



MOUNT ESK

11 Kevock Road, Lasswade EH18 1HT



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A beautiful B-Listed Georgian 5-Bedroom family home dating from the late 18th century, set within 2.7 acres of established gardens and grounds, together with a spacious 1-bedroom gate lodge

Edinburgh City Centre 6 miles, Edinburgh Airport 12 miles

Mount Esk House:

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Dining Room, Dining Kitchen, Double Bedroom, Music Room/Snug, Utility Room, Boot Room and a Cloakroom

First Floor: Principal Bedroom with Ensuite Bathroom, Two Double Bedrooms, Library/Study/Bedroom, Nursery/Dressing Room and a Family Bathroom

Basement: Wine Cellar/Store

Garage: Double Garage

Garden: Large established lawns and gardens surround the property with various fruit trees, formal box hedging, herbaceous borders, large beech hedges, a sun terrace and the original water well

Outbuildings: The old laundry cottage and a large greenhouse

Gate Lodge:

Accommodation: Entrance Vestibule, Living Room, Dining Room, Kitchen, Double Bedroom, Bathroom, Conservatory and Cellar

About: 2.7 acres

For sale as a whole or in two lots



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Situation

Mount Esk enjoys an enviable location situated between the small thriving towns of Lasswade and Loanhead in Midlothian, making it ideally positioned for both country living as well as commuting into Edinburgh. There is local shopping in Bonnyrigg and Loanhead together with Straiton Retail Park offering a wider array of national retail outlets.

There is an excellent choice of private schools in Edinburgh, with respected state schools within the catchment area to include Lasswade Primary and Lasswade High School.

The area is well served by a local bus service, including Straiton Park and Ride, linking the surrounding towns and Edinburgh City centre, whilst Eskbank Train Station is just over 2 miles away. Its location also makes it easily accessible by car to the City By-Pass, Edinburgh Airport and motorway links north, south and west.

Within the area are a number of excellent golf courses, alongside countryside and woodland walks with two large country parks nearby, as well as Lasswade Riding Stables a short walk away. There is a popular racecourse at Musselburgh and the beautiful villages and beaches of East Lothian are all within close proximity.



Description

Lot 1 - Mount Esk House About 2.5 acres

 3  5  2

Mount Esk is a beautiful category B-Listed 5/6 bedroom family home located on the outskirts of the picturesque conservation village of Lasswade, lying to the south of Edinburgh. The house was purchased by James Steuart, a Writer to the Signet, in 1853, and used as a summer residence by his family who continued to divide their time between Edinburgh and Lasswade until 1939. The house itself is constructed from sandstone under a slate roof dating from the late 18th century with later alterations and additions. There are many fine period features to include astragal glazed sash and case windows, working shutters, original hardwood flooring, ornate cornicing with ceiling roses and period fire surrounds.

Imposing cast iron electric gates open from Kevock Road onto a sweeping tree lined private driveway that leads up to a gravelled area in front of the house with parking for several cars. Entering into the beautifully bright entrance hall, you are met with an elegant staircase and a stone flagged floor together with a doorway leading down steps to the wine cellar.

The drawing room benefits from a large bay window that floods the room with natural light as well as hardwood flooring, twin Edinburgh Press cupboards, an intricate ceiling rose and a central fireplace with woodburning stove that boasts a period pine Adam fire surround dating from 1825. The adjacent dining room also has an attractive Adam fire surround dating from 1875 with ample space for an 8-seater dining table.



The large dual aspect dining kitchen boasts a fantastic curved exposed stone wall with a window seat overlooking the garden, as well as a range of stunning Clive Christian wall and floor mounted units incorporating granite worktops. Various integrated appliances include a 4-oven gas AGA, Neff dishwasher, under counter fridge and a Belfast sink, and in addition, the central island, with supplementary sink and wooden work surfaces, incorporates a circular granite breakfast bar to one end, with ample room beyond for a dining table and/or a sofa area.

