East Lothian Estate

Region: East Lothian **Sleeps:** 20

Overview







East Lothian Estate boasts a grand country house, charming lodge and breath-taking grounds and gardens, all located near the town of North Berwick in East Lothian, Scotland. The house was originally built in the 17th century and has been a family home ever since. The entire property has been extensively renovated and restored to its former glory, creating a stunning, one-of-a-kind location for holidays, events and celebrations!

This impressive estate is set within one thousand acres of beautiful countryside, with pristine gardens, enchanting woodlands, and farmland stretching out in every direction. Surrounded by rolling hills, with stunning views in every direction, it really feels like an escape from the world. Whether it is family barbecues, drink receptions, or simply an afternoon stroll around the hedgerows and rose gardens, these immaculately maintained grounds will take your breath away! The house itself sits magnificently in the landscape as a wonderful example of Georgian architecture, with elegant proportions and classical details that make the whole house feel enchanting.

Inside, the house is equally impressive. The grand entrance hall sets the tone for the rest of the house, with its marble flooring and sweeping staircase. The rooms are spacious and beautifully decorated, with period features such as ornate plasterwork and carved woodwork that add allure to every corner of this magnificent home. The house also boasts a range of modern amenities that have been carefully weaved into the charm and character of old, including a fully equipped kitchen, a games room, and a cinema room.

East Lothian Estate is a popular venue for weddings, corporate events, and other special occasions. The house has a variety of event spaces, including a ballroom, a

drawing room, and a dining room, all of which can be configured to suit the needs of the event and each of which is as impressive as the last. The house also has ten luxurious bedrooms, each with its own en-suite bathroom, so even in a large group you can all enjoy your own privacy and quiet moments alone.

Just a short distance from the main house, you will find the charming Lothian Lodge, a three-bedroom property which can accommodate a further six guests. With elegant French garden doors, a charming kitchen and social living area, this self-contained lodge offers the perfect bit of privacy for some of your guests, yet still with a stones throw of the main house.

This magnificent country estate offers a unique blend of historic elegance and modern comfort. Its beautiful surroundings and luxurious amenities make it a truly special place to stay or to host a celebration that you and your guests will never forget!

Facilities

Ideal for Xmas/NY • Ideal for Kids • Romantic • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Historical Sites • Tennis Nearby • Cycling • Ideal for Parties • Working Fireplace/Woodburner • Stag/Hen Allowed • Wine Tasting • Catering Available • Weddings • Fishing • Golf Nearby • Pets on Request • Cots (Cribs) • Maid Service Available • Ideal for Teens • Wow Factor • Marquee Hire Permitted • Licensed for Marriage • Manor • Has Discount • Has Offer • Special Offer • Chef/Cook Available • Instagrammable • Beach Nearby • Outdoor Ceremony • Allow Ceremonial Fire • Parking Space • Wi-Fi/Internet • Country Estate • Allow Fireworks • Rural Location • Decorated for Christmas • Indoor Reception Available • Washing Machine • Nearby Church/Chapel • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Games Room • Indoor Games • DVD • Tumble Dryer • Dishwasher • Microwave • AGA • Safety Deposit Box • Smart TV • Outdoor Games • Home Cinema • Fire Pit • Heating • Conference Facilities • Caretaker/Owner on Site • Zoo • Kid-friendly museum • Kid-friendly excursions • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Transfers Available • Forest park/High-rope course • Board games • On-Site Concierge • Children's videos/DVDs • Children's books • Butler Available • Playground • Property host • English speaking babysitter available • Professional nanny babysitter available • Badminton • Croquet • Boules/Petanque • Ideal for Babies & Toddlers • Darts • Footballs • Soccer • Mattress protector • Food blender • High Chair(s) • Fenced Grounds

Interior & Grounds









Estate Interiors

Main House (sleeps 20 guests)

Ground Floor

- Entrance hall
- Drawing room
- Dining room
- Snug
- Music room
- Sitting room
- Well-equipped kitchen including AGA, microwave and dishwasher
- Pantry
- Breakfast room
- Study
- Conservatory
- Cloakroom
- WC

Upper Floors

- Master bedroom suite with dressing room and bathroom
- Nine guest bedrooms, each with an en-suite bathroom (the beds in 5 of the bedrooms can be set up as a twin or Superking)
- Sitting room
- Billiard room

