



ELVINGSTON HOUSE

East Lothian



AN IMPRESSIVE EARLY VICTORIAN MANSION HOUSE WITH 12.5 ACRES IN A PRIME EAST LOTHIAN SETTING

Elvingston House is an exceptional country property of rare character and charm, set amidst approximately 12.5 acres of private gardens, grounds and woodland in the heart of East Lothian. With grand proportions and an abundance of period detail, the house blends the classical elegance of Jacobean-Baronial architecture with later additions that have enhanced both scale and presence. While some areas now offer scope for modernisation, the current owners have poured their hearts into making Elvingston a much-loved family home. It now offers a rare opportunity for new owners to further enhance and personalise the property, creating a first-class country house of enduring quality.

Local Authority: East Lothian Council

Council Tax band: H

What3Words: ///quieter.outfit.birdcage

Postcode: EH33 1EH

Tenure: Freehold

Services: Mains water and electricity. Biomass central heating system.

DESCRIPTION

Approached via a private driveway flanked by paddocks, Elvingston House enjoys a wonderfully secluded position with open aspects over the surrounding countryside.

Designed by the architect John Tait, the house is B-listed and of architectural and historical interest. It combines classical proportions with a sense of scale and presence that is immediately apparent on arrival.

The main entrance opens into a generous reception hall, setting the tone for the rest of the house with its decorative cornicing and grand staircase rising to the first floor.

The principal reception rooms are arranged to make the most of both light and outlook. The large, south-facing drawing room is an impressive space for entertaining, with double doors leading through to the sitting room. Together, these rooms offer exceptional entertaining space on a grand scale. The formal dining room is equally striking, with an intricate ceiling and a fine marble fireplace forming its centrepieces.

To the rear of the house, the kitchen is ideally suited to modern family living. It is a superbly proportioned room, filled with natural light from a floor-to-ceiling window and centred around an Aga range and island unit. There is excellent storage throughout, as well as a walk-in larder. Also on the ground floor are a cloakroom/WC and a large office or library.

Upstairs, the house offers a spacious principal bedroom suite, complete with dressing room and en suite bathroom. Several further bedrooms enjoy fine views over the grounds and are served by a selection of bathrooms and shower rooms. The layout of the upper floor is particularly flexible, making it ideal for family use, guests or staff. Its informal and welcoming atmosphere feels especially well suited to children. A further kitchen on this floor also allows for the creation of a self-contained apartment, ideal for a nanny, au pair or multi-generational living.



The lower ground floor provides additional adaptable accommodation, including a large laundry room, excellent storage and a further kitchen. This floor could easily be used as an independent flat or repurposed for leisure purposes such as a cinema room, gym or games room. A large former office space, accessed externally, also presents scope for conversion or alternative uses.

Elvingston House benefits from a biomass central heating system, which not only provides an environmentally conscious solution but also generates income through the Renewable Heat Incentive (RHI) scheme, with payments continuing for the next ten years.

SITUATION

Elvingston House enjoys an exceptional setting in the heart of East Lothian, around 3 miles south-west of Longniddry and 4 miles from the county town of Haddington, both offering a useful range of amenities. Longniddry has a Co-op, café and post office, and is on the East Coast Mainline with regular trains to Edinburgh Waverley (approximately 25 minutes). Haddington provides a Tesco, Aldi and a wide selection of independent shops, cafés and local services.

Edinburgh itself offers a world-renowned cultural scene, from international festivals and historic theatres to acclaimed galleries, museums and live music venues.

The surrounding area is widely regarded for its outstanding quality of life, combining proximity to Edinburgh with some of the finest countryside and coastline in Scotland. East Lothian’s expansive beaches, dramatic cliffs and scenic harbours offer a range of outdoor activities including walking, sailing, paddleboarding and wild swimming. The John Muir Way and a network of woodland trails provide excellent walking and cycling routes.

East Lothian is also a golfer’s paradise, with numerous celebrated courses nearby including Craigielaw, Gullane, Muirfield, Archerfield and North Berwick. Longniddry Golf Club is just a short drive from the house. Other country pursuits such as horse riding, field sports and local shoots are also readily available in the area.

Schooling is well provided for, with Longniddry Primary and Knox Academy in Haddington serving as the local catchment schools. Independent options include Loretto School in Musselburgh and The Compass in Haddington, with Edinburgh’s leading private schools within easy reach by road or rail.

Transport connections are excellent, with the A1 providing swift access to Edinburgh (approximately 15 miles), the city bypass, and Scotland’s central motorway network. Edinburgh Airport is around 35 minutes away by car (24 miles). Longniddry station offers regular services to Edinburgh Waverley, with journey times of around 20 minutes.





OUTBUILDINGS

To the side of the house stands a handsome stable building, currently in need of restoration but with excellent potential for a range of uses, subject to the necessary consents. There is also a four-bay garage building providing useful additional space.