From the kitchen, a door leads through to the utility room with plumbing for a washing machine and tumble drier as well as space for a tall fridge. There is a separate walk-in pantry with shelving that can accommodate a chest freezer, and adjacent is an additional boot room with dual period sinks and cupboard storage that is perfect for dogs.

A large dual aspect double bedroom is located on the ground floor, with a cloakroom adjacent, whilst the music room could also be utilised as a snug or additional bedroom.

Ascending the stairs to the first floor, the incredibly spacious principal bedroom has been created out of the former drawing room, with twin floor to ceiling windows overlooking the garden and a bright, spacious ensuite bathroom featuring a roll top bath, walk-in shower, wash basin and WC. There are two further double bedrooms, one with an interesting, curved wall, together with a nursery/dressing room that is currently used for storage. A large study/library has been created out of a double bedroom that features bespoke American white oak panelling and bookshelves terminating in a castellated upper border, with a central fireplace and ornate corning.



A family bathroom completes the first-floor accommodation with a chequered tile floor, roll top bath, walk in shower, wash basin and WC, with a stained glass frosted window and a novel water feature of a glazed pillar that is centrally lit from within.

Garden

The substantial gardens and grounds surrounding Mount Esk extend to 2.5 acres and are a real feature of the property. The former kitchen garden is enclosed by enormous beech hedges cut through with arches, and adjoining the house is a large sun terrace that overlooks the formal gardens with extensive lawns to either side. Symmetrical box hedging includes a sunken circular stone paved area to the centre with colourful herbaceous borders, and the original brick well, that once provided water to the house, now makes for a charming garden feature. There are various fruit trees that blossom in the Spring and the whole garden is shielded by a variety of magnificent broad-leaved trees. The perimeter of the garden is enclosed by a robust stone wall providing privacy and security.





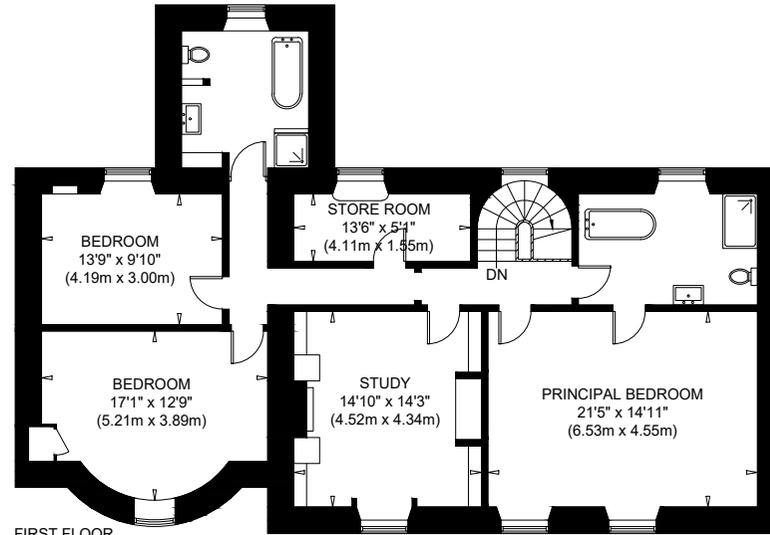
Outbuildings

The Old Laundry is a detached B-Listed outhouse of stone construction under a slate roof with a later brick extension. Originally serving as the laundry to the main house, the small bothy style cottage is supplied with both water and electricity and features a chimney with the original fireplace. This building could, subject to planning, be restored to create additional accommodation/interesting guest suite. It currently serves as a useful garden shed that has an in-built hawk cage that could also be utilised as a dog kennel.

