



SETON CASTLE
EAST LOTHIAN







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Edinburgh 10 miles (16 km), Longniddry 2 miles (3 km), Haddington 8 miles (13km)
and North Berwick 12 miles (19 km) - all distances approximate.

A ROBERT ADAM MASTERPIECE WITHIN 10 MILES OF PRINCES STREET.

A spectacular Georgian country house restored to impeccable standards in wooded parkland, and with ready access to Central Edinburgh by road or rail. Magnificent state rooms without equal enjoying fine open views incorporating galleried hall, six reception rooms, kitchen/breakfast room, games room, stunning principal bedroom suite, five further bedrooms with adjoining bathrooms, cloakroom, extensive cellarage.

Attached kitchen/laundry wing, coachman's flat and stable cottage. Garaging and former stables.

Wonderful parterre courtyard and impressive driveway approach. Well timbered parkland, bisected by a burn with specimen trees and old mill ruins.

Around 13.7 acres (5.54 hectares) in all.

SOLE SELLING AGENTS:

1 India Street, Edinburgh EH3 6HA.

Tel: 0131 220 4160. Fax: 0131 220 4159

62 Pall Mall, London SW1Y 5HZ.

Tel: 020 7839 0888. Fax: 020 7839 0444

Email: mail@rettie.co.uk, website: www.rettie.co.uk



RETTIE AND CO.
At Home in Town and Country

S I T U A T I O N



“THIS SETTING GIVES COMMANDING VIEWS OF THE FIRTH OF FORTH FROM ARTHUR’S SEAT TO GULLANE HILL AND ACROSS TO THE COASTLINE OF SOUTHERN FIFE”

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SETON CASTLE AND ITS policies lie in an outstandingly accessible location close to the East Lothian coast. Central Edinburgh is an easy drive away via the A199 and the recently improved A1, and can also be reached by a 15 minute rail journey from nearby Longniddry station, approximately 2 miles (3 km) away.

The elevated site was chosen carefully by both the Earls of Winton and, in their wake, Robert Adam as this setting gives commanding views of the Firth of Forth from Arthur’s

Seat to Gullane Hill and across to the coastline of Southern Fife. Local shopping is on hand at both Longniddry and Port Seton (again around 2 miles or 3 km) whilst the popular county town of Haddington has a supermarket, independent retailers, a private primary school (The Compass) and a leisure centre. The resort of North Berwick offers more eclectic ‘boutique’ shopping and a choice of restaurants. East Lothian is home to 18 golf courses, including the championship Links at Muirfield, Gullane around 5 miles (8 km) from Seton. Loretto School at

Musselburgh (around 4 miles or 6km) provides independent co-educational schooling of the finest standard. Edinburgh is only 10 miles (16 km) or so away, and offers all the cultural, shopping, leisure and educational opportunities expected of Scotland’s capital, coupled with one of the most inspiring cityscapes in Western Europe.

HISTORICAL NOTE

THE TURBULENCE OF Seton Castle's early history is matched only by the quality of its architecture. On this very site from the late mediaeval period stood Seton Palace, home of the Earls of Winton until the forfeiture of their estates after the 1715 Jacobite Rising. Over the 18th Century this vast courtyard house, at one time a preferred residence of Mary Queen of Scots soon after her return from France, fell into disrepair until sold by the Hanoverian government to the shadowy York Building Company, eventual proprietor of many such seized assets from Stuart sympathisers across the Lothians.

Enter the ambitious William Mackenzie, an Edinburgh Writer to the Signet in his twenties, who quietly acquired the site and commissioned the most distinguished Anglophile architect of the day, Robert Adam, to demolish what remained of the palace and to create a country seat in his celebrated Castle style. Aided by the ready availability of worked stone from the

demolition, the building proceeded at an astonishing pace. Having begun on 12 November 1789, by 11 June 1791 Robert Adam, on his last visit to Scotland before his death, dined with his client in the completed house.