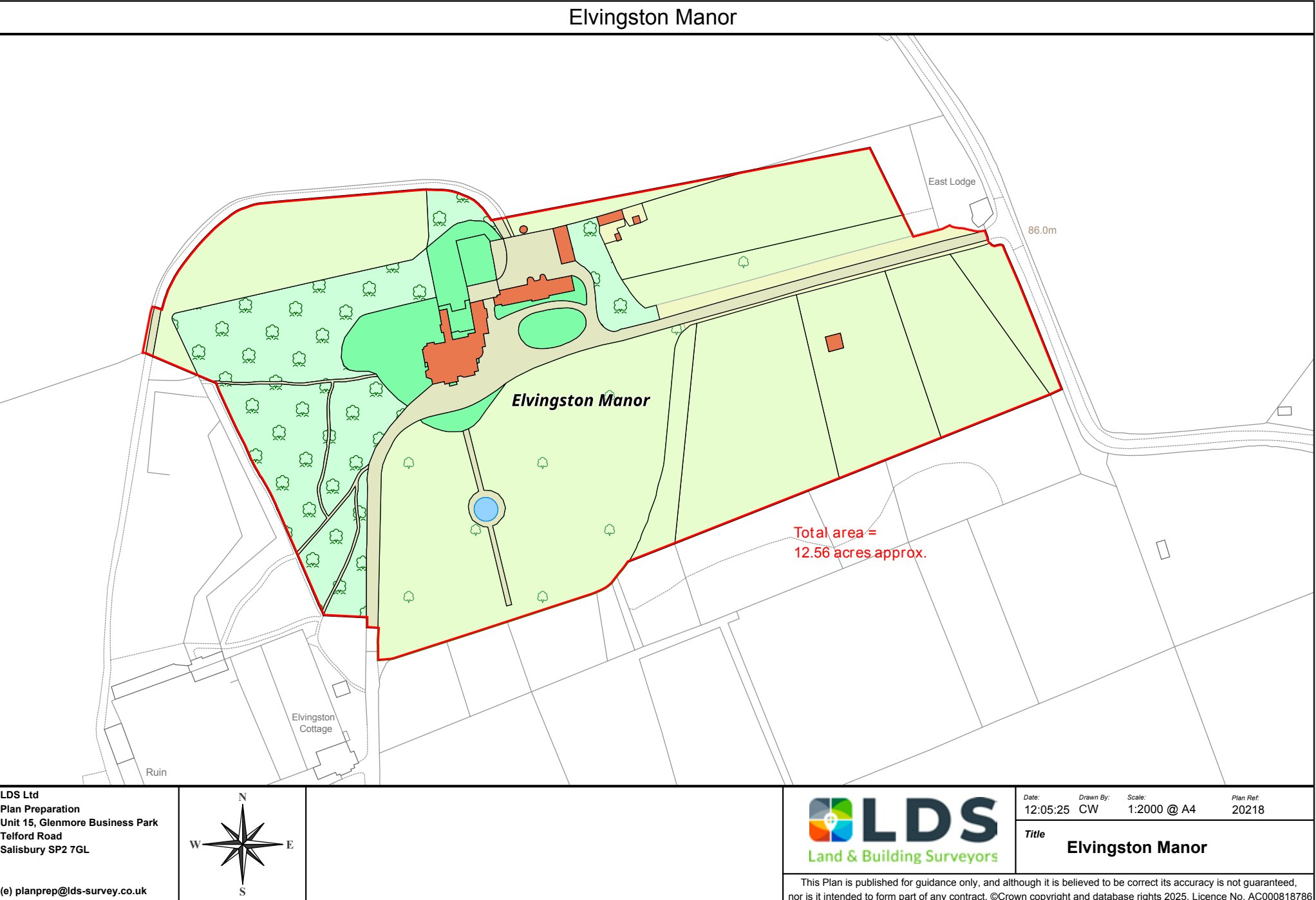
Of particular historical interest is the cylindrical 18th-century dovecot situated behind the house, with dressed stone walls nearly 3 feet thick and a distinctive battlemented top.

