

COULTERS[©]

THE DOWER HOUSE, BACKHILL,

CARBERRY, MUSSELBURGH, EH21 8QD

 7 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Set on 6.14 rolling acres of land, of which ~1 acre is garden, The Dower House (originally built c. 1650) is an immensely impressive, detached stone house, set in the rolling East Lothian countryside. Lovingly upgraded throughout by the current owners, to create a highly desirable home, the property and land offers a number of options for the new owners.

The home comes with a private garden, a market garden, a double garage, three stables, a tack room, orchard and surrounding land suitable for grazing.

KEY FEATURES



Beautiful detached Dower House set on approx 6.14 acres



Seven double bedrooms, two with en-suite shower rooms, plus two attic rooms.



Extensive grounds with private garden, grazing, stables, market garden and orchard.



Double garage, private driveway and parking for 6+ cars.



Set amongst the rolling East Lothian hills, on the edge of Carberry.



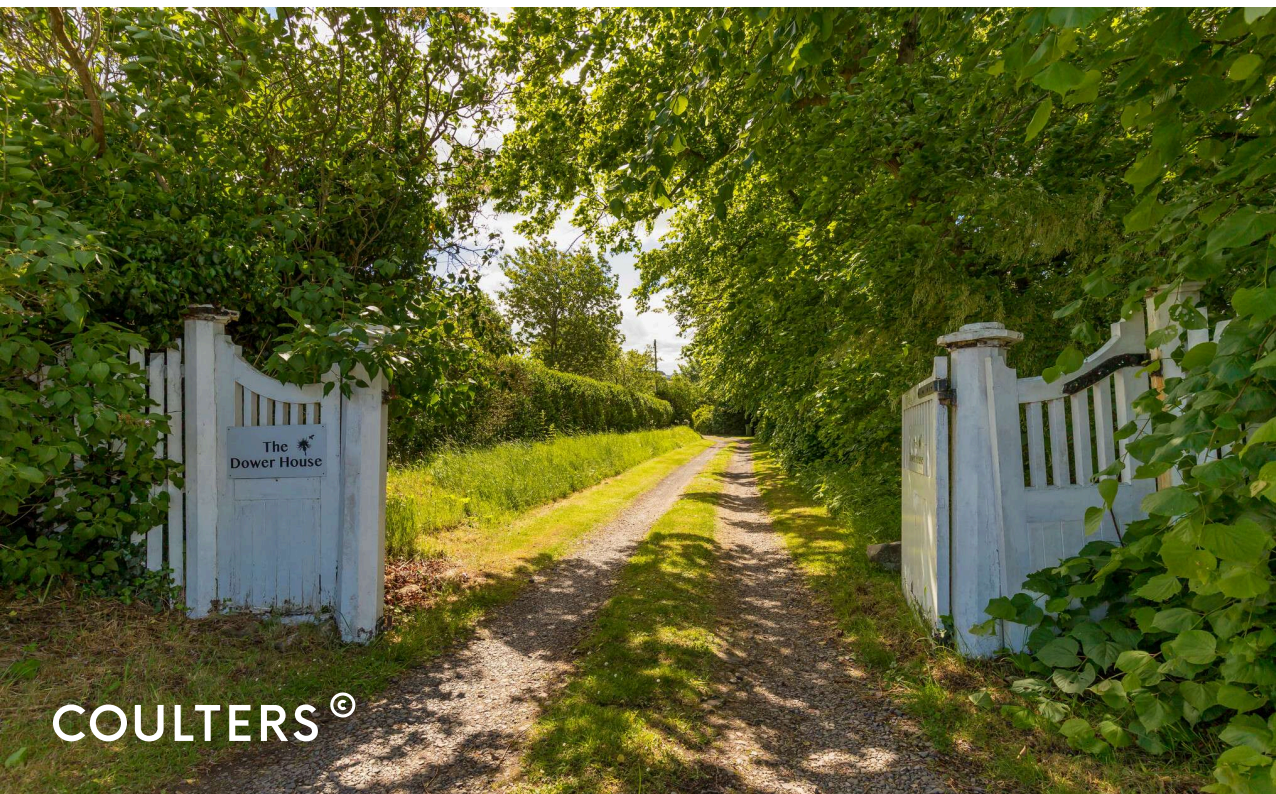
Eight miles from the city centre, close to railway stations and well connected to local amenities.