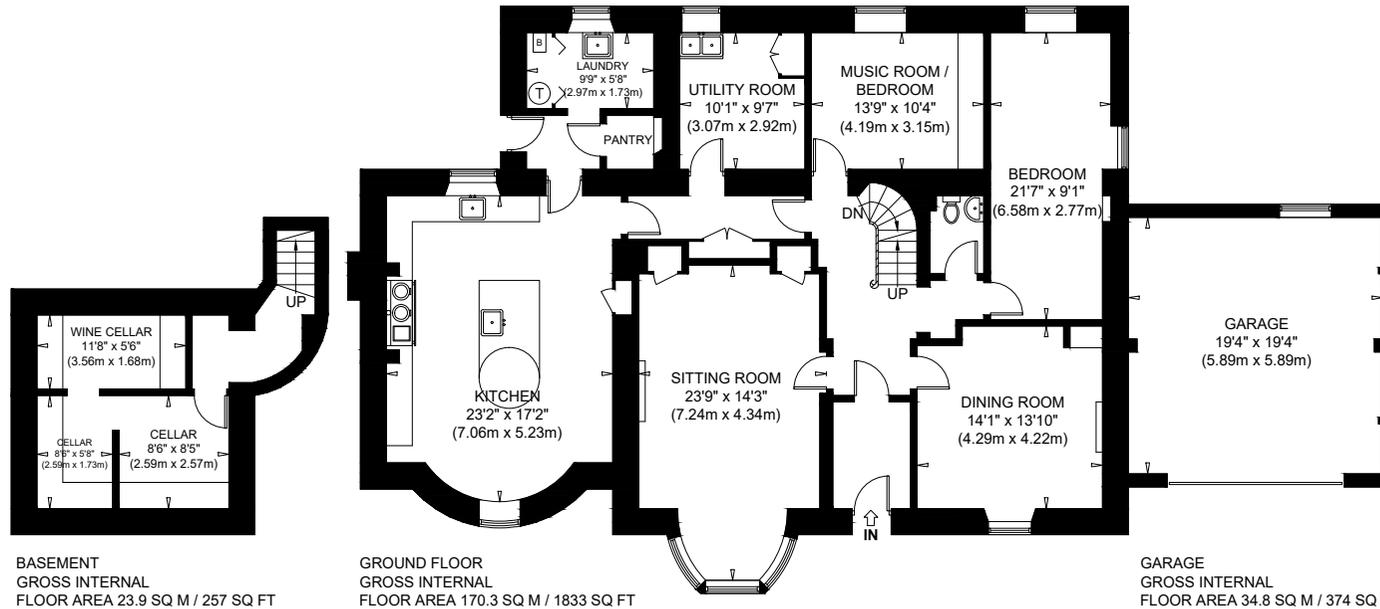
A large 30-foot greenhouse has been erected in recent years and provides substantial space for the avid gardener.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 129.3 SQ M / 1392 SQ FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 23.9 SQ M / 257 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 170.3 SQ M / 1833 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 34.8 SQ M / 374 SQ FT

MOUNT ESK

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 358.3 SQ M / 3856 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Lot 2 - Mount Esk Gate Lodge
About 0.2 acres



Mount Esk Gate Lodge is a charming 1-bedroom cottage that is situated, as its name suggests, at the drive's gated entrance. The original part of the lodge dates back to the late 18th century, however it has been extended previously and totally refurbished in recent years to create a delightful cottage.

The front door opens into an entrance vestibule which, in turn, opens into a bright, dual aspect sitting room with attractive mullioned windows either side of the door. The room is split mid-way by steps leading up to a raised dining area with a wood burning stove, hardwood flooring and a galleried landing, with further dual aspect windows that encompass French doors out to the gravelled terrace.

The kitchen has a range of wall and floor mounted units incorporating a Lamona electric oven and hob as well as dual aspect windows overlooking the garden. The rear hall provides access to a spacious dual aspect double bedroom as well as the bathroom that consists of a shower over bath, wash basin and WC.

Within the rear hall, there is space for a tall fridge freezer and shelving, whilst a split stable door leads down steps to a conservatory with French doors out to the garden patio. A cellar completes the accommodation which is supplied with electricity as well as plumbing for a washing machine and houses the Ideal gas boiler.

