



WEST WING

WHITTINGEHAME HOUSE, HADDINGTON, EAST LOTHIAN





WEST WING, WHITTINGEHAME HOUSE

A stunning five bedroom house forming part of an A-listed neoclassical mansion in East Lothian.

Haddington 7 miles | Edinburgh 25 miles | Edinburgh International Airport 35 miles
(Distances approximate)

DESCRIPTION

West Wing is an exceptional five-bedroom residence within the illustrious, A-listed Whittingehame House—a stunning neoclassical mansion once home to British Prime Minister Arthur Balfour. Spanning over 5,700 sq. ft., this remarkable home has been sympathetically modernised to blend historical grandeur with contemporary comfort, offering a refined family living experience across three floors.

Key Features:

- Elegant Reception Hall: A grand entrance vestibule leads into an impressive reception hall, complete with warm wood flooring, generous storage, and a cloakroom/WC.
- Expansive Drawing Room: Flooded with natural light from triple-aspect windows, the drawing room offers a sophisticated space for entertaining.
- Beautifully Appointed Kitchen: The timeless dining kitchen combines elegance with functionality, enhanced by a separate utility room for convenience.
- Versatile Living Spaces: Includes a spacious family room (or sixth bedroom), a cinema room (or games room), and a dedicated office for remote work or study.
- Luxurious Bedrooms: The opulent principal suite features a walk-in wardrobe and en-suite, complemented by four additional double bedrooms, three with en-suites, and a stylish family bathroom.





SITUATION

Set amidst the breathtaking landscapes of East Lothian, West Wing at Whittingehame House offers a privileged lifestyle within easy reach of charming local villages and outstanding leisure opportunities. Just two miles away lies Stenton, a picturesque conservation village with a primary school, historic church, bowling club, and village hall. A few minutes further, East Linton's delightful High Street, lined with period properties, provides a superb range of amenities, including renowned restaurants, cafes, a mini supermarket, post office, and butcher. The village's train station also offers convenient access to Edinburgh in just over 20 minutes.

East Lothian is famed as Scotland's Golf Coast, boasting 21 outstanding golf courses and the world's highest concentration of championship links courses. From the revered fairways of Muirfield, The North Berwick Golf Club, and Archerfield, to Gullane's three renowned courses, golfers are spoilt for choice—all within a 25–30 minute drive. For a more tranquil escape, the luxurious spa retreats at Archerfield, Marine North Berwick, and Whitekirk Hill (just 15 minutes away) provide sublime relaxation options.

The area's stunning coastline offers many opportunities for water sports, from paddleboarding and surfing to wild swimming. For more exhilarating pursuits, the outdoor adventure hub at Foxlake is only a 12-minute drive away, offering a range of adrenaline-filled activities.

Transport connections from Whittingehame are exceptional. The A1 provides swift access to Edinburgh and the south, while train services from East Linton and Dunbar link to Edinburgh, Newcastle, and London. Edinburgh Airport is also a mere 35 miles away, ensuring that travel is seamless and convenient.

In East Lothian, residents enjoy an idyllic balance of countryside tranquility and world-class recreational offerings, all within reach of Scotland's vibrant capital.





GARDENS & GROUNDS

- Private Gardens: Meticulously maintained grounds with gravelled seating areas, a feature pond, mature trees, and manicured hedges create a tranquil outdoor retreat.

- Ample Parking: Includes a private garage with gym/store, two additional parking spaces, and access to resident and visitor parking.





VIEWINGS

Strictly by appointment with Knight Frank – 0131 222 9600

DIRECTIONS

What3Words: ///kinks.baker.body

SERVICES

Private water and electricity. Central heating provided by an oil-fired boiler. Private drainage to a septic tank.

LOCAL AUTHORITY & TAX BAND

East Lothian Council - Tax Band H.

FIXTURES & FITTINGS

All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and dryer will be included in the sale.

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.

Approximate Gross Internal Floor Area

Main House = 415.36 sq m / 4,471 sq ft

Workshop/Store = 13.01 sq m / 140 sq ft

Garage, Store & Gym/Store = 57.60 sq m / 620 sq ft

Total Area = 485.97 sq m / 5,231 sq ft





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2024. Photographs and videos dated October 2024.

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