

# INIGO



## *Saltoun Hall*

PENCAITLAND, EAST LoTHIAN

SOLD

This wonderful three-bedroom maisonette lies on the upper two floors of Saltoun Hall, a handsome, Grade A listed building set in large communal gardens. Extending over 3,300 sq ft, the apartment includes an expansive drawing room and a bright kitchen. Found at the end of a sweeping drive that meanders through a gatehouse, the Hall has soaring communal areas and is encircled by gardens with a private allotment and greenhouse. Just 30 minutes from Edinburgh by car and a stone's throw from the village of Pencaitland, the apartment is in a fantastic position for various amenities. It lies in a bucolic setting, close to the meandering river Brins Water, as well as plenty of walks.

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### *Setting the Scene*

Saltoun Hall has undergone many extensions in its time. With origins in the 12th century, it is thought to have started life as a tower or castle, although there are no records of the changes the building underwent until the days of the Fletcher family's ownership. Lord Fletcher added a new wing to the south side of the building in 1769, and a separate extension was built for the library shortly after, in 1779, creating an L-shaped house. The turrets on the corner of the building were added in 1803 by architect Robert Burn, which gives the house its castellated appearance. His son, the celebrated architect William Burn, then completely renovated the house, giving it its largely Gothic Revival interior style. He added a large square turret in the centre of the building, which houses a sculptural dome, and new rib vaulting throughout the interior.

Saltoun Hall is now home to nine apartments and a collection of impressive communal areas, including a wide entrance hall that opens into a large room with incredibly high ceilings, which is crowned by the light-filled dome and gallery. There is also an expansive basement, which is currently used as storage but could one day be restored by the residents.

### *The Grand Tour*

Entry is through a large door into the wide, communal entrance hall. Stone steps lead to the first floor, where a raised corridor leads in turn to the front door of the apartment. This opens into the apartment's entrance hall, a lovely, open space, with remarkably high ceilings, that is lit from a window above and has wide flagstones lining the floor. There is also a useful utility room.

A wooden-floored corridor leads through to the kitchen, recently renovated by the current owners and comprised of bespoke, handmade wooden cabinetry and worktops. An antique glazed cabinet to store crockery lines one wall. From here, a door opens into the voluminous living room, where large windows bathe the room in light and frame views over the communal gardens. The walls have been painted a rich green to complement the dark wood of the floor. An ornate fireplace with a marble surround provides a warming focal point at one side of the room.

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Another curved stone staircase, with elegant spindles and bannister, leads to the top floor and the bedrooms therein. The three bedrooms have wooden floors and incredible proportions, with windows overlooking the communal gardens; one even has views of the river beyond. In another, the window has been engraved with an 1847 date. The main bedroom has a light-filled bathroom; there is also a shared family bathroom with black and white mosaic floor and wall tiles, plus a cast-iron bath. The current owners have placed desks on the two landings, one of which is lit from above through a large skylight.

Notably, there are pleasant green views from each window, and there are no other buildings to be seen from the Hall, as well as a total absence of any traffic noise.

### *The Great Outdoors*

Extensive gardens surround the Hall, which are home to numerous plants; from the alluring and sweet-scented rose bushes which border it, to lilac trees and yew trees that are thought to be over 400 years old. There is also a lovely wildflower meadow.

A kitchen garden has been designated for each of the apartments; this one is complete with a greenhouse. Here, the owners have planted an array of flowers, vegetables and soft fruit. It is also possible to forage in the grounds, where one can find everything from wild garlic to mushrooms. Residents can place a table and chairs wherever they please, to enjoy the garden throughout the year.

This apartment also comes with two garages, which have been combined to create a big space suitable to store cars; it would work equally well as a workshop.

### *Out and About*

Pencaitland is a pretty, rural village set in the wooded countryside of East Lothian, close to Haddington and Gifford. The village has a local shop, post office, primary school and pub and there are excellent walks in the area. Haddington and Tranent offer a wider range of shops, restaurants, supermarkets and leisure facilities and secondary schooling. Saltoun Hall is also a short drive from many beautiful stretches of beach, including those at North Berwick and Musselburgh.



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There are a plethora of fantastic restaurants in nearby Edinburgh, including its four Michelin-starred restaurants, and the ever-popular eateries Timberyard, The Little Chartroom, and Scrán and Scallie. Highly esteemed for its year-round programme of cultural activity, the city is home to world-class exhibitions, music events, an emerging art and design scene and the Edinburgh Fringe festival.

There are also many private schools available, including The Compass School in Haddington, Belhaven Hill in Dunbar and Loretto School in Musselburgh. There are further choices in Edinburgh, which has a rich picking of both public and private schools, including Fettes College, George Heriot's, Edinburgh Academy and Boroughmuir High School has been ranked repeatedly Scotland's top three state school by The Times..

There is easy access to the City Centre some 30 minutes away by car, as well as the City Bypass and Edinburgh International Airport.

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Council Tax Band: G



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.