Garden

The gardens surrounding the lodge are split into areas of lawn, patio and gravelled terraces, with a timber garden shed. The whole is bordered by a stone wall, tall hedging and woodland, with a designated parking area through the electric gated entrance.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings Only items specifically mentioned in the Particulars of Sale are included in the sale price. Some light fittings and furniture within the main house will be available by separate negotiation.





Services (House & Lodge)

Mains electricity, water, gas and drainage with gas fired central heating.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH18 1HT

EPC

Mount Esk – Band D
Gate Lodge – Band D

Local Authority

Midlothian Council, Freepost SC05613, Dalkeith, Midlothian, EH22 0BR. 0131 561 5444.

Council Tax

Mount Esk - Band H
Gate Lodge - Band D

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plans are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & 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 or not referred to above.

Important Notice:

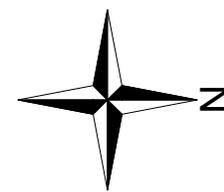
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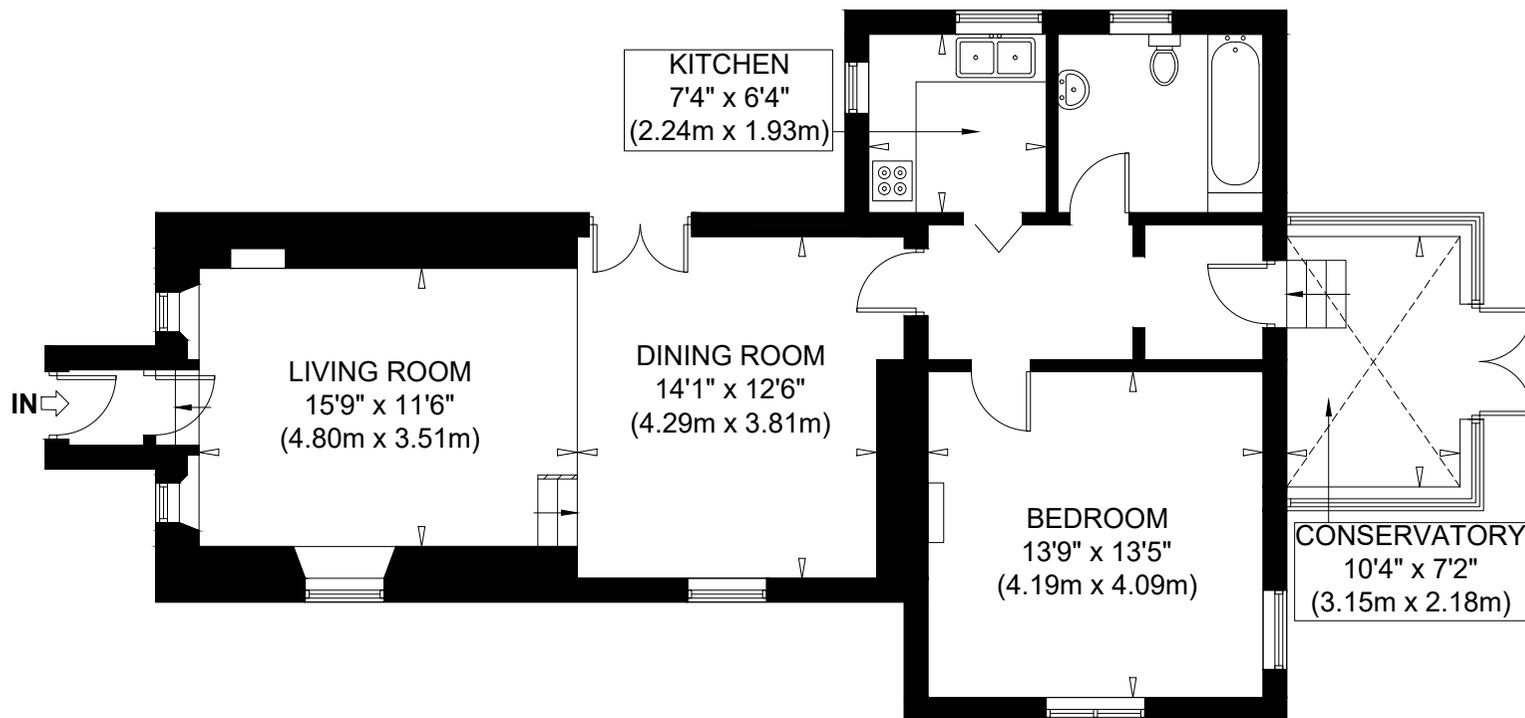
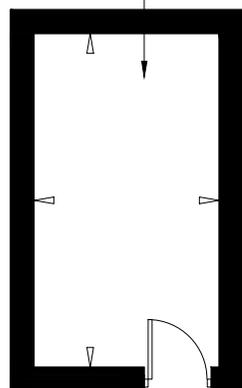
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CELLAR
13'10" x 7'9"
(4.22m x 2.36m)

