

East Lothian Estate

Region: East Lothian Sleeps: 20

Overview

East Lothian Estate boasts a grand country house, charming lodge and breathtaking grounds and gardens, all located near the town of North Berwick in East Lothian, Scotland. The house was originally built in the 17th century and has been a family home ever since. The entire property has been extensively renovated and restored to its former glory, creating a stunning, one-of-a-kind location for holidays, events and celebrations!

This impressive estate is set within one thousand acres of beautiful countryside, with pristine gardens, enchanting woodlands, and farmland stretching out in every direction. Surrounded by rolling hills, with stunning views in every direction, it really feels like an escape from the world. Whether it is family barbecues, drink receptions, or simply an afternoon stroll around the hedgerows and rose gardens, these immaculately maintained grounds will take your breath away! The house itself sits magnificently in the landscape as a wonderful example of Georgian architecture, with elegant proportions and classical details that make the whole house feel enchanting.

Inside, the house is equally impressive. The grand entrance hall sets the tone for the rest of the house, with its marble flooring and sweeping staircase. The rooms are spacious and beautifully decorated, with period features such as ornate plasterwork and carved woodwork that add allure to every corner of this magnificent home. The house also boasts a range of modern amenities that have been carefully woven into the charm and character of old, including a fully equipped kitchen, a games room, and a cinema room.

East Lothian Estate is a popular venue for weddings, corporate events, and other special occasions. The house has a variety of event spaces, including a ballroom, a drawing room, and a dining room, all of which can be configured to suit the needs of the event and each of which is as impressive as the last. The house also has ten luxurious bedrooms, each with its own en-suite bathroom, so even in a large group you can all enjoy your own privacy and quiet moments alone.

Just a short distance from the main house, you will find the charming Lothian Lodge, a three-bedroom property which can accommodate a further six guests. With elegant French garden doors, a charming kitchen and social living area, this self-contained lodge offers the perfect bit of privacy for some of your guests, yet still with a stones throw of the main house.



This magnificent country estate offers a unique blend of historic elegance and modern comfort. Its beautiful surroundings and luxurious amenities make it a truly special place to stay or to host a celebration that you and your guests will never forget!

Facilities

Wow Factor • Instagrammable • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • AGA • Ideal for Parties • Ideal for Xmas/NY • Stag/Hen Allowed • TV • Games Room • Indoor Games • Table Tennis • Pool/Snooker • DVD • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Romantic

Interior & Grounds

Features

Elegant, 10-bedroom Georgian country house and 3-bedroom lodge, perfect for holidays, events, celebrations and weddings in Scotland, accommodating up to 26-guests.

Main House

Ground floor

- Entrance hall
- Drawing room
- Dining room
- Snug
- Billiard room
- Music room
- Sitting room
- Kitchen
- Pantry
- Breakfast room
- Study
- Conservatory
- Cloakroom
- WC

Upper Floors

- Master bedroom suite with dressing room and bathroom
- Nine guest bedrooms, each with an en-suite bathroom
- Sitting room

Lower Ground Floor

- Wine cellar
- Laundry room
- Drying room
- Boot room

The Lodge

- Fully equipped kitchen
- Dining area
- Living room
- 3-bedrooms

Exterior

- Extensive gardens
- Driving range



- Walled garden
- Lake
- Woodlands
- Stable Block
- Coach House
- Gardeners Cottage
- Barbecue
- Outdoor dining

Additional Facilities

- Wi-Fi
- Parking
- Private chef and butler on request
- Cot and high chairs on request

Location & Local Information

East Lothian Estate is a grand country house and lodge located near the town of North Berwick in East Lothian, Scotland. Set within one thousand acres of beautiful countryside, with pristine gardens, enchanting woodlands, and farmland, the entire property feels like it is surrounded by rolling hills, with stunning views in every direction. This fabulous location offers so much to see and do, with North Berwick just a fifteen-minute drive away, Edinburgh reachable within thirty-five minutes and Edinburgh Airport just a forty-minute drive from the property.

North Berwick is a charming coastal town, situated on the south shore of the Firth of Forth, overlooking the Bass Rock and the Isle of May, it is no surprise that one of the main attractions is its beautiful beaches! West Beach, the East Beach, and the Milsey Bay all offer a range of activities, such as swimming, surfing, and sunbathing, and are popular with families and water sports enthusiasts.

In addition to its beaches, North Berwick is also known for its historic landmarks and attractions. The town is home to the 14th-century North Berwick Castle, which sits atop a rocky outcrop overlooking the sea, as well as the Scottish Seabird Centre, which provides visitors with the opportunity to view and learn about the local wildlife. With plenty of shops, restaurants and cafes, a day or two out in North Berwick would never go amiss, offering something for everyone to enjoy!

Edinburgh is the proud Scottish capital, known for its rich history, stunning architecture, and vibrant cultural scene. Edinburgh Castle sits like a fortress, perched atop an extinct volcano, with striking views over the Royal Mile, a historic street that connects the castle to the Palace of Holyroodhouse. With the National Museum of Scotland, the Scottish Parliament Building, and the Royal Botanic Garden all within the city, the thriving centre is the perfect day trip, particularly if you happen to visit during one of the numerous festivals and events throughout the year, including the world-famous Edinburgh International Festival and Fringe.

East Lothian is a beautiful and diverse region, with plenty to offer visitors in terms of natural beauty, history, and culture. Easily accessible from all over the world, whether you're looking for a relaxing seaside holiday or an active outdoor adventure, there's something for everyone in this picturesque corner of Scotland.



Local Amenities

Nearest Airport

Edinburgh Airport
(49 km)

Nearest City	Edinburgh (35 km)
Nearest Town	North Berwick (10.5 km)
Nearest Village	East Fortune (3 km)
Nearest Restaurant	Fred's Cottage Kitchen (2.1 km)
Nearest Bar/Pub	The Crown & Kitchen (6 km)
Nearest Supermarket	Co-op Food - East Linton (6 km)
Nearest Golf	Glen Golf Club (10.7 km)
Nearest Beach	Dunbar Beach (13 km)

What we love

- Impressive Georgian mansion and country lodge, perfect for holidays, events, weddings and celebrations!
- Located on Edinburgh's doorstep and an even shorter drive from North Berwick's stunning beaches and ancient castles, this fantastic location is hard to beat!
- Built in the 17th century, the house has been family owned through the centuries, creating a warm and welcome atmosphere throughout every room!

What you should know...

- For your comfort, a private chef and butler service can also be arranged on request
- You can curate your stay with lots of popular local activities such as golf, whisky tastings, clay pigeon shooting and coastal walks
- There is a separate lodge on the property that can sleep a further six guests, the two can be booked together as the Lothian Estate or Lothian House can be booked separately

Terms & Conditions

- Security deposit: £500 (collected by owners)
- Arrival time: Check-in 4.00 p.m.
- Departure time: Check-out 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Extra £500 (incl. 20% VAT), collected by the owners. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 2 nights.
- Changeover day: Flexible.
- Pets welcome?: Yes, this is at no additional fee.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Weddings/Stag & Hen Parties/Celebrations are allowed. However, there will be an additional cost. Weddings (starting from) £7,499 per night.
- Security deposit: