Keith Marischal House and Tower
Humbie • East Lothian
KEITH MARISCHAL HOUSE AND TOWER

HUMBIE • EAST LOTHIAN • EH36 5PA

Humbie 1 mile, Haddington 8 miles, Edinburgh 17 miles

DELIGHTFUL COUNTRY HOUSE IN MATURE GARDENS WITH FAR REACHING VIEWS

Keith Marischal House
4 reception rooms, kitchen, utility room. 7 bedrooms, dressing room, 5 bathrooms (4 en suite)

Extensive ancillary accommodation including office, games room, boot room and stores.

Keith Marischal Tower
Historic tower house with significant income potential, 3 reception rooms, 5 bedrooms and 3 bathrooms


About 10 acres

Wemyss House
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Directions
From Edinburgh take the A68 south and just before Oxenfoord Castle turn left at the War Memorial on to the A6093 (signposted to Haddington). Continue on this road for about 2 miles and turn right on to the B6371 signposted to Humbie.

The entrance to Keith Marischal House and Tower is on the left after about 3 miles. Turn left off the road, past the Gate Lodge and continue up the drive to a gravel sweep in front of the house.

Situation
Keith Marischal House and Tower are set in over 10 acres of mature grounds in a rural location surrounded by rolling farmland. The views from the house to the Lammermuir Hills are absolutely superb.

Humbie (1 mile) is an active small community with a kirk, a small rural store and a well regarded primary school. It is also home to the Compass Primary School and Knox Academy Secondary School. Loretto School (Prep and Senior) at Musselburgh is about 20 minutes’ drive and the new Borders Railway, scheduled to open in 2015, will provide a station at Gorebridge.

The nearby Lammermuir Hills provide walking and riding opportunities whilst golfers are spoilt for choice with inland courses at Gifford, Haddington and Whitekirk. There is a host of renowned links courses on East Lothian’s spectacular coastline including Muirfield, Host of the 2013 Open Championship.

Despite its rural location Keith Marischal is just 17 miles from Edinburgh city centre. The journey time has been reduced by the extension of the A68 bypassing Dalkeith and linking onto the city bypass. Edinburgh Airport (24 miles) offers regular daily flights to an ever increasing number of destinations.

Historical and Architectural Note
King David the First of Scotland granted lands north of Keith Water to his Marischal. The title and role of Marischal continued in the Keith family until 1745.

A chapel was built in about 1225 as Keith Parish Church and as the family chapel of the early members of the Keith family. The ruins include the gable wall with a vesica window above two gothic arched windows.

The tower is referred to in the will of the Fourth Earl Marischal in 1523. The present tower was extended into a house around a courtyard by his grandson, George, Fifth Earl Marischal. The estate was acquired by the Earl of Hopetoun in 1696 and it was during this period that many changes and improvements were made, including the introduction of fine wood panelling and cornicing dating from 1720. The Hopetoun family built a walled garden around 1807.

The property was again sold in 1889 to George Fraser Tytler, Secretary of the Bank of Scotland who instructed the architects, Kinnear & Peddie, to carry out improvements and extensions and filled in the courtyard to create a new entrance. It is at this time that the exterior was baronialised with faux turrets and crow-step gabling to complement those of the tower..

In 1953 the property was acquired by the architect Sir Robert Matthew who founded the firm of RMJM. Keith Marischal House and Tower were divided into their present configuration of two adjoining homes in 1989. Sir Robert remained at Keith Marischal for the rest of his life and the property was sold to the current owners in 2003 on the death of his widow.

Description
Keith Marischal House has a distinctive Scots Baronial appearance. The front door has a front facing dormer with crow step gables above. There is a turret to the side with a matching pediment and a turret on the west corner. The house has a date stone 1589 on the turret. The tower has a solid timber front door with a large carriage lamp above and balustrades at second floor level.

The south facade is more domestic in appearance. There is a stone carved coat of arms above the stairs up to the sitting room. The tower on the east corner with its corbelled turret and high chimney is very impressive. The domestic quarters to the west of the house are lower than the main building with raised dormers along the roof line.

Internally the house combines old and new in a dynamic way. The main family accommodation is on the first and second floors. The south facing sitting room, drawing room and kitchen are particularly attractive. These are complemented by a dining room and second sitting room on the other side of the house.

There is a study and two guest bedrooms in the west wing. The family bedrooms are on the second floor with a master bedroom with dressing room and bathroom and four further bedrooms served by two further bathrooms.

There is extensive ancillary accommodation on the ground floor which includes an office, games room, old kitchen and boot room.
Accommodation
Keith Marischal is approached by a tree lined drive with rhododendrons which leads to a gravel sweep and turning circle with a central lawn in front of the house and a back drive leading to a gravel parking area at the side of the house.

Entrance Hall  Tiled floor. Panelled wall. Victorian cast iron fireplace with carved wooden mantle. Cloakroom off with WC, wash basin, fitted cupboards and coat hooks.

Stairway Hall  Solid fuel stove. Magnificent stairway to principal floor with arches with glass screen.

First Floor
Corridor running full length of the house with doors off to:

Sitting Room  Fireplace with solid fuel stove and carved mantel.