Alas, Mackenzie's vision and Adam's marvel brought no enduring happiness to the young lawyer: according to local tradition Mackenzie had cruelly evicted an old woman who lived in a cottage on the estate. She promptly laid a curse on him and prophesied that the new Seton Castle would never become his family home. Fate had it that Mackenzie died five years later in 1796, having already been forced to surrender the Castle when questions - never fully documented - arose over the professional circumstances surrounding Mackenzie's purchase of the site at the outset. To avoid disgrace, a quiet sale was effected to the Wemyss family, whose own mansion at nearby Gosford had also benefited from Adam's hand at precisely the same time as his work at Seton.

“THIS VAST COURTYARD HOUSE WAS AT ONE TIME A PREFERRED RESIDENCE OF MARY QUEEN OF SCOTS SOON AFTER HER RETURN FROM FRANCE”



DESCRIPTION

“SINCE 2003 THE MCMILLAN FAMILY HAVE UNDERTAKEN A RESTORATION AND REFURBISHMENT PROGRAMME OF UNPARALLELED SCALE AND FASTIDIOUSNESS, WITH A RIGOROUS ATTENTION TO DETAIL IN EVERY ASPECT OF THE WORK.”



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SETON CASTLE PRIOR TO PRESENT RESTORATION

SETON CASTLE WAS created by Robert Adam in 1790 in his favoured castellated style, glimpsed elsewhere at Oxenfoord near Pathhead and Wedderburn Castle close to Duns, and reaching its celebrated apogee at Culzean in Ayrshire, now in the care of the National Trust for Scotland. The unbroken ownership of the Wemyss family from the late 18th century until the early 21st century froze Seton in a extraordinary time warp, and has ensured the preservation of every last architectural detail created by Adam. Remarkably, this legacy remained unblemished by the well intentioned and paternalistic “improvements” of the late Victorian Scots Baronial movement.

Since 2003 the McMillan family have undertaken a restoration and refurbishment programme of unparalleled scale and fastidiousness, with a rigorous attention to detail in every aspect of the work. Externally the stonework, roof and joinery have been repaired and replaced where necessary with great authenticity using the finest materials available, whilst internally the upgrading and redecoration works have been, quite simply, superlative. No house North of the Border has benefited from a more compassionate or critical hand over

recent years. Seton Castle now represents a family house of unparalleled style in one of Scotland’s wealthiest counties close to Edinburgh where the 18th century design of one of the country’s most famous architects has met the sensitive restoration techniques and cutting edge technology of the 21st century.

The period detail within Seton is breathtaking and includes astragal windows, many of which retain their original Crown glass, the elegant Venetian shape which contributes so markedly to the appeal of the house, and fully functioning shutters. Adam’s light but masterful touch is also in evidence in the restrained yet beautifully executed ceiling plasterwork. Within the main house no two chimneypieces, each displaying craftsmanship of the highest order, are the same.

The recent refurbishment has been exhaustive: all services have been renewed, and a modern central heating system sensitively installed. A design statement detailing the work of Malcolm Duffin (formerly of Whytock & Reid) and Michael Hart Cabinetmakers, the creators of the interior decorative and furnishing schemes, is available from the selling agents and all the furniture within the main house is available for purchase with the property.



ACCOMMODATION

THE ACCOMMODATION within the principal house is arranged over four storeys and amounts to approximately 9,000 sq ft (836m²) whilst the linked west and east wings provide a further 9,000 sq ft (836m²) of domestic and ancillary accommodation including a stables cottage adjoining extensive garaging and the original stabling, as well as a restored kitchen wing offering staff accommodation and a coachman's flat.

Externally, the sheltered formal courtyard enclosed by curving arcades provides a focal point for the south facing rooms and a stunning approach to the principal entrance. The driveway is controlled by electronic gates and spurs provide access to both the west and east wings. A terrace is reached directly from the kitchen and makes the most of the elevated outlook but elsewhere the landscaping treatment, involving extensive re-profiling of ground levels, has been kept deliberately simple to show off Adam's architecture to best effect. Wide lawns surround the house and provide

a visual link to the nearby Seton Collegiate Church, now maintained by Historic Scotland. Elsewhere within the grounds is a delightful carriage drive running inside the former boundary wall, whilst the parkland to the north has been laid to grass and is watered by a burn. The gable ends and walls are all remain of an old mill, possibly of late medieaval origin and now a picturesque ruin.

