

Galbraith



BEECH HILL
HADDINGTON, EAST LOTHIAN



BEECH HILL, HADDINGTON EAST LoTHIAN, EH41 4PE

Charming and secluded country house with unspoilt views to the Lammermuirs

Gifford 2 miles
Haddington 3 miles
Edinburgh 22 miles

- Hall, drawing room, dining room, study
- Kitchen, cloakroom, butler's pantry
- Master bedroom with en suite bathroom
- 5 further bedrooms and 2 further bathrooms
- Traditional stable yard and outbuildings
- Lodge cottage and Stables cottage (both 2 bedrooms)
- Walled garden, woodland, pond and two fields

About 14 acres (5.6 hectares)

Galbraith

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 OnTheMarket.com



GENERAL

Beech Hill is situated about 3 miles south of Haddington and about 22 miles east of Edinburgh. The surrounding landscape, over which the house looks, is a beautiful combination of fertile farmland and mature woodland set against the backdrop of the heather clad Lammermuir Hills. East Lothian is known for its relatively dry, sunny climate.

There are excellent local shops and pubs in the delightful village of Gifford, while Haddington, North Berwick and Dunbar provide a wider range of everyday shops, supermarkets and services. The A1 allows easy access by car to the north and south, there are regular commuter rail services to Edinburgh from Longniddry and Drem and regular direct trains to London from Dunbar. Edinburgh Airport is 31 miles away to the west.

The area is well served by private schools including Belhaven Hill at Dunbar, The Compass in Haddington and Loretto at Mussleburgh. A number of Edinburgh's private schools run daily buses to collect pupils from East Lothian.

The county is renowned for its outdoor leisure amenities. Some of the finest golf courses in Scotland including Muirfield, Gullane, Archerfield and Dunbar are all close by.

There are wonderful walks along the coastline and in the Lammermuirs which are also home to a number of famous grouse moors. In addition partridge and pheasant shooting can be rented on local estates and farms.

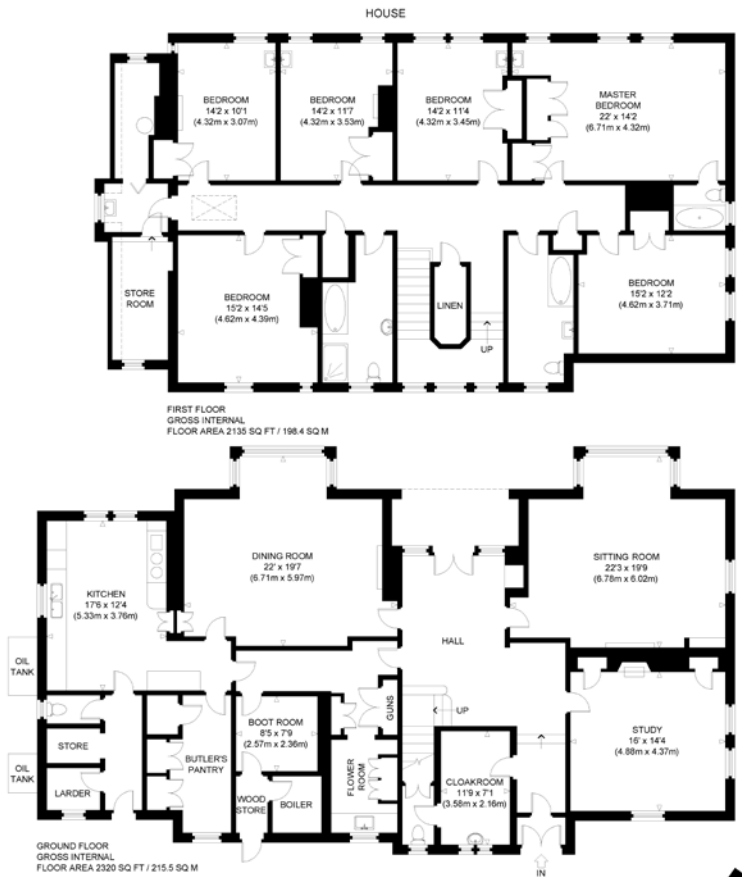
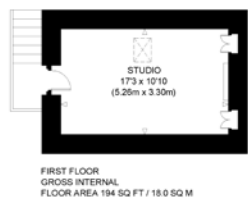
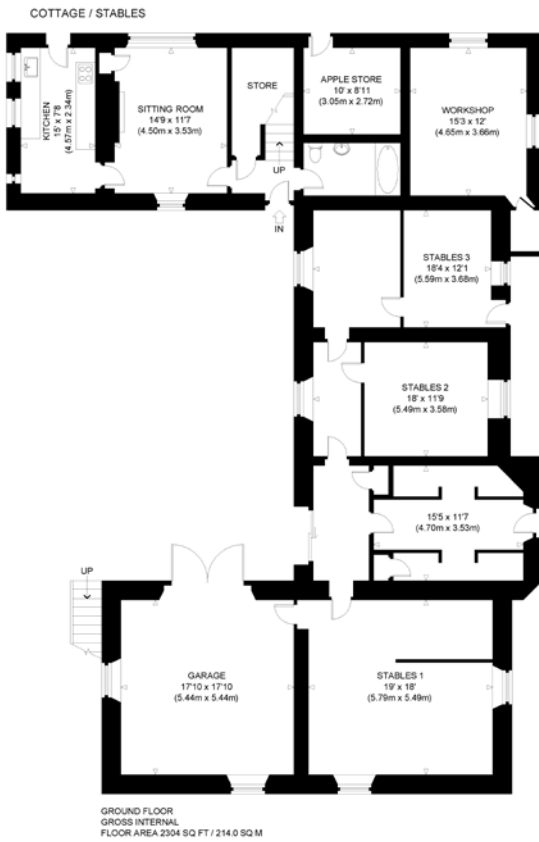
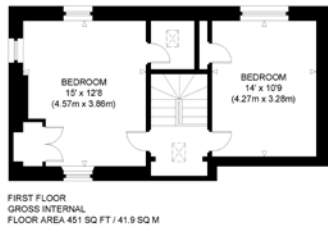
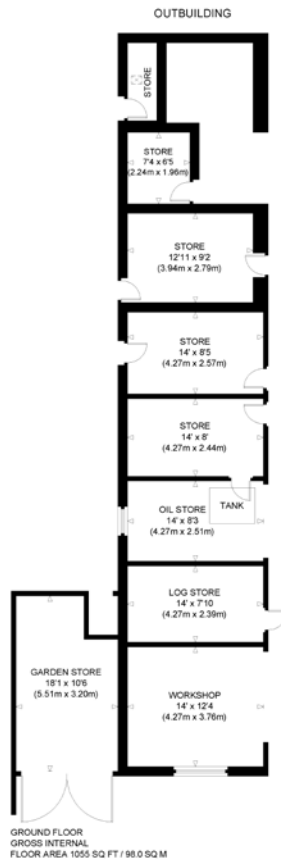
DESCRIPTION