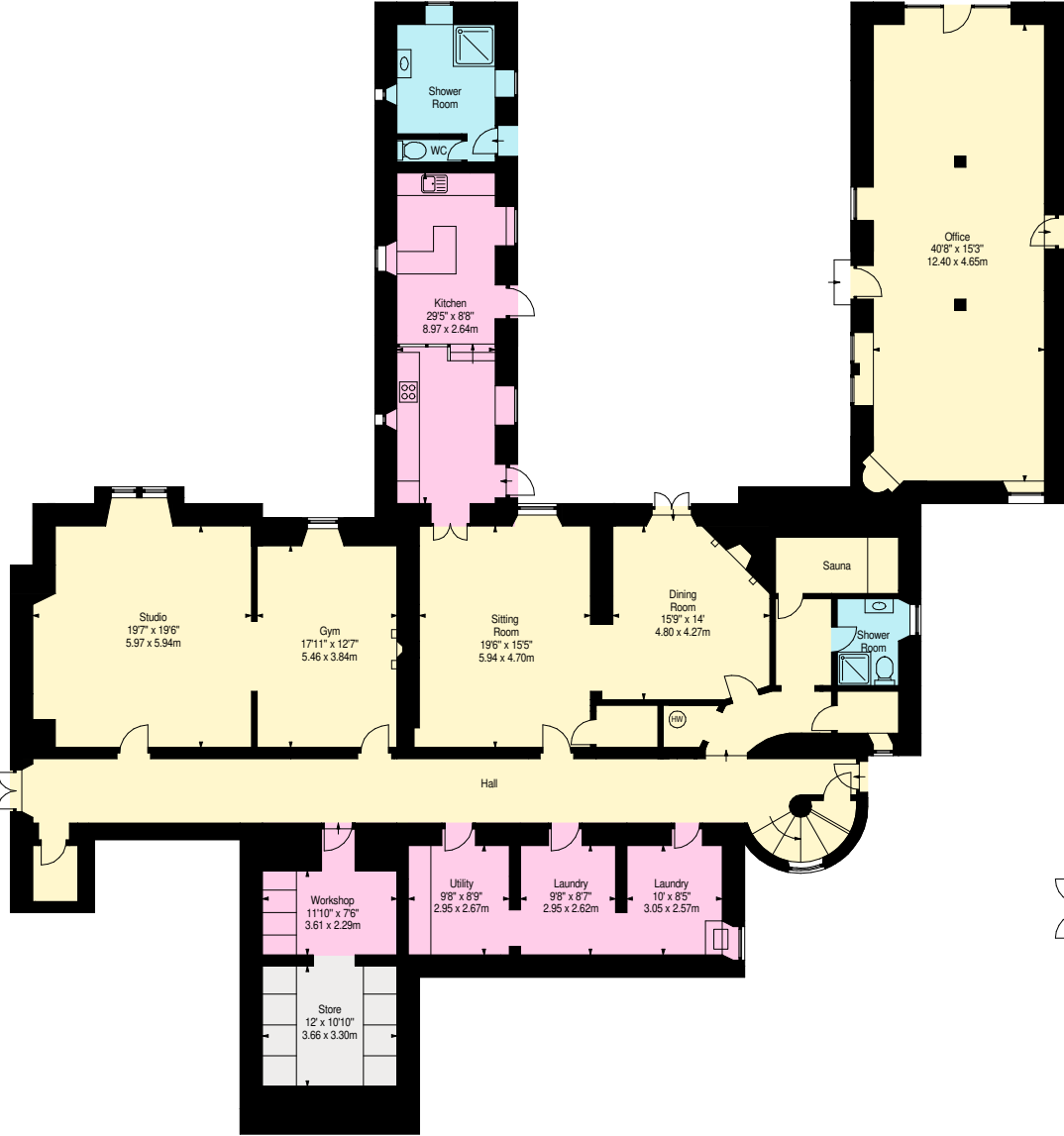


GARDENS & GROUNDS

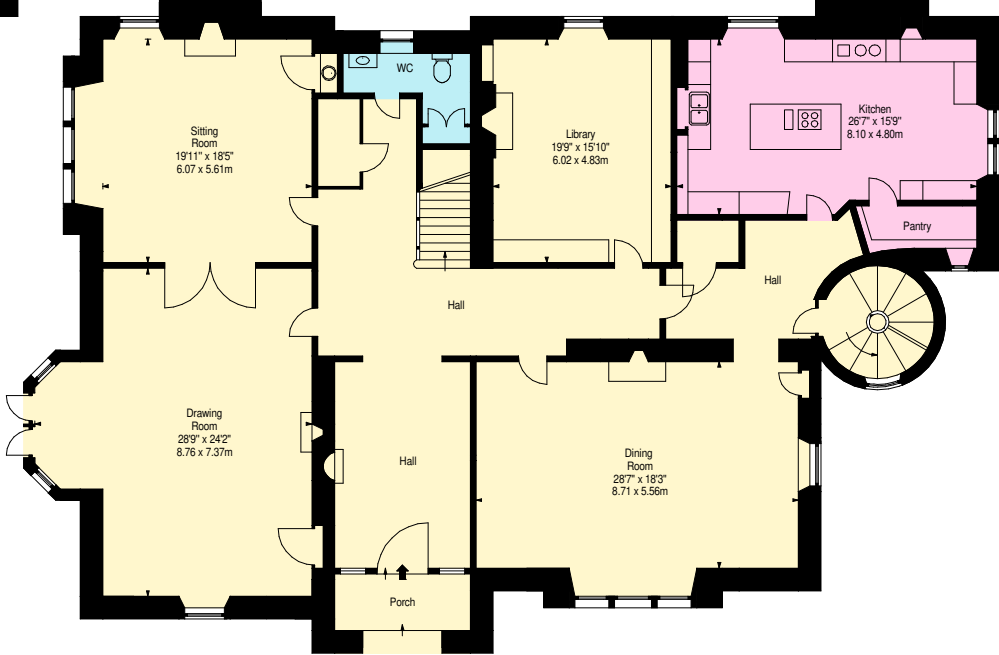
Elvingston House is set within approximately 12.5 acres of private land, including formal gardens, paddocks and mature woodland. To the south of the house, a formal garden with a central fountain offers a beautiful focal point, with sweeping views across the East Lothian countryside.

