



PLAY VIDEO

Lynehurst, West Linton, Scottish Borders







A fabulous family house situated on the edge of West Linton set within over 2.3 acres of grounds with rural views over the Moorfoot Hills.

Summary of accommodation

Ground Floor: Vestibule | Entrance hall | Drawing room
Conservatory | Dining room | Dining kitchen | Butler's pantry
Larder | Pantry | Hobby room | Utility room | Boot room
Tool room | Cloakroom | WC | Study

First Floor: Landing | Principal bedroom with en suite Jack and Jill shower room | Upstairs family room with balcony | Family bathroom
Library | Office | Two further double bedrooms and guest bathroom

Second Floor: Landing | Double bedroom | Shower room | Bedroom
Playroom/bedroom six | Store room

In all about 2.36 acres

Distances

Penicuik 8 miles Peebles 14 miles, Edinburgh City Centre 16 miles

(All distances and times are approximate)

Detached large garage with attached workshop and floored attic
Two connected private driveways | Substantial gravelled parking area

Patio area | Extensive gardens with formal lawns, specimen trees, rhododendrons, daffodils, bluebells and azaleas | Old grass tennis court and woodland walks

Lapsed planning consent to build an additional house within the garden grounds

Short walk into the village



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Situation

Lynehurst is situated in an elevated and private position at the edge of the conservation village of West Linton, yet only 16 miles from Edinburgh city centre.

The village has a range of local amenities including a post office, Co-op, newsagents, deli, pharmacy, pub, two restaurants, independent butchers, garage, health centre, tea room, two churches and primary school. More extensive services including secondary schools, sports clubs, leisure centres etc can be found in the towns of Penicuik (8 miles), Biggar (12 miles) and Peebles (14 miles). There is also a good bus service into Edinburgh with a wide range of private schooling, as well as daily local authority transport to the secondary school in Peebles. Stobo Castle with its spa and leisure facilities is only 14 miles away. Straiton Retail Park with its range of supermarkets, IKEA etc is 14 miles away.

West Linton has a thriving local community with an extensive range of local clubs including tennis club, bowling club, football team, pipe band, historical association, horticultural society, choir as well as plenty of after school activities for children. The village also plays host to the "Whipman Play", an annual summer festival, and is one of the Scottish Borders' oldest festivals. The festival is held at the beginning of June for a week and brings the whole community together with a vast array of festivities for all ages including the rideout.

Lynehurst sits in a very accessible position giving swift access into the city centre and to the nearby Edinburgh city bypass, Edinburgh Airport (21 miles), as well as providing an easy link to the M74/M6 giving access to both Glasgow (45 miles) and the South.

Lynehurst is ideally suited for the outdoor enthusiast, with the Pentland Hills on the doorstep offering excellent hill walking, mountain biking and horse trekking trails. There are a number of equestrian facilities close by. For the golfer there are local courses including Peebles, Glencorse, the Championship Course at West Linton, with the links courses of East Lothian all within easy reach. The renowned Glentress mountain biking area is 17 miles away and the dry ski slope at Hillend is 11 miles away.

Excellent salmon fishing can be rented on the River Tweed, with shooting and stalking available to rent on a number of nearby estates.





Historical Note

Lynehurst was built around 1900 for Charles Duncan Menzies as a summer residence in a style influenced by the Arts & Crafts movement. He donated the house for use as a hospital during the First World War and paid for its running expenses. It opened in November 1914 as Lynehurst Auxiliary Hospital and was staffed by the West Linton Voluntary Aid Department, treating around 700 soldiers throughout the war. On 24 Feb 1915, an article in the *The Scotsman* described Lynehurst as a “*charming and desirable residence*” and an “*ideal place of rest for soldiers who require a clean and bracing air to fit them again for duty. The house is modern but built after the Elizabethan style with red-tiled roof and spacious latticed windows and broad balconies that hang out from the upper storeys. It stands on a high altitude, the site being some twenty feet higher than the crest of Arthur’s Seat, and cuts into a wood of Scots firs that slope away behind the base of the Pentlands; in front patches of woodland dot the pastures that roll out to the Moorfoot and Moffat Hills.*”

The current owners purchased the property in 2006 and since then have carried out substantial refurbishments, notably of kitchen and bathroom areas.

Summary

Lynehurst is a particularly notable example of late Victorian house design. Situated in a private and elevated position, the property benefits from a connected double driveway.