Beech Hill is a most attractive residential estate which has remained in the ownership of the sellers' family for almost 100 years. A fire destroyed the original Georgian building in the 1940's, and the existing house was designed by Lindsay Jamieson in 1952 and built the following year. It is of harled construction under a slate roof and enjoys the unusual benefits of a comfortable, 20th century home set in the mature surroundings of a former mansion. The stables, walled garden and summer house which belonged to the original house, still remain.

The oak front door, which is situated on the north side of the building, leads to a spacious reception hall off which are the drawing room, dining room and study. Both the drawing room and the dining room are elegant reception rooms with bay windows providing lovely uninterrupted views over the grounds to the Lammermuirs beyond. The kitchen is located at the east end of the ground floor and includes fitted wooden cabinets rescued from the original house and a 4 oven Aga stove.







BEECH HILL
 HOUSE FLOOR AREA 4455 SQ FT / 413.9 SQ M (INCLUDING AREAS OF RESTRICTED HEIGHT)
 COTTAGE / STABLES FLOOR AREA 2949 SQ FT / 273.9 SQ M
 OUTBUILDING FLOOR AREA 1055 SQ FT / 98.0 SQ M
 LODGE FLOOR AREA 807 SQ FT / 75.0 SQ M
 TOTAL COMBINED FLOOR AREA 9266 SQ FT / 860.8 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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All the bedrooms are found on the first floor and include the master bedroom with en suite bathroom, four double bedrooms and a single bedroom, and two further bathrooms. Particular features of the house are the hardwood floors on the ground floor and the extensive storage space on both floors. All the bedrooms have built in wardrobes and there is oil fired central heating.

oil fired central heating and it is also let.

The gardens and grounds surround and protect Beech Hill house and extend in total to about 14 acres. The garden is divided into three principal areas. To the north is a gravel sweep and lawns. To the south there are further extensive lawns and a terrace in front of the house. To the west the delightful walled garden, which has been carefully planted and restored by the sellers, is stocked with herbaceous plants, shrubs, specimen trees and fruit trees including fig, cherry, apple and plum. The summer house or tower in the northwest corner of the wall is particularly charming.