To the west lies a large terrace and ornamental pond, providing a perfect setting for al fresco dining and enjoying the evening sun. The remainder of the grounds are laid out as grazing paddocks and established woodland, offering both shelter and privacy.

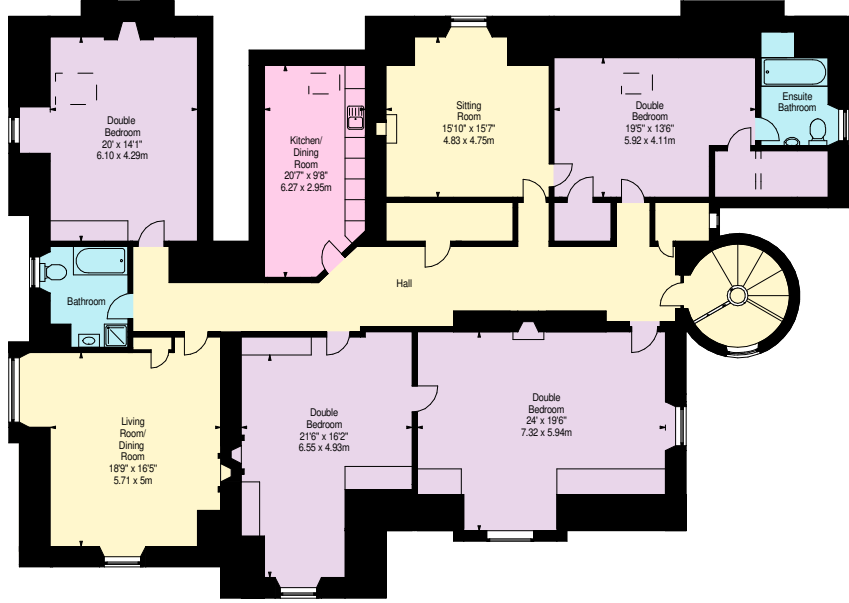




Basement



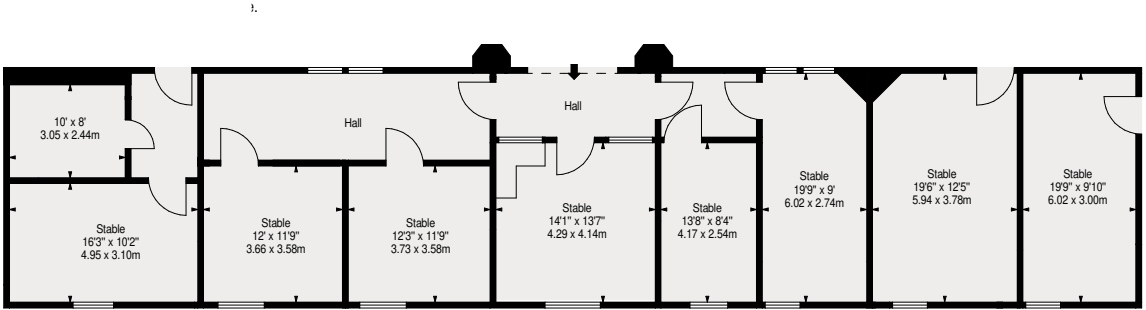
Ground Floor



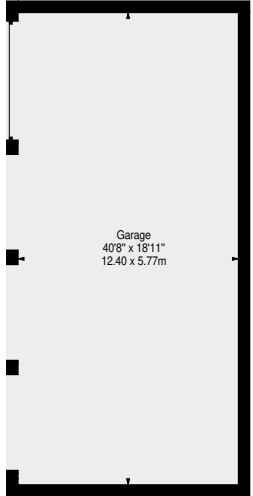
Second Floor



First Floor



Ground Floor



Ground Floor

Approximate Gross Internal Area = xxx sq m / xxxx sq ft

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.

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