Refurbished to a high standard throughout, the property comprises four reception rooms, five-six bedrooms and four bathrooms over three storeys. The garden policies are a real feature and include formal lawns, planted borders, woodland and an elevated former grass tennis court. There is a large detached garage with workshop. The policies extend to 2.36 acres in total. Lynehurst offers a wonderful period family home set up for modern day family living and situated in a private, yet very accessible location for Edinburgh city centre, Edinburgh airport and road connections to the South and Glasgow.







Lynehurst House

Lynehurst is accessed off the main road (A702), via two connected private driveways which terminate with a large gravel parking area to the side. The C-listed property is constructed of local red sandstone with black and white timbering giving a commanding impact. The period property has been refurbished throughout and retains many period features including the main hallway with original wooden flooring, the drawing and dining rooms both having open fireplaces with decorative timber overmantels and original Chinese tiled surrounds, cornicing and panelling and original wooden flooring. The kitchen has been recently renovated and includes Miele appliances, bespoke hand painted timber units, Silestone marble effect worktops, a Lacanche duel fuel range cooker, porcelain tiled flooring with electric underfloor heating and refurbished slim line double glazed sash-and-case windows. Upstairs there is an elegant family room with double doors opening out to a balcony to take in lovely views of the Moorfoot Hills. The principal bedroom suite benefits from an open fireplace with original tiling, a bay window overlooking the garden and a large en suite (Jack and Jill) shower room. All the main bathrooms benefit from electric underfloor heating.

The full accommodation is laid out as follows:

Ground floor: Vestibule, entrance hall, drawing room (with open fireplace), conservatory, dining room (with open fireplace), dining kitchen (with island), butler's pantry, larder, pantry, hobby room, utility room, boot room, tool room, cloakroom, WC and study.

First floor: landing, principal bedroom with en suite (Jack and Jill) shower room, upstairs family room with balcony, family bathroom, library, office, two further double bedrooms and further bathroom.

Second floor: landing, double bedroom, shower room, bedroom, playroom/bedroom six, store room.

The property benefits from high speed superfast broadband.

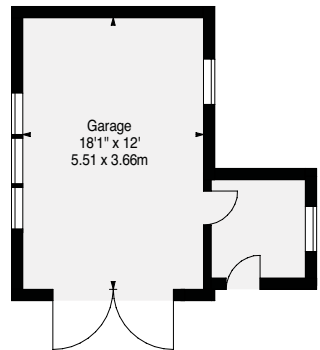




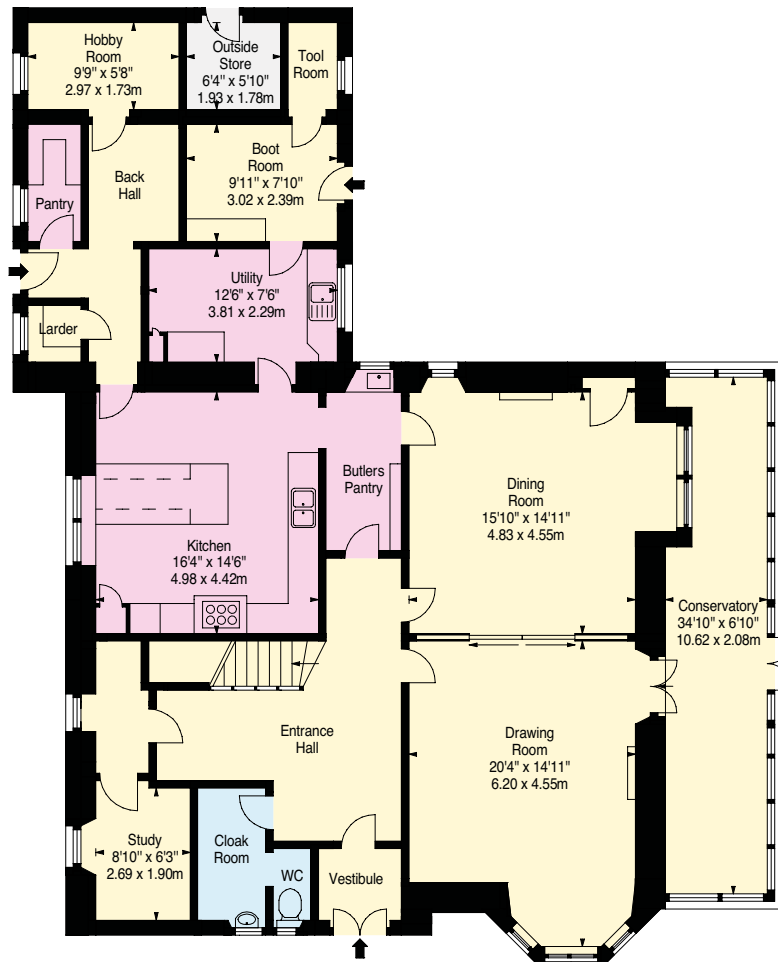
Approximate Gross Internal Floor Area
4395 Sq Ft - 408.30 Sq M (Including Outside Store,
Tool Room & Boot Room Excluding Garage)
Garage: 260 Sq Ft - 24.15 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

