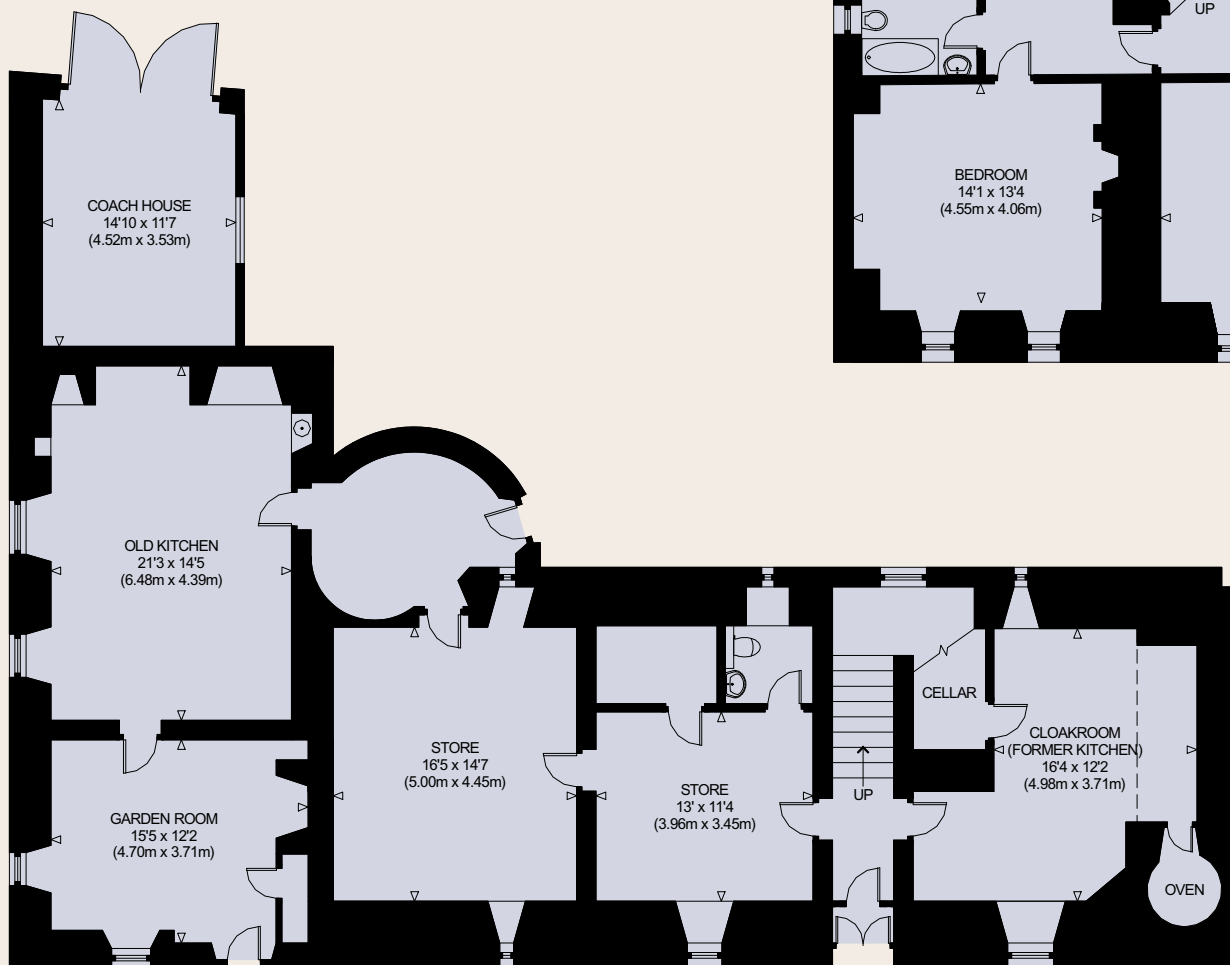
Offers Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