Seton is constructed of droved and dressed sandstone under a

roof of Scotch slate and the accommodation briefly comprises:

Stone steps rise to panelled double outer storm doors with traceried fanlight over and side screens to part glazed inner door. Beyond lies:

RECEPTION HALL:

Fine inner hall with access to all principal ground floor public rooms. Cantilevered stone staircase with mahogany handrail and wrought iron banisters rising

via quarter landings to the first floor. Stone flagged floor.

DRAWING ROOM:

Spectacular apse ended room. Tall Venetian window flanked by curved astragal windows. Simple cornicing and classical frieze with winged sphinxes. Dado rail. Open fireplace to Adam's own design with carved marble surround depicting griffons, cast iron grate and marble hearth. Stripped and polished timber floor. Door to morning room.



DRAWING ROOM

A C C O M M O D A T I O N



MORNING ROOM

MORNING ROOM:

With return door to hall. Triple Venetian window to east. Two additional astragal windows and access to spiral stair to the garden floor. Simple cornice. Dado rail. Open fireplace with carved timber surround incorporating thistle medallions, cast iron grate with thistle relief and limestone hearth. Access to

CLOAKROOM:

Wash hand basin in corner turret and separate WC compartment.

DINING ROOM:

Arguably Seton's finest room, executed with twin bow ends and tall west facing Venetian window with views over the ruin of the mill towards Arthur's Seat and Edinburgh in the distance. Two further astragal windows. Simple cornice with frieze below. Open fireplace, again integral to Adam's original design with carved marble surround incorporating stag's head medallions, brushed steel grate and marble hearth. Silk wallpaper. Access to drawing room via internal lobby and fitted drinks pantry off in corner turret. Door also to fully fitted butlers pantry with Siemens 4-ring gas hob, Neff oven and Belfast sink.



DINING ROOM



ACCOMMODATION



PRINCIPAL BEDROOM

FIRST FLOOR:

The stone staircase rises to a galleried landing of similar proportions to the reception hall below and providing an additional entertaining area benefiting from a tall south facing Venetian window overlooking the parterre courtyard. Open fireplace with painted pine and gesso surround, cast iron inset and painted stone hearth. Door to hoist and additional store room off.

From the landing is access to a lobby serving the principal bedroom suite of:

MASTER BEDROOM:

Splendid bow ended room with triple Venetian window flanked by additional astragal windows, all enjoying views over Seton's parkland to the Firth of Forth and Fife beyond. Open fireplace with carved timber surround, cast iron grate and painted stone hearth.

From the lobby a door opens to a panelled passage, now skilfully converted to a gentleman's' dressing room with meticulously hand painted drawers, cupboards and shelving. Wall safe. Access to:

EN-SUITE BATHROOM:

Astragal window to north. Simple cornice. Access to strong room with steel door and shelving. Hand painted panelled dado. Open fireplace with fluted timber surround, decorative cast iron hob grate and stone hearth. Freestanding cast iron claw foot bath with hand held shower attachment. Breakfront cabinetwork surrounding plumbed steam room/shower flanked by linen shelving. Door to WC compartment with bidet and twin wash hand basins inset into marble worksurface with triptych mirror over. Off the bathroom is:

A C C O M M O D A T I O N



EN-SUITE BATHROOM



LADY'S DRESSING ROOM



BEDROOM 3

LADY'S DRESSING ROOM:

Return door to landing. Windows to south and east and access to corner turret with bespoke footwear shelving. Open fireplace with timber surround, cast iron hob grate and stone hearth. Impressive range of hand painted fitted cupboards, shelving and drawers.