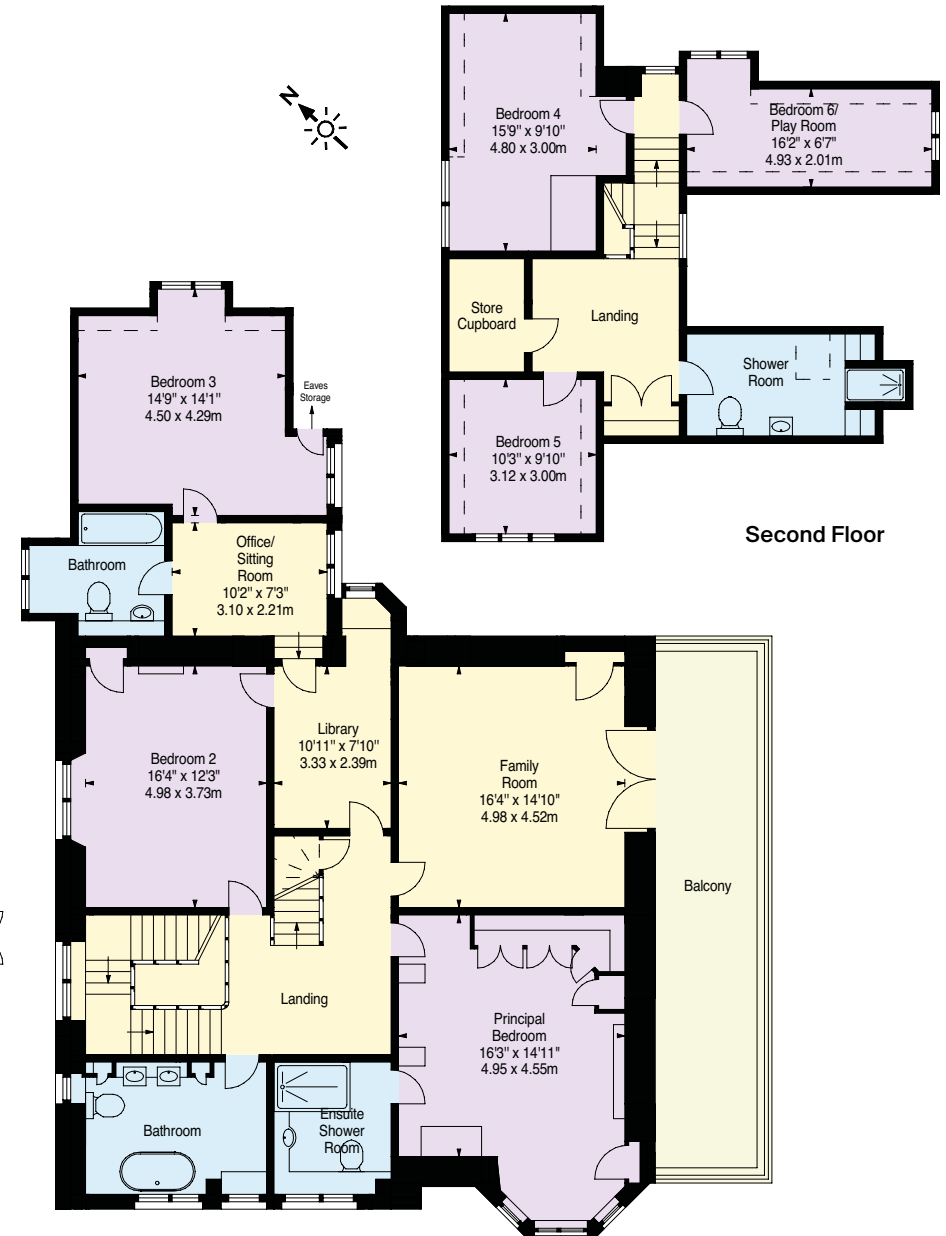
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Ground Floor



First Floor

Second Floor





Gardens and outbuildings

At the bottom of the southerly driveway, there is a large traditional garage with attached workshop/tool shed and a partially floored attic for storage. The garage has mains electricity and water supplies as well as a burglar alarm.

