





Firth House,

AUCHENDINNY, MIDLOTHIAN

A magnificent Grade B listed Georgian country house occupying a private position in extensive policies and within easy commuting distance of Edinburgh.

Edinburgh City By-Pass 4.5 miles (7.2 km), Edinburgh City Centre 9 miles (14.5km),
Edinburgh Airport 12 miles (19km) (all distances are approximate)

Accommodation comprises:

Ground Floor: Entrance Vestibule, Reception Hall, Cloakroom with WC, Oval Drawing Room, Sitting Room, Staircase Hall, Dining Room and Kitchen.

First Floor: Landing, Oval Master Bedroom with ensuite Bathroom and Dressing Room, Three further double bedrooms, Bedroom 5/Study, Family Bathroom and a Linen Cupboard.

Lower Ground Floor: Pool Room, Laundry Room, Tool Store and further store.

Garden Flat: Sitting Room, Kitchen, Double Bedroom and a Bathroom. Two basement rooms and two wine cellars.

Garaging: Large integral triple garage with extensive storage, three cellars and an electric sliding door.

Extensive Lawns and Wooded Policies

Three Paddocks

Stables

Trout Fishing

Rough Shooting

Ruins of 16th Century Woodhouselee Castle

About 31 acres in all (12.6 Ha)





Situation

Firth House stands in an elevated and secluded position within grounds extending to about 31 acres (12.6 Ha). Whilst offering complete privacy the property is well situated for access to the City Centre (9 miles), the City By-Pass (4 miles) and Edinburgh Airport (12 miles) meaning the extensive amenities offered by Scotland's capital city are within easy reach. In Penicuik there is a library, swimming pool, bank, supermarkets and restaurants while the nearby Straiton Retail Park offers a wider range of shops. Recreational facilities in the area include local golf courses at Kings Acre, Broomieknowe and Melville golf clubs and a dry ski slope approximately 4 miles away at Hillend. The Pentlands National Park offers scope for hill walking. Off road hacking is available on a number of quiet roads and tracks off the Penicuik to Dalkeith Walkway which can be reached directly from the drive leading to the house. There is primary and secondary schooling in Penicuik and independent schooling is available at the numerous private schools within and near to the City of Edinburgh.

Edinburgh City By-Pass offers excellent arterial road links eastbound to the A1 (South) and westbound to link with Central Scotland's motorway network (M8, M9, M90).

Description

Firth House is understood to date from circa 1770 with a significant wing added to the west in a complementary style. The house was originally built by the Inglis family, Lairds of Sir William Bruce's nearby Auchendinny House. The house offers the spacious flexible accommodation which is sought by many and has been refurbished for modern family living to include a fully fitted kitchen and a pool room while retaining a wealth of period features such as decorative plasterwork relief ceilings, open fireplaces and astragal sash and case windows throughout the house. The house benefits from three elegantly appointed public rooms and of particular note is the stunning Oval Drawing Room which has excellent elevated views over the Esk Valley.

A separate Garden Flat on the lower ground floor provides scope for a variety of uses including guest or staff accommodation or a useful source of income if let. The flat benefits from its own front door and has an internal lockable door linking it to the rest of the house allowing it to be separated from the house as required.

The gardens and grounds of the house extend to about 31 acres in all (12.6 Ha) including stables and three paddocks, woodland and, in a strategic position overlooking the river valley, the ruins of the 16th Century Woodhouselee Castle which is now a Scheduled Ancient Monument.

The house is constructed of stone under a hipped slate roof and is reached via a predominantly tarmac drive that winds through wooded banks, paddocks and across a bridge to the gravelled drive closer to the property which encircles a large lawn to the front of the house. Stone steps lead to the painted timber front door flanked by columns which opens to an entrance vestibule with a 12 pane glazed inner door with glazed side panels and a fan light above. This in turn opens to a reception hall with chequerboard tiled flooring, cornicing, plaster work relief ceiling and doors to;

Oval Drawing Room: A bright oval drawing room currently used as an office. Three astragal sash and case windows with working shutters and views over the North Esk Valley. Pine flooring. Decorative cornicing, ceiling rose, and dado rail. Fireplace with a wood burning stove, tiled surround and a white marble mantel. Door to sitting room.

Sitting Room: A spacious dual aspect room with an astragal sash and case window and glazed double doors to an elevated terrace. Cornicing. Ceiling rose. Fireplace with a wood burning stove, tiled surround and a white marble mantel.