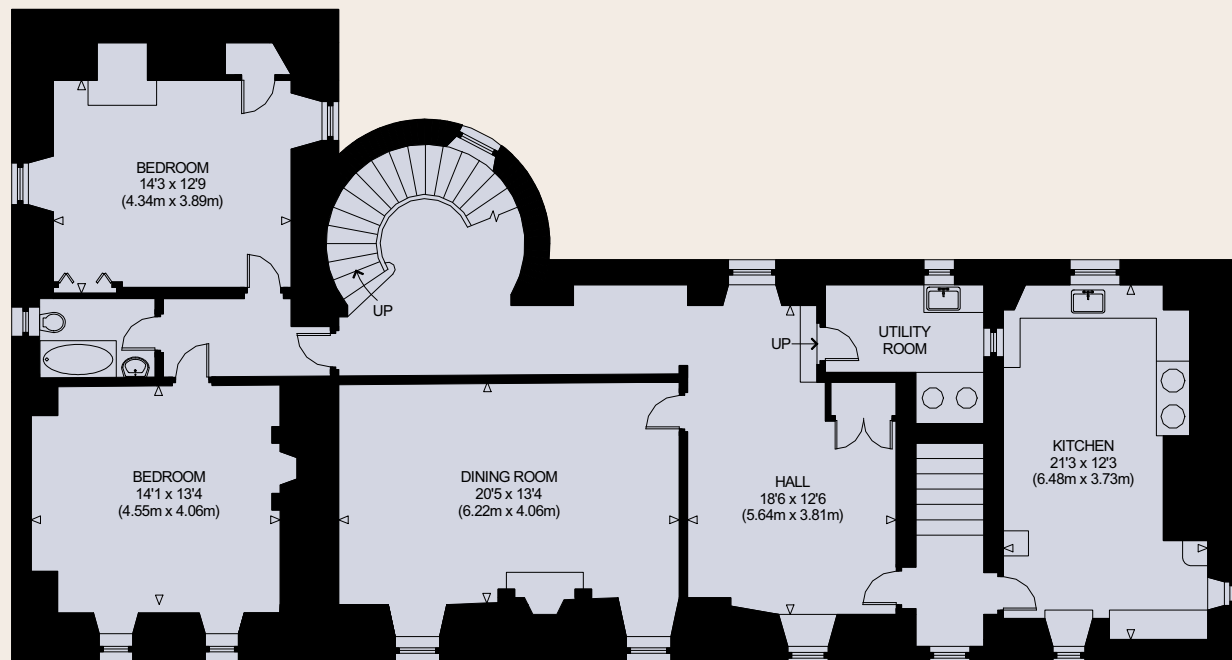
Strictly by appointment with Savills or Simpson & Marwick - 0131 247 3770 or 0131 525 8600.

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Brochure produced April 2018.