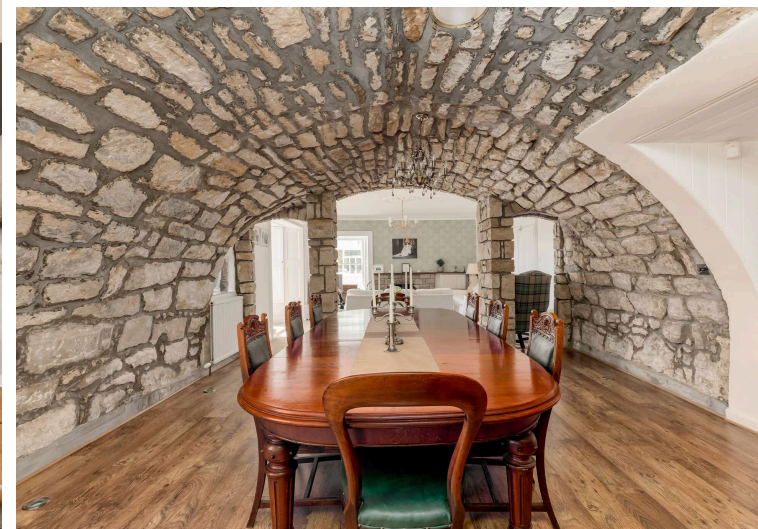


EPC Rating - E



Council Tax Band - H





The house has real historic interest. Its fortified, barrel-vaulted dining room is believed to date from around 1650, and the property appears on Roy's 18th-century Military Maps of Scotland. The name "Dower" reflects its traditional association with a widow's residence, and the property was once the home of Lady Elphinstone.

The comfortable, yet spacious dual aspect sitting room has a delightful outlook across the grounds, up towards the surrounding hillside. A log burner forms an attractive focal point at one end of the room, while at the other, it opens into the barrel-vaulted dining room, with its 5ft-thick walls and floor-level uplighting.





The heart of the home is the contemporary, well-equipped kitchen/dining/living room with wall and base mounted cabinetry and has a separate island. Underfloor heating is under foot.

The integrated kitchen appliances comprise: Five burner Falcon Professional Kitchen Range Cooker, an instant hot water tap, double oven and grill, full height fridge, full height freezer, dishwasher and washing machine.

Two commercial food warming heat lamps are located above the island. There is also a generously sized living area in which to relax.





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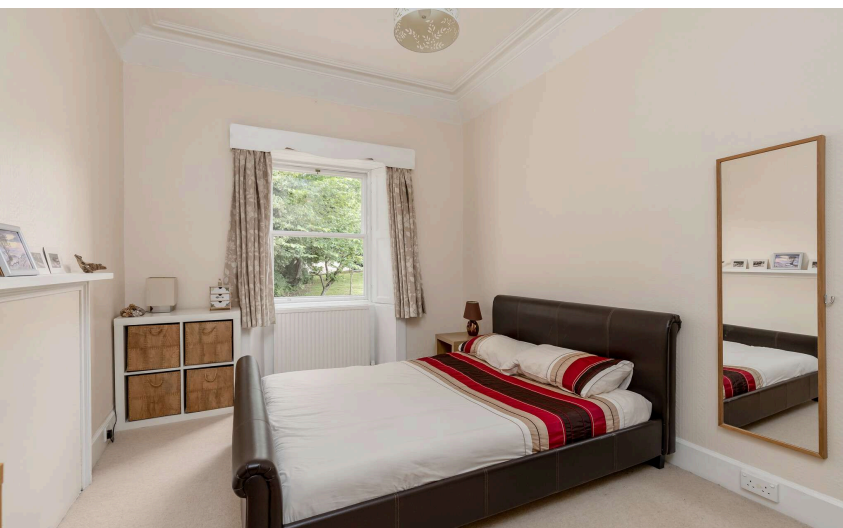
At ground level there is also a large conservatory which is flooded with sun from late morning to sundown, along with a spacious gym/boot room with lovely views to the front of the house, a WC and a separate office (perfect for home working).

On the first floor the sumptuous principal bedroom has further wonderful views across the surrounding fields, with a stylish en-suite bathroom fitted with a large shower enclosure, WC, underfloor heating and has a heated mirror above the double sinks.