Staircase Hall: Cornicing and ceiling rose. Arched recess. Two astragal sash and case windows. Chequerboard tiled floor. An elegant carpeted cantilever staircase with wrought iron balusters and a timber handrail rises to the first floor and a further staircase descends to the lower ground floor. Doors to;



Cloakroom with WC: Wash hand basin and WC. Chequerboard tiled floor. Cornicing. Built in cupboard. Fitted coat hooks.

Kitchen: Spacious fully fitted kitchen with two astragal sash and case windows, an internal window to the hall, a two bowl stainless steel sink set into extensive floor and wall units and a door to the dining room. Appliances include a Rangemaster 5 plate gas hob with a Smeg extractor hood over, built in NEFF electric oven and microwave and a built in Bosch dishwasher.

Dining Room: A large triple aspect room with three astragal sash and case windows and glazed astragal double doors to a south facing balconette, all with working shutters. Cornicing. Ceiling rose. Wall mounted light fittings. A sitting area is arranged around a fireplace with a black marble mantel, white marble slips and a wood burning stove.

FIRST FLOOR

Landing: Two astragal sash and case windows. Cornicing. Ceiling Rose. Linen cupboard with a sink unit, built in shelves, access to the loft and the MANCO hot water tank. Storage cupboard. Archway to inner landing with a large skylight. Doors to:

Master Bedroom: An exceptional oval room with three astragal sash and case windows with working shutters offering elevated views over the North Esk Valley. Decorative cornicing. Ceiling rose. Open fireplace with tiled surround, and a white marble mantel. Doors to ensuite bathroom and a dressing room.

Ensuite Bathroom: Astragal sash and case window. A five piece suite comprising a panelled bath with a shower attachment, a fully tiled shower cabinet, twin sinks with marble surround and cupboards below, a bidet and a WC. Also accessible from the landing.



Dressing Room: Extensive built in wardrobes with hanging, shelving and drawers and a set of hinged mirrors. Astragal sash and case window.

Bedroom 2: Dual aspect double bedroom with an astragal sash and case window with working shutters. Fitted shelves.

Bedroom 3: Dual aspect double bedroom with cornicing and two astragal sash and case windows with working shutters. Adjacent to the family bathroom.

Bedroom 4: Double bedroom with cornicing and an astragal sash and case window with working shutters. Adjacent to the family bathroom.

Bedroom 5/Study: Single bedroom with an astragal sash and case window, built in shelves and a cupboard. Coving.

Family Bathroom: Four piece suite comprising a panelled bath with a shower attachment, WC, twin sinks with a tiled surround, an Albatross corner shower with massage jets, steam valve and a built in radio. Astragal sash and case window.

LOWER GROUND FLOOR

A staircase from the ground floor descends to the lower ground floor hall with a lockable internal door to the Garden Flat and doors to;

Tool Store and additional Store Room.

Laundry Room: Spacious room with fitted floor and wall units, twin stainless steel sinks, an island unit, a cupboard with built in shelves and two clothes pulleys. Doors open to the pool room and the garage.

Pool Room: A heated Endless swimming pool, changing area and two astragal sash and case windows.

Garage: A large triple garage is built of harled stone beneath a flat roof above which is the terrace reached from the sitting room. There is extensive storage and access to a large store and three cellars beneath the house. From the garage a door opens to an internal boiler room with Glow-worm gas boilers which act as boosters to the Air Source Heat Pump heating system. Doors open to the rear of the house and the timber "Round The Corner" electric garage door opens to the secondary lower level drive and stone steps which lead up to the front of the house.

Garden Flat

The Garden Flat is at lower ground floor level and has a private access down steps to the side of the house which lead to a sheltered garden and the front door. An internal lockable door links the garden flat to the rest of the lower ground floor.

Accommodation comprises:

Hall: Walk in storage cupboard which links to the pool room. Doors to;

Sitting Room: Dual aspect with astragal sash and case window with working shutters. Cornicing. Door to kitchen.

Kitchen: Floor and wall units with stainless steel sink. Gas hob, Bosch electric oven and grill. Built in Bosch dishwasher

Double Bedroom: With astragal sash and case window.

Bathroom: Panelled bath with shower over, sink unit, WC and bidet.

From the Garden Flat there is access down stairs to two wine cellars and two store rooms one with an attractive barrel vaulted ceiling.

Gardens and Grounds

The Gardens and Grounds of Firth House extend to about 31 acres in all (12.6 Ha) and provide an appropriate setting for the house. To the front and south-west of the house a large circular lawn is enclosed by the gravel drive and includes a raised croquet lawn. There is an area in use as a kitchen garden with a timber built greenhouse and beyond there is access to two of the paddocks, one of which is wooded, and the Stable Block. A large south facing terrace can be accessed directly from the sitting room and from the entrance to the house. To the rear of the house accessed via the garage is a drying green on which are installed the four Kingspan Aeromax Air Source Heat Pumps which power the central heating.





The land beyond the formal garden comprises two electrically fenced paddocks and extensive woodland including a large area to the south east of the house. Paddock two was re-planted in 1987 with a mixture of oak, ash, poplar, alder, willow, black poplar, gean and lime trees and is still in use as grazing. This paddock also provides an attractive amenity and serves to shelter the house while adding to the sense of privacy. An attractive pond lies in a sheltered position to the south west of the house. The pond is a haven for wildlife and features a central island and a decked area.

The paddock to the front and south west of the house contains the Stable Block and both paddocks are served by an Electric Shepherd fencing system. A third paddock lies in ground to the north east bordering the Firth Viaduct. The Penicuik-Dalkeith walkway runs along the Firth Viaduct which can be accessed from the main drive by a path which leads up to the former railway line and is suitable for off road hacking, walking and cycling.

The mature woodland provides some scope for rough shooting and there are a number of Roe deer. The River North Esk provides Trout fishing and Firth House benefits from riparian fishing rights from the two banks bordering the grounds to the north west and north east.

Woodhouselee Castle

In a spectacular wooded setting to the north of Firth House lies the ruin of Woodhouselee Castle which is included in the sale. The castle, which dates from 1500, stands in a strategic position overlooking the River North Esk. All that remains are two collapsed barrel vaulted storerooms and part of a tower above a cliff plunging to the river.

Outbuildings

Stable Block: To the south west of the house beyond the formal lawn an "L" shaped Saltire stable block set around a stone paved yard is situated in the paddock closest to the house. The stables are of timber construction under a corrugated roof and comprise three large loose boxes with rubber mat flooring. There is an electricity and water supply and the control panel for the Electric Shepherd fencing system.

Log Store: An additional timber built former stable is situated on the opposite side of the paddock to the stable block. This stable comprises two pony boxes and is currently in use as a log store.

Former Game Larder: Lying in the grounds to the east of the house is a stone built former game larder.

Ice Houses: A pair of former Ice Houses are set into the bank beneath the house.

General Remarks & Information

Viewing

Viewing is strictly by appointment with the selling agents.

Directions

From the City By-Pass take the exit for the A702 signposted to Peebles and Penicuik. At the roundabout take the second exit towards Penicuik onto the A702 (Biggar Road). Continue on this road across another roundabout for about half a mile where the road forks into three. Take the middle fork onto the A703 (Seafield Moor Road) and continue for about 2 miles to a junction. Turn right onto the A701 and continue over the Gowkley Moss Roundabout taking the second exit. Continue for about 500 yards and turn left onto the B7026 (The Brae) signposted to Peebles and Auchendinny. Continue and take the second left onto Firth Road immediately past the "Welcome to Auchendinny" sign. Follow the road past a row of houses on the right and on past Firth Farm where the drive begins. Continue down the hill, proceed through black gates, under the viaduct and cross the bridge over the River North Esk. The drive continues up the hill and curves round to the front of Firth House.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price. Light fittings and curtains may be made available by way of separate negotiation.

Local Authority

Midlothian Council
Midlothian House, Buccleuch Street, Dalkeith
Midlothian EH22 1DJ
Tel 0131 663 2881

Rights of Access

Firth House benefits from a right of vehicular access, in emergency only, via the drive to the south of the grounds. The owners of a number of neighbouring properties have a reciprocal right of vehicular access, in emergency only, along part of the main drive of Firth House.

Listing

Firth House is listed Category B as a building of architectural and historic interest.
Woodhouselee Castle is Scheduled Ancient Monument.

Council Tax

Firth House incorporating the Garden Flat: Band H





EPC Rating

E

Services

Mains water and electricity. Private drainage. The central heating is provided by an installation of Air Source Heat Pumps which can be boosted by gas boilers in the winter if necessary.

Solicitors

Urquharts Solicitors
16 Heriot Row,
Edinburgh EH3 6HR
Tel: 0131 556 2896
Fax: 0131 556 0046
enquiries@urquharts.co.uk

Entry

Entry will be by mutual agreement.

Offers

Offers should be submitted in Scottish Legal Form to the joint selling agents Rettie & Co at 11 Wemyss Placet, 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.

Internet Websites

This property and other properties being marketed by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.onthemarket.com, www.thelondonoffice.co.uk and www.rightmove.co.uk.

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.

Particulars and Plans

These particulars and plan 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.

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

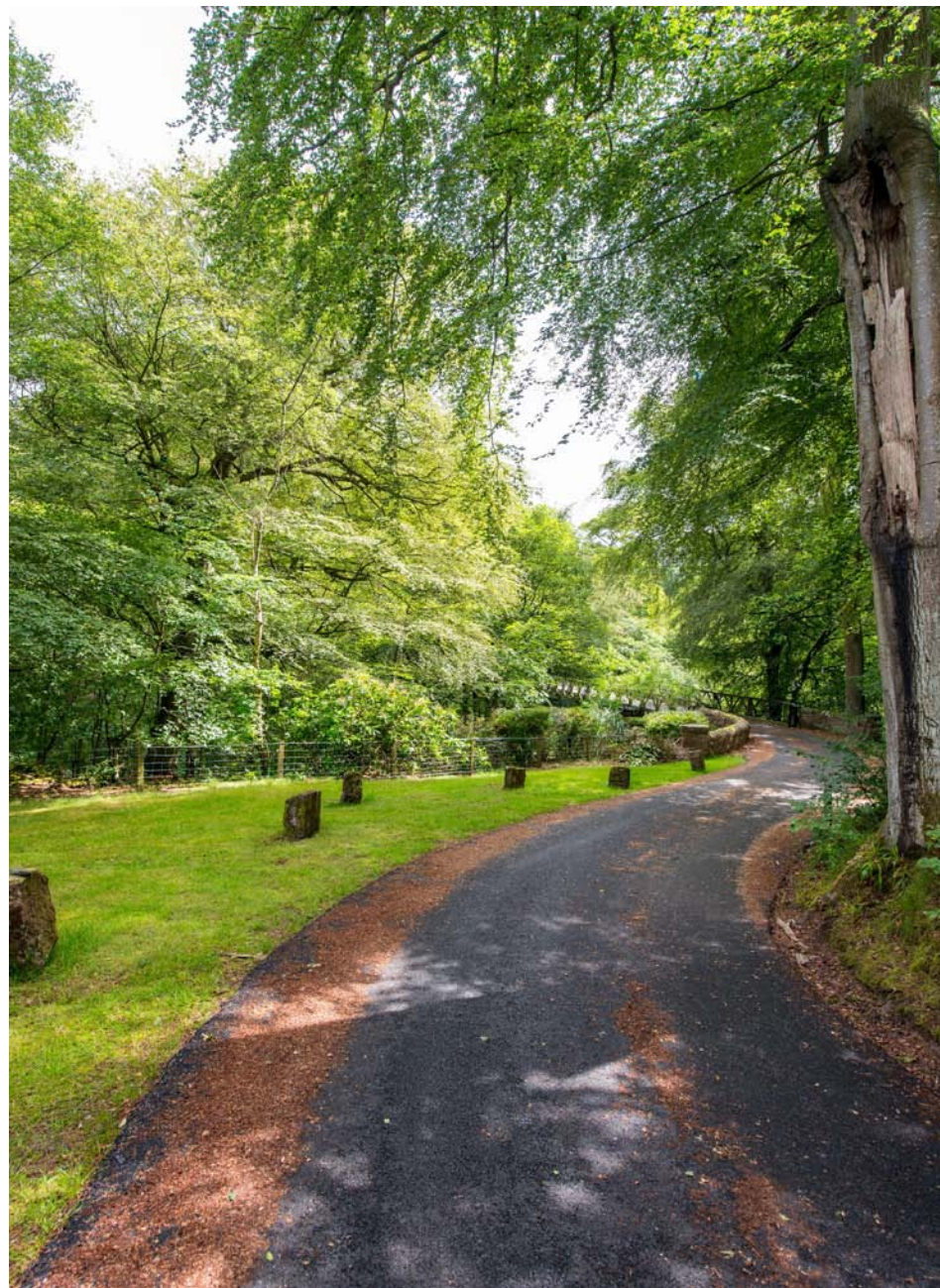
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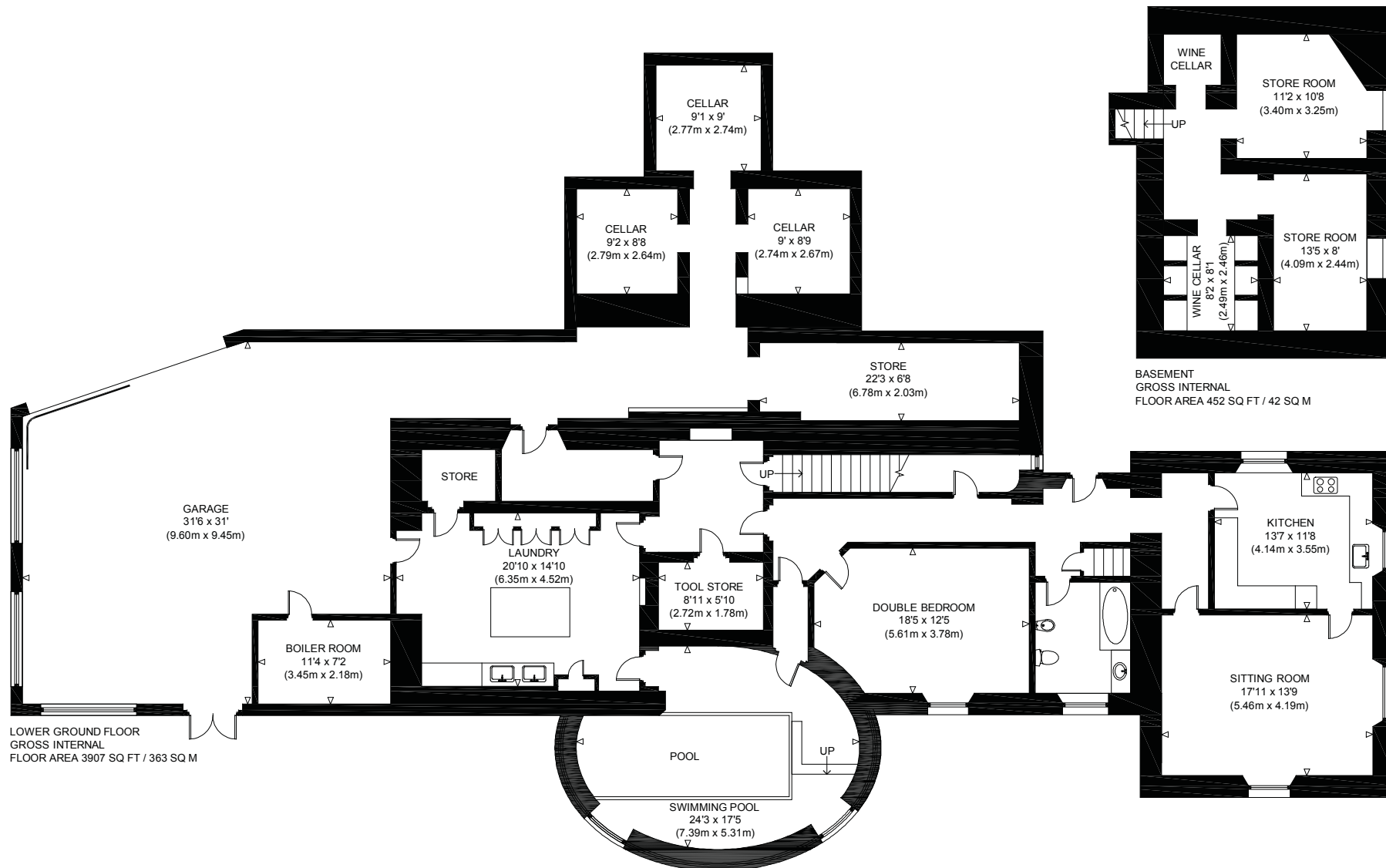
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

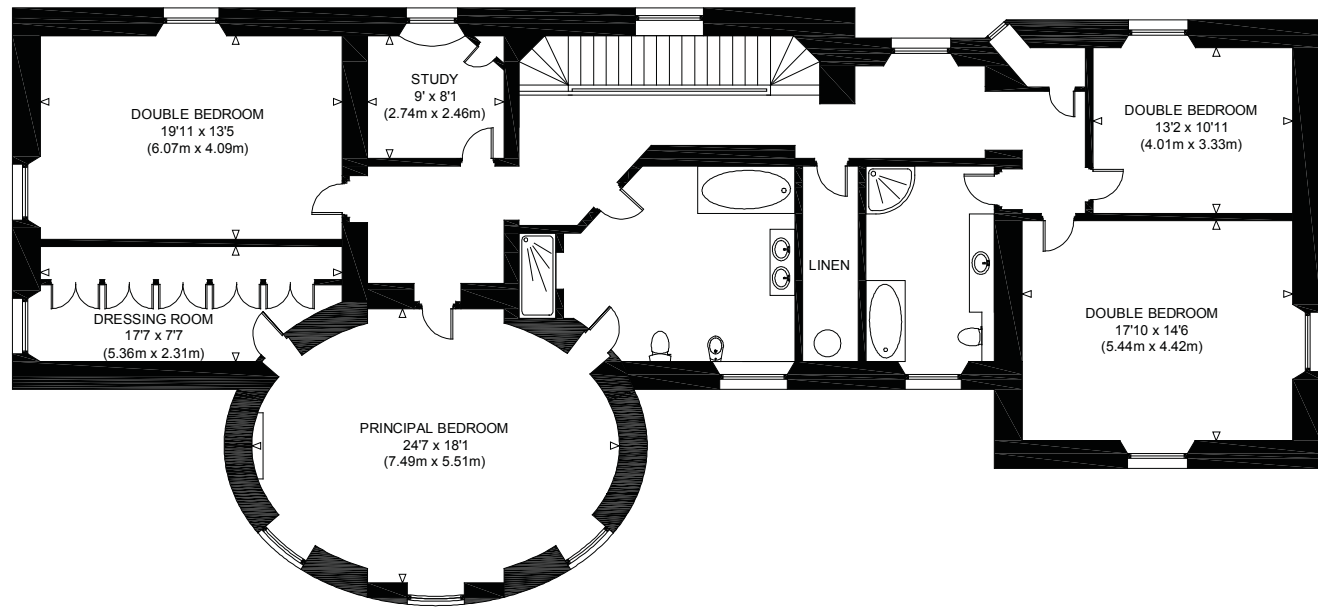
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



