



## BOLTON MUIR LODGE

Haddington, East Lothian





# A BEAUTIFULLY PRESENTED, NEW ENGLAND-STYLE COUNTRY HOME

In a peaceful, wooded setting, with elegant interiors,  
extensive gardens and easy access to Edinburgh.

  
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Distances: Haddington 5 miles, Edinburgh 21 miles  
(All distances are approximate)

Local Authority: East Lothian  
Council Tax band: H  
Tenure: Freehold

Offers Over: £1,200,000





## THE HOUSE

Bolton Muir Lodge is a truly unique residence, designed in a sophisticated lodge style that echoes the classic charm of the New England. Finished in crisp timber cladding beneath a slate roof, the house sits gracefully in its grounds, with a sweeping drive and formal entrance framed by clipped topiary and structured lawns.

The interior is flooded with natural light throughout and has been meticulously maintained to an excellent standard. The principal reception rooms are both welcoming and impressive in scale. The drawing room is a particular highlight, with its generous proportions, fireplace and French doors opening to a balcony with views over the gardens. A separate dining room and cosy family room provide further entertaining space, while the well-appointed kitchen features bespoke cabinetry, integrated appliances and a central island, making it the heart of the home.







The bedroom accommodation is arranged over the upper floors, with a generous principal suite complete with dressing area, en suite shower room and private balcony. There are two additional bedrooms, one of which has their own en suite facility, and both benefit from peaceful outlooks over the surrounding greenery.

A large utility room, boot room, guest cloakroom, office, garage and ample storage complete the accommodation, providing all the functionality expected of a modern country home.

## GARDENS AND GROUNDS

The landscaped grounds surrounding Bolton Muir Lodge extend to approximately 1.94 acres and have been designed to offer both elegance and tranquillity. The approach is via a sweeping cobbled driveway bordered by formal lawns and sculpted planting, leading to ample parking and a detached garage.

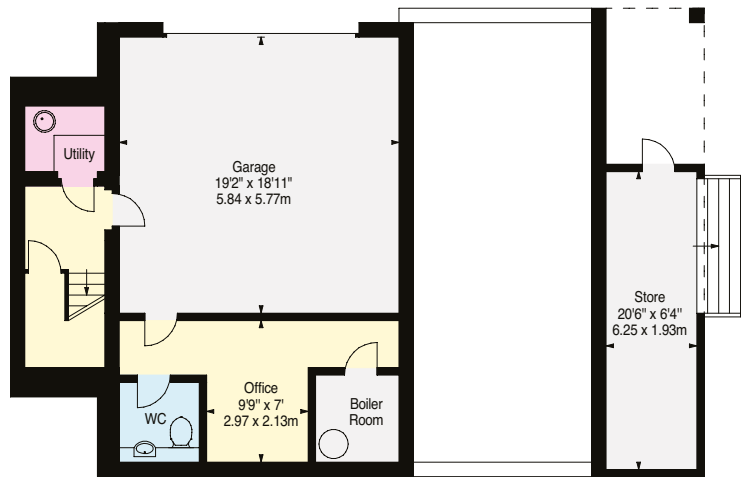
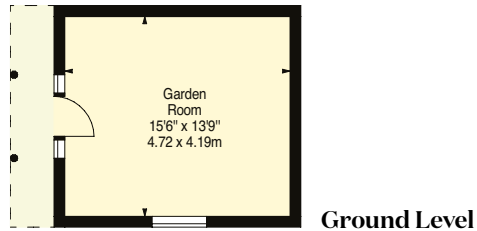
To the rear of the house, a generous paved terrace provides an ideal space for al fresco dining and entertaining, with views over the manicured lawns and mature planting that frame the property. A standout feature is the enchanting woodland garden, where a meandering stream winds its way beneath a charming timber bridge. Carefully maintained walkways allow for peaceful woodland strolls, creating a magical, secluded atmosphere that changes beautifully with the seasons.

The property also benefits from a delightful detached garden room, ideal as a home office, gym, or creative retreat, as well as a garden store and workshop area.