There are four further generously proportioned double bedrooms, of which one has another en-suite shower room (with large enclosure, WC and wash hand basin) and under floor heating. There is also a further sophisticated shower room (with a large shower enclosure, WC and wash hand basin).

On the second floor there are two very large, bright attic rooms filled with natural light above and to the side. The home benefits from central heating and there is secondary glazing or double glazing in all rooms, along with working shutters in many rooms.









MODERN EXTERNAL UPGRADES

Security cameras have been fitted around the property and there is an Ohme Home Pro 7kW type 2 smart EV charging point at the back door.



THE GROUNDS

Externally, there are seven outbuildings with three stables, a tack room (with a large Belfast sink), a further tack room/garage, a double garage and two outside stores. The delightful private garden area surrounding the house spans approximately one acre, planted with an established lawn, trees and a mix of beautiful plants, bushes and shrubs. The surrounding land is arranged to support both equestrian use and smallholding interests. There are 4 main paddocks extending to around 5 acres, together with a smaller paddock suitable for turnout or isolation. The equestrian facilities include 3 stables and a tack room, creating a practical private setup for horse owners. Beyond the equestrian appeal, the property offers excellent smallholding and growing potential, with a market garden, 48 ft polytunnel, raised beds, fruit bushes, an orchard, and a large chicken run. The land currently generates a modest income from DIY livery use.



EXTRAS

All fitted floor coverings, integrated kitchen appliances and the tall freezer in the outbuilding are included in the sale. The chickens can be included if desired and some items of furniture may be available by separate negotiation.







THE LOCAL AREA

Carberry is situated in a much sought after semi-rural location with easy access to Edinburgh (only 8 miles to the city centre), the East Lothian coast, City bypass and the A1.

The charming and historic Carberry country estate boasts an array of delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. Nearby Inveresk and Musselburgh offer a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses.

Regular train services from Musselburgh and Wallyford take approximately 11 or 12 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants.

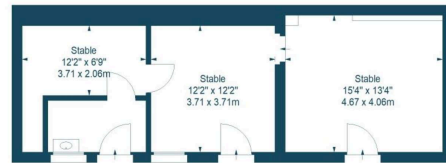
Musselburgh provides both primary and secondary schools. Private schooling is available at Loretto in Musselburgh with many further choices available locally in Edinburgh.

The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure facilities along the east coast and easy access to the rest of the country.



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HOME REPORT VALUATION: £1,100,000

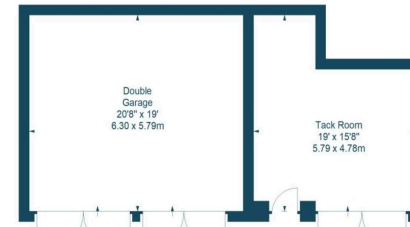


Ground Floor

**The Dower House,
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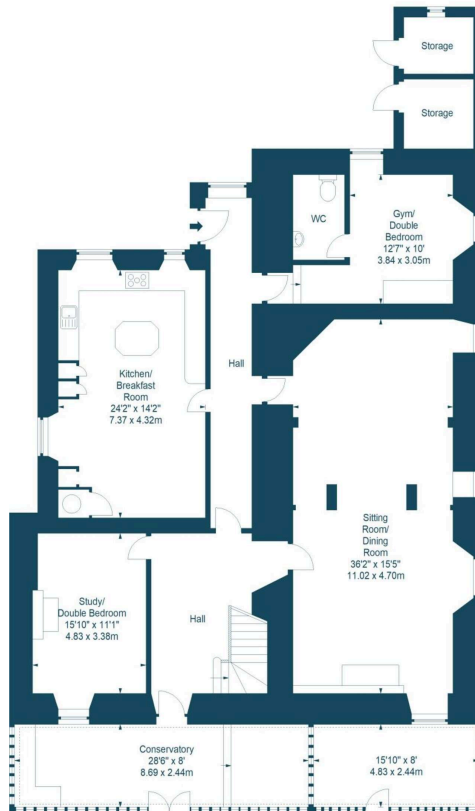


Approx. Gross Internal Area
4787 Sq Ft - 444.71 Sq M
Storages & Out Buildings
Approx. Gross Internal Area
1264 Sq Ft - 117.43 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

Key:
DW - Door Width
DH - Door Height



Ground Floor



First Floor

Second Floor

GET IN TOUCH



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.