The house is set in lovely private grounds comprising of sweeping lawns and woodland that extend to 2.36 acres in total. There are a number of specimen trees including copper beech and Douglas fir as well as a fantastic selection of rhododendrons and azaleas, and spring bulbs such as daffodils and bluebells. Numerous paths weave their way around the garden, leading up to a large flat grassed area above the house which was originally a grass tennis court but is now perfect for family games such as football or croquet. The house has a large southwest-facing patio in front of the house which is perfect for entertaining.

Planning consent was previously granted to construct an additional residence within the garden grounds. The planning consent is now lapsed (see Planning section).



Directions

From Edinburgh follow the A702 heading south. On reaching the roundabout at West Linton, you will see the property in its elevated position on the right hand side. The entrance is the first on the right approximately 30 metres south of the roundabout, with stone gate-pillars and driveway leading up to the property. It is marked by a For Sale Board.

WHAT 3 WORDS

///greeting.woodstove.driver

Solicitors

Lindsays Solicitors, Caledonian Exchange, 19A Canning Street, Edinburgh EH3 8HE. Tel: 0131 229 1212

Email: VhariSelfridge@lindsays.co.uk

Local authority

Scottish Borders Council, Newtown, St. Boswells, Melrose, TD6 0SA

Tel: 01835 824000



Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Lynehurst	Owner occupied	Oil-fired central heating, mains water supply, mains drainage and superfast fibre broadband.	G	F

Entry

Entry is available by arrangement with the seller.

Fixtures and fittings

Fitted carpets, curtains and integrated white goods are included in the sale. A selection of other items of furniture and garden machinery and equipment may be available by separate negotiation.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Planning

Lynehurst has lapsed planning consent to construct an additional house in the garden grounds. Consent was granted in 1990 (ref no: 90/01737/OUT) and was then renewed in 1993 (ref no: 93/01749/OUT) and again in 1996 (ref: 96/01531/FUL). Whilst the planning is lapsed, similar consents have been granted within the immediate area. Further details can be accessed online via the Scottish Borders planning portal using the reference numbers above.

Listing

Lynehurst is category C listed by Historic Scotland.

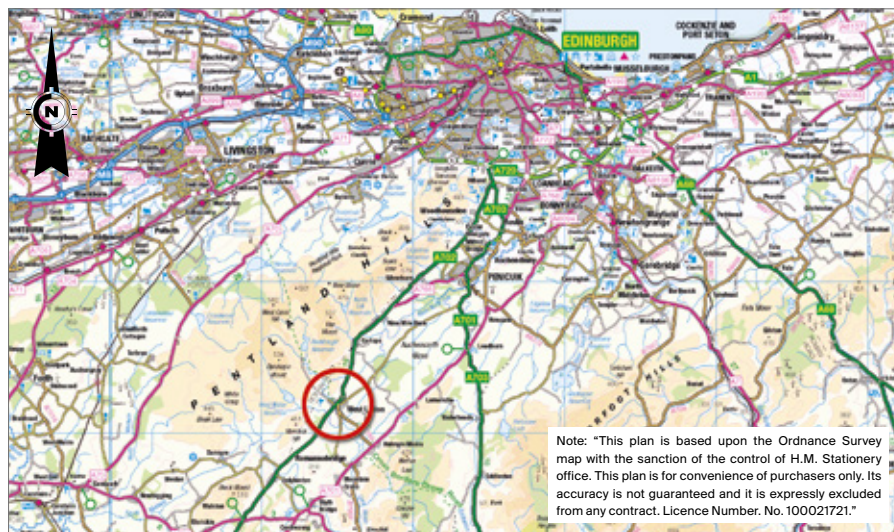
Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.





Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

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.

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 June 2022. Photographs dated May 2022.

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