Sitting Room  Wood panelled walls, inset fireplace with built in stove, half glazed door with stairs down to garden. Double doors to:

Drawing Room  Magnificent room with four south facing windows. Tiled fireplace with carved wooden mantel. Window shutters.

Kitchen  Solid timber floor. Fitted floor cupboards. Island unit with sink. Redfyre oil fired, four oven cooker.


Dining Room  Recess for sideboard. Cast iron fireplace with carved wooden mantel.

WC  WC and wash basin

West Wing  From pantry stairs down to back door. Corridor with doors off to:

Study
Bedroom 6  Fireplace and en suite bathroom. Bath with shower attachment, WC, wash basin and heated towel rail.

Bedroom 7  Cast iron fireplace. En suite bathroom with bath with shower attachment, WC, wash basin and heated towel rail.

Second Floor
Connecting door to the tower. Corridor with vaulted ceiling and roof lights.

Master Bedroom  Cast iron fireplace.

Bathroom  Bath with wooden surround. WC. Twin wash basins with wooden surround. Tiled floor and part tiled walls.

Dressing Room  Open fronted wardrobes and drawers. Cast iron fireplace. Turret.

Bedroom 2  Cast iron fireplace. Connecting door to:

Bedroom 3  Cast iron fireplace.

Laundry  Sink with cupboard below. Plumbed for washing machine. Linen cupboard.


Bedroom 4  Fitted bookshelves. En suite bathroom.

Bedroom 5  Panelled wall. Cast iron fireplace. Built in wardrobes.

Ancillary Accommodation
From entrance hall long corridor with flagstone flooring and wooden dado panelling.

Cellar  with wine bins

Store Room  with sink and shelves.

Two further Store Rooms.

Vaulted Games Room  Stone floor. Solid fuel stove.

Office

Boiler Room  Two HM boilers, separate WC.

Back Hall  with stairs up to kitchen.

Old Kitchen  Flagstone floor and original cooking range. Pantry off with fitted shelves and Belfast sink.

Outer Hall  with flagstone floor. Wood store and food store off.

Boot Room  Fitted coat hooks and door to garden.
Keith Marischal Tower

Keith Marischal Tower forms the east wing. It is presently connected to the main house on the second floor. It could be reconnected on the ground and first floors if required. It has great potential as a holiday let.

**Hall** with tiled floor.


**Sitting Room** Vaulted ceiling. Tiled floor.

**Boiler Room** Kidd LPG fired boiler. Sink and plumbing for washing machine.

**Wine Cellar** with wine bins.

**First floor**

**Bathroom** Bath, WC and wash basin.

**Drawing Room** Raised brick fireplace.

**Master Bedroom** Cast iron fireplace.

**Bathroom** Bath with shower attachment, WC, wash basin, heated towel rail, corner fireplace.

**Second Floor**

**Bedroom 2**

**Bathroom** Bath, wash basin and towel rail. Separate WC. Tiled.

**Bedroom 3**

**Bedroom 4** Panelled walls and turret in corner. Panelled attic room above.

Small spiral stairs up to

**Tower Bedroom (5)** Built in wardrobe.

Income Potential

Which Cottage Group have given an opinion that a property such as Keith Marischal Tower (sleeping 10), marketed properly and with the proximity to Edinburgh, could achieve a income per annum as follows:

- 10 weekly lets @ £2000 p/w - £20,000
- 15 weekend lets @£1,200 - £18,000

Making a total of £38,000 pa.

Installing a hot tub (cost c£3,000) would also boost the number of rentals. If you want any further advice please don’t hesitate to contact them direct:

http://www.scotland-holiday-cottage.com
part of the Which Cottage Group

**Gardens and Grounds**

Keith Marischal House is set in magnificent mature grounds extending to over 10 acres.

There is an enclosed garden to the south of the house with extensive lawns and herbaceous borders around a sundial. The views over open countryside to the Lammermuir Hills and absolutely superb. A gate and stone steps lead down to an all weather tennis court.

Along the north side of the wall are a greenhouse and various wooden garden stores and a dog kennel and run.

There are further extensive lawns to the north of the house with some magnificent mature hardwood trees. Beyond the lawns is further woodland with a pond running through. On the far side of the burn is a former chapel situated on a rise.

**General Remarks**

**Viewing**

Strictly by appointment with Savills - 0131 247 3700.

**Services**

Mains water and electricity. Private drainage. Central heating to house from oil fired boilers. Central heating to tower from LPG fired boiler.

**Fixtures and Fittings**

The fitted carpets, curtains and the majority of the light fittings are included in the sale. The curtains are specifically excluded from the sale.

**Schedule of Ancient Monument**

The chapel, which lies in woodland at the northern edge of the property is a Scheduled Ancient Monument.

**Listing**

Keith Marischal House and Tower are listed Category B as Buildings of Architectural and Historic Interest.

**Rights of Access**

Keith Marischal House has a right of access over the north drive passed Keith Marischal Steading. The south drive is wholly owned.

The neighbouring farmer has a agricultural right of access across the drive.

**Important Notice**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Photographs dated 2011