Lower Ground Floor

- Wine cellar
- Laundry room with washing machine and tumble dryer
- Drying room
- Boot room

Outside Grounds

- Extensive gardens
- Driving range
- Walled garden
- Lake
- Woodlands
- Stable Block
- Coach House
- Gardeners Cottage
- Barbecue and fire pits
- Outdoor dining
- Helipad

Additional Facilities

- Yoga mat in each bedroom
- Roberts radio in each bedroom

- Grand piano
- Sonos sound system

Location & Local Information

East Lothian Estate is a grand country house and lodge located near the town of North Berwick in East Lothian, Scotland. Set within one thousand acres of beautiful countryside, with pristine gardens, enchanting woodlands, and farmland, the entire property feels like it is surrounded by rolling hills, with stunning views in every direction. This fabulous location offers so much to see and do, with North Berwick just a fifteen-minute drive away, Edinburgh reachable within thirty-five minutes and Edinburgh Airport just a forty-minute drive from the property.

North Berwick is a charming coastal town, situated on the south shore of the Firth of Forth, overlooking the Bass Rock and the Isle of May, it is no surprise that one of the main attractions is its beautiful beaches! West Beach, the East Beach, and the Milsey Bay all offer a range of activities, such as swimming, surfing, and sunbathing, and are popular with families and water sports enthusiasts.

In addition to its beaches, North Berwick is also known for its historic landmarks and attractions. The town is home to the 14th-century North Berwick Castle, which sits atop a rocky outcrop overlooking the sea, as well as the Scottish Seabird Centre, which provides visitors with the opportunity to view and learn about the local wildlife. With plenty of shops, restaurants and cafes, a day or two out in North Berwick would never go amiss, offering something for everyone to enjoy!

Edinburgh is the proud Scottish capital, known for its rich history, stunning architecture, and vibrant cultural scene. Edinburgh Castle sits like a fortress, perched atop an extinct volcano, with striking views over the Royal Mile, a historic street that connects the castle to the Palace of Holyrood house. With the National Museum of Scotland, the Scottish Parliament Building, and the Royal Botanic Garden all within the city, the thriving centre is the perfect day trip, particularly if you happen to visit during one of the numerous festivals and events throughout the year, including the world-famous Edinburgh International Festival and Fringe.









East Lothian is a beautiful and diverse region, with plenty to offer visitors in terms of natural beauty, history, and culture. Easily accessible from all over the world, whether you're looking for a relaxing seaside holiday or an active outdoor adventure, there's something for everyone in this picturesque corner of Scotland.

Local Amenities

Nearest Airport	**Edinburgh Airport (49 km)**
Nearest City	**Edinburgh (35 km)**
Nearest Town	**North Berwick (8 km)**
Nearest Village	**East Linton (3.5km)**
Nearest Restaurant	**East Linton (3.5km)**
Nearest Bar/Pub	**East Linton (3.5 km)**
Nearest Supermarket	**Co-op Food - East Linton (4 km)**
Nearest Golf	**Private driving range (On-site driving range)**
Nearest Beach	**Dunbar Beach (8km)**
Nearest Train Station	**East Linton (4km)**

What we love

- Impressive Georgian mansion and country lodge, perfect for holidays, events, weddings and celebrations!
- Built in the 17th century, the house has been family owned through the centuries, creating a warm and welcome atmosphere throughout every room!
- Curate your stay with lots of popular local activities such as golf, whisky tastings, clay pigeon shooting and coastal walks
- Located on Edinburgh's doorstep and an even shorter drive from North Berwick's stunning beaches and ancient castles, this fantastic location is hard to beat

What you should know...

- An additional lodge sleeping 6 guests in 3 bedrooms can be rented alongside the main house at an additional cost - please enquire for pricing and availability.
- A discreet groundsman and housekeeper live within the grounds. They would be very happy to help you.

Terms & Conditions

- **Security deposit:** £1000 paid locally and refunded upon departure, subject to full inspection.

- **Arrival time:** 15:00 - 20:00

- **Departure time:** 11:00

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. A discreet groundsman and housekeeper live within the grounds. They would be very happy to help you.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra £500, payable locally. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & vaping are not permitted indoors, but allowed outdoors.

- **Minimum stay:** 2/3 nights.

- **Heating costs included?:** Yes.

- **Internet access?:** Wi-Fi internet access included.