The original stable yard lies to the east of the house and is built of local stone under slate roofs. These useful and attractive buildings include the following:

- Former stables (with hay loft above)
- Double garage
- Studio, above garage
- Hen run
- Workshop
- Wood, feed and machinery stores
- Apple store adjacent to Stables Cottage

The pond is situated in the field which lies to the south of the house. It is a haven for ducks, other wildlife and aquatic plants. The field is currently sown out in grass and together with the field lying to the north of the house, is ideal for grazing horses and other livestock. Both enclosures require stock proof fencing, and are currently registered as forming part of an agricultural holding. Further details are available from the selling agents.



Stables Cottage forms part of this range and comprises a sitting room, kitchen, two bedrooms and a bathroom arranged over two floors. It has full double glazing and LPG fired central heating. It is currently let on a Short Assured Tenancy.

The woodland comprises mature and young trees and includes the millennium plantation lying to the north of the house, an apple orchard, and regenerating birch woodlands. There is a former tennis court near the orchard.

The Lodge Cottage stands guard at the entrance of the driveway to Beech Hill and includes a sitting room, kitchen, two bedrooms and bathroom arranged on the ground floor. It has



DIRECTIONS (See location plan)

From Haddington take the B6360 towards Gifford. After passing the driveway to Lennoxlove House (on the right hand side) the road turns sharp left and then sharp right. After the sharp right turn take the second minor public road to the left sign posted Beech Hill. The Lodge Cottage at the end of the Beech Hill drive can be seen straight ahead after about half a mile.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

Beech Hill House - Band H
Stable Cottage - Band D
Lodge Cottage - Band D

SERVICES (all properties)

Mains electricity, mains water, private drainage (septic tanks).

PLANNING

The Gate Lodge and gate piers are Category B listed.

LOCAL AUTHORITY

East Lothian Council
John Muir House
Brewery Park
Haddington
EH41 3HA
Tel: 01620 827827
Email: customerservices@eastlothian.gov.uk

ENERGY PERFORMANCE

The energy performance ratings are as follows:

Beech Hill House - Band G
Stables Cottage - Band E
Lodge Cottage - Band G

ENTRY

By arrangement.

SOLICITORS

Murray Beith Murray
3 Glenfinlas Street
Edinburgh
EH3 6AQ
Tel: 0131 225 1200

FIXTURES & FITTINGS

The fitted carpets, light fittings, fitted blinds and the curtains in the hall, drawing room, dining room and stairwell are included in the sale.

MORTGAGE FINANCE

Galbraith has an alliance with Fox Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information contact Matthew Griffiths, based at our Edinburgh office, on 0131 240 6990.