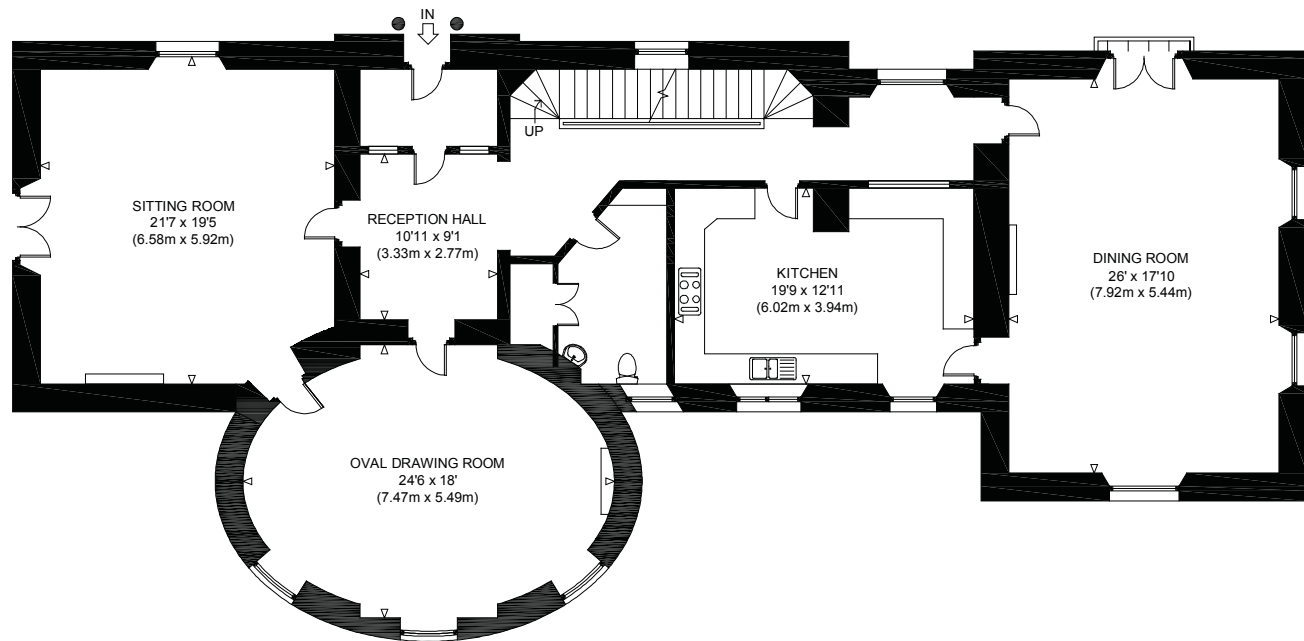




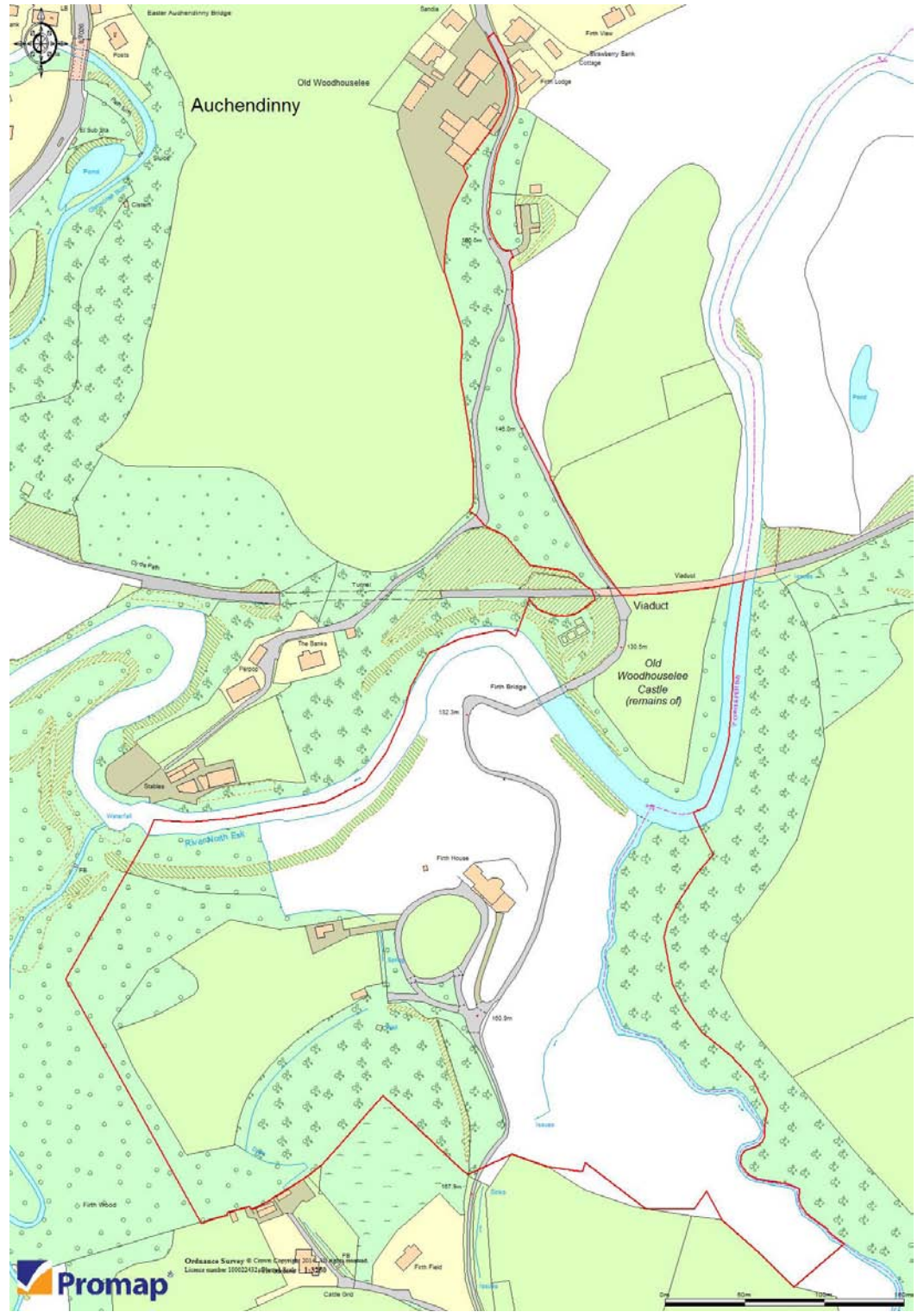
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