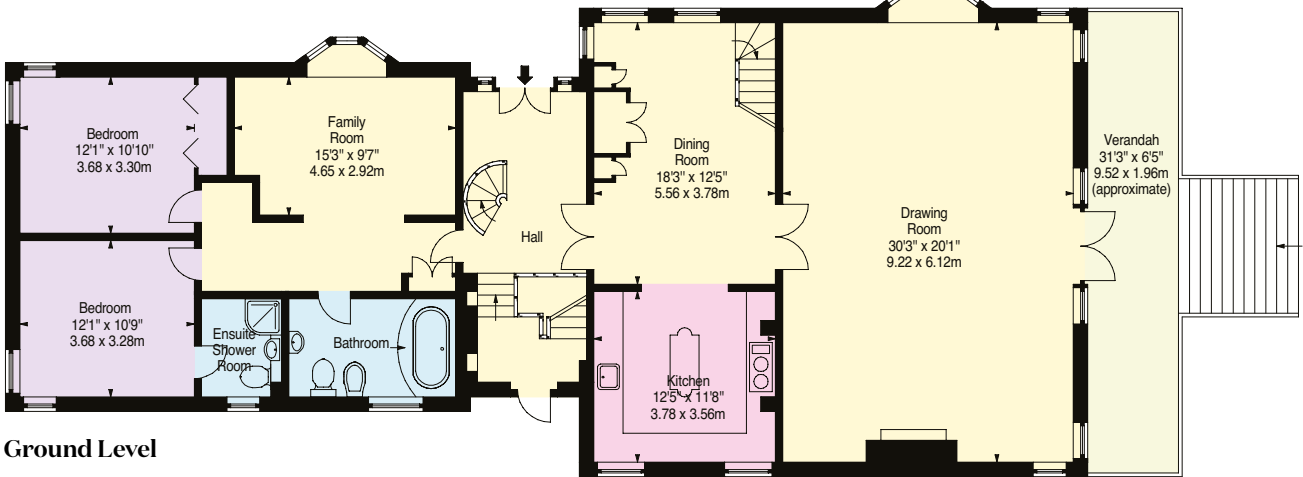
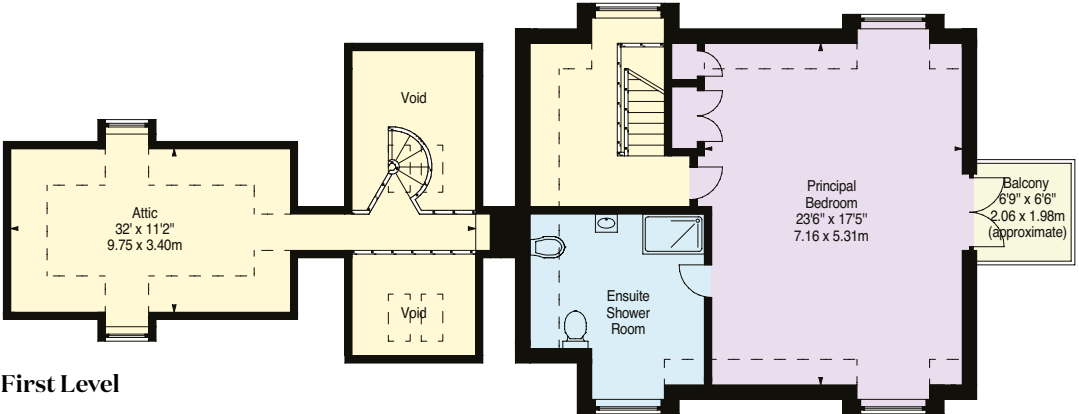




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Garden Level**



Approximate Gross Internal Area = 3547 Sq Ft - 329.52 Sq M (Including Garage)  
 Garden Room & Store: 341 Sq Ft - 31.68 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/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.





## LOCATION

Bolton Muir Lodge enjoys a peaceful and private setting amidst the rolling countryside of East Lothian, one mile outside Gifford and approximately five miles south of the historic market town of Haddington. This highly desirable location combines the tranquillity of rural living with excellent accessibility to local amenities, reputable schooling, and the cultural attractions of Edinburgh.

Haddington offers a wide range of day-to-day services, including a Tesco superstore, independent butchers, bakers and delis, as well as cafés, restaurants and a traditional high street lined with independent retailers. The town also benefits from a community sports centre, library, health services and a thriving local market.

The area is exceptionally well served for education. Local state schools include Yester Primary School in Gifford, King's Meadow Primary School, and Knox Academy in Haddington, all well-regarded within the local catchment. For private schooling, Belhaven Hill School in Dunbar, Loretto School in Musselburgh and a wide choice of schools in Edinburgh, including George Watson's College and The Edinburgh Academy, are within comfortable commuting distance.

The surrounding East Lothian countryside offers outstanding opportunities for walking, cycling and equestrian pursuits, with scenic trails and bridleways on the doorstep. The coastline is just a short drive away, with beaches at Gullane and Yellowcraig, and world-renowned golf courses including Muirfield, North Berwick and Archerfield. Additionally, the nearby area of Gifford boasts two impressive golf courses.

Additional leisure options include the nearby Glenkinchie Distillery, local tennis and rugby clubs, and a wealth of dining options in Haddington and North Berwick.



The A1 trunk road provides swift access into Edinburgh (approximately 40 minutes by car) and south to the Borders and Northumberland. Rail services from Drem, Longniddry and Dunbar offer regular connections to Edinburgh Waverley, ideal for commuting or travel further afield. Edinburgh Airport is around 35 minutes by car, offering domestic and international flights including destinations in North America, Dubai and Qatar.

## PROPERTY INFORMATION

**Fixtures and Fittings:** Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

**Deposit:** A deposit of 10% of the purchase price will be payable within seven days of concluding Missives. This deposit will be non-refundable should the purchaser fail to complete the transaction for reasons not attributable to the Seller or their Agents.

**Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Directions

Postcode: EH41 4JH

What3Words: ///dumpling.effort.helped



I would be delighted  
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