GROUND FLOOR



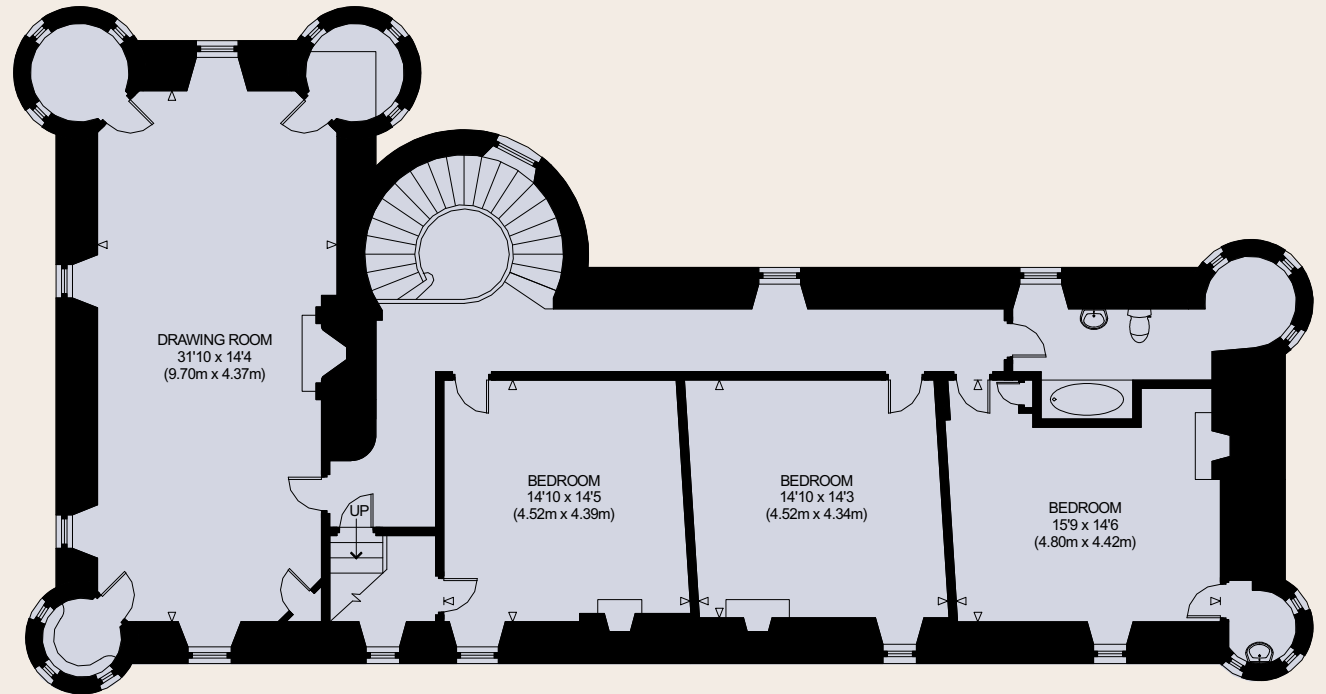
FIRST FLOOR

Northfield House

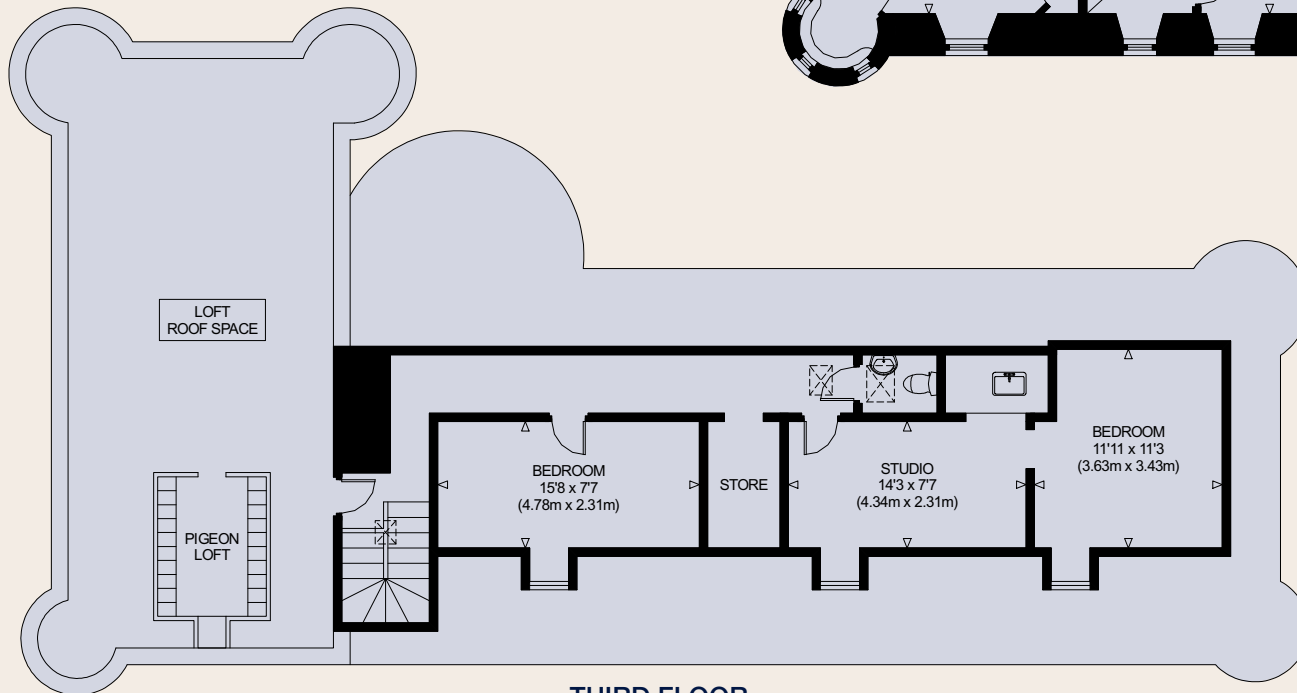
APPROXIMATE GROSS INTERNAL FLOOR AREA

5709 SQ FT / 530.4 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



SECOND FLOOR



THIRD FLOOR







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