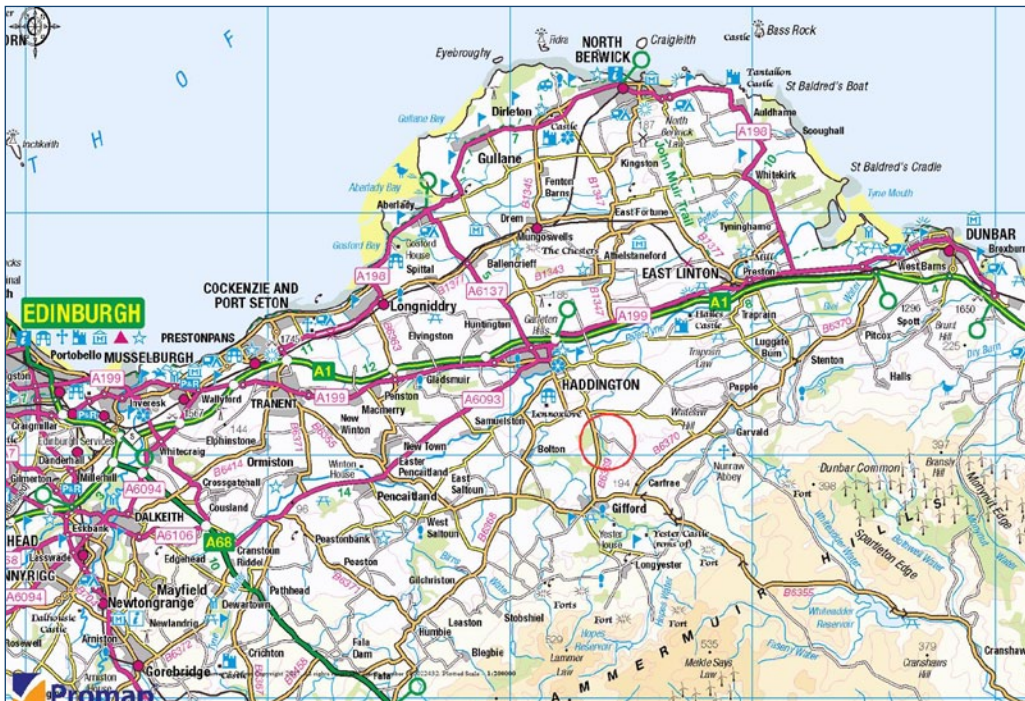
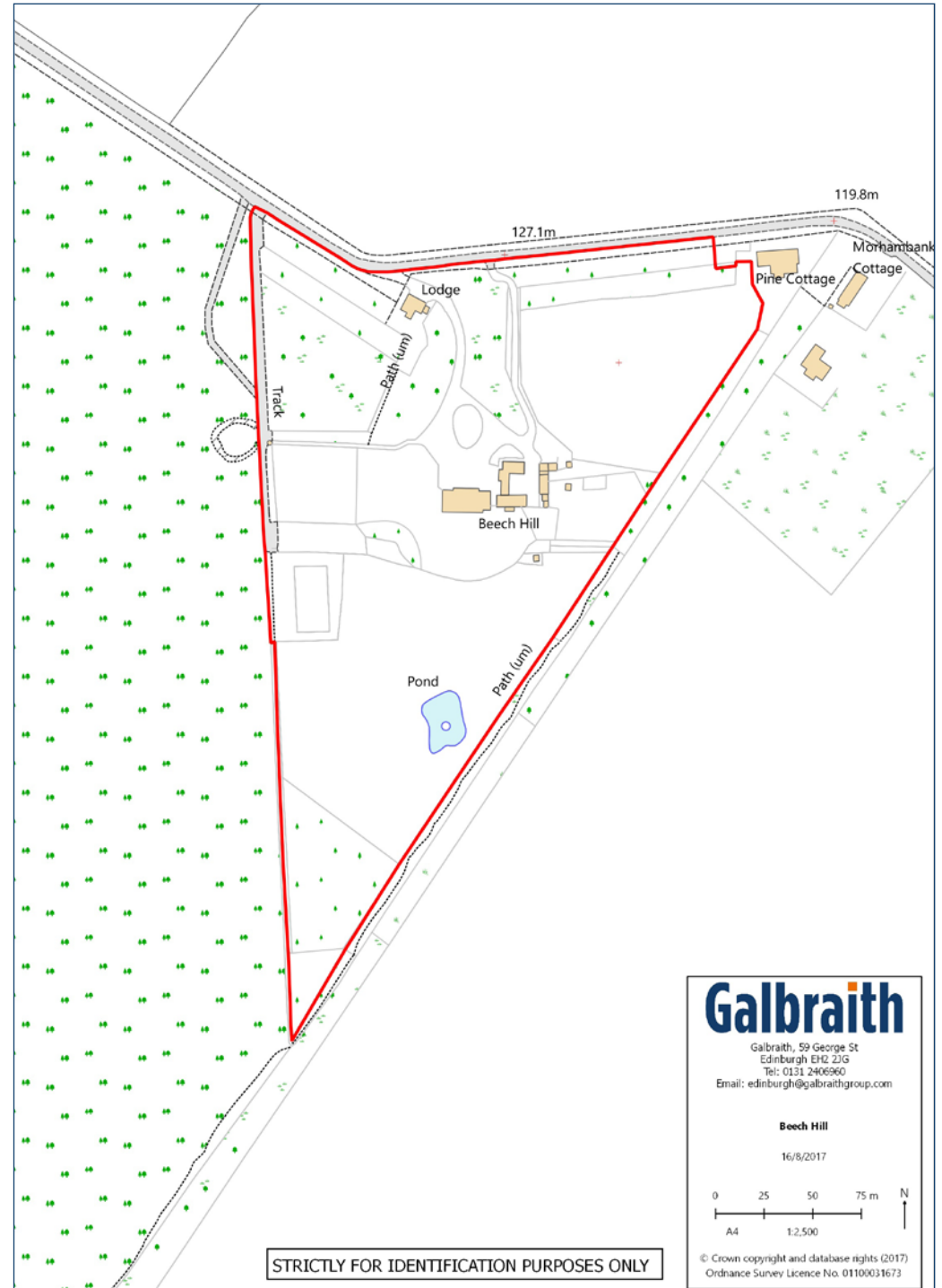


IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4. A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
5. Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 59 George Street, Edinburgh, EH2 2JG.
6. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.





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Beech Hill
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