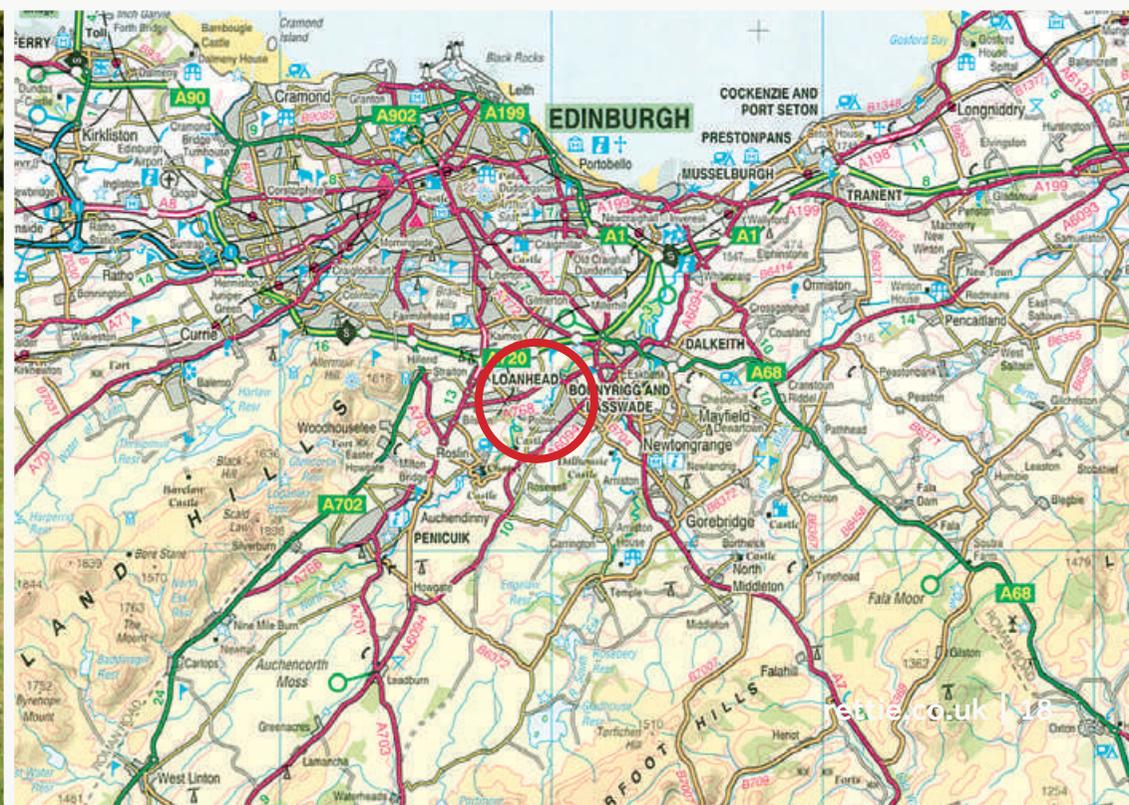


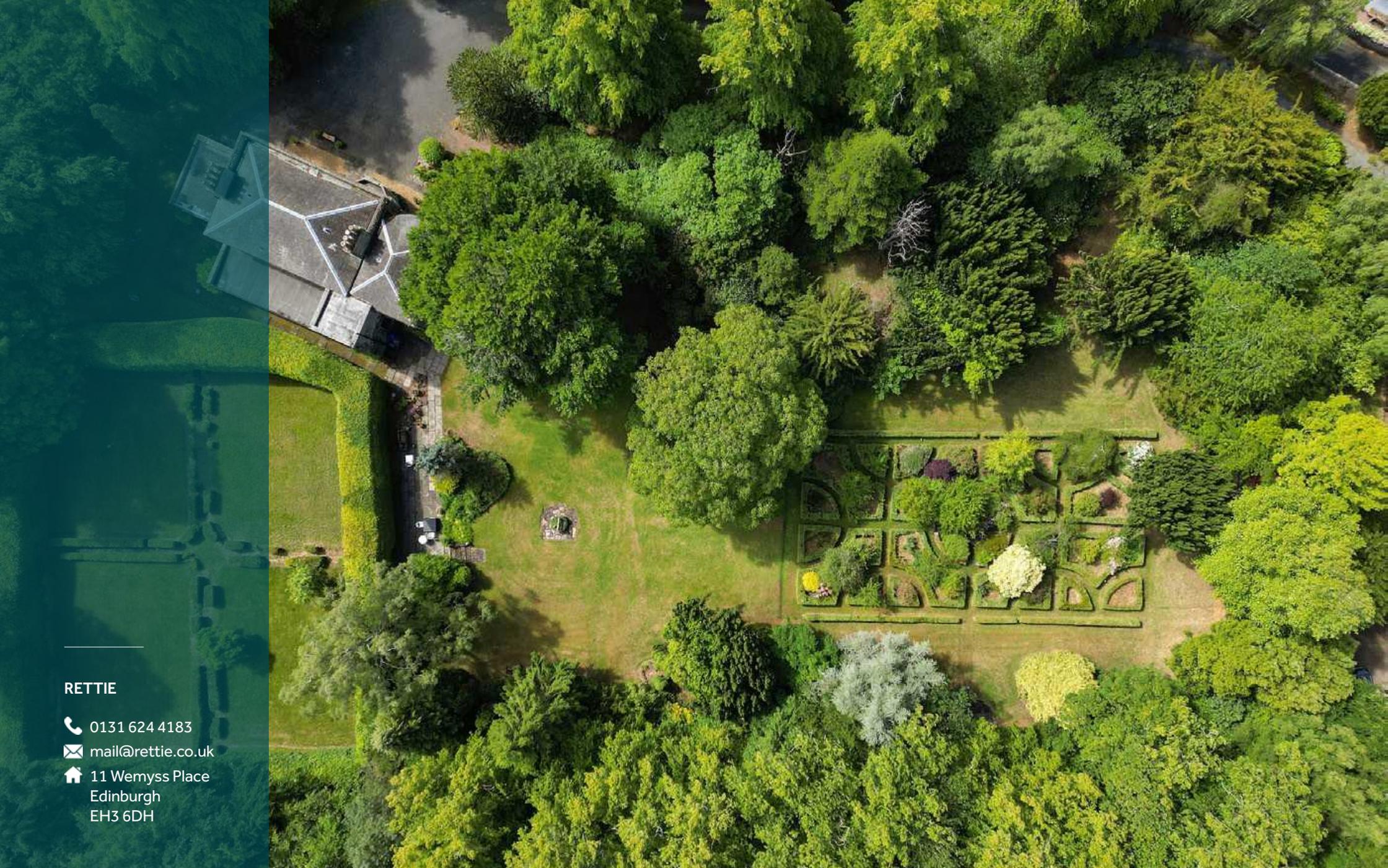
BASEMENT
GROSS INTERNAL
FLOOR AREA 9.8 SQ M / 105 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 82.8 SQ M / 891 SQ FT

THE LODGE - MOUNT ESK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 92.6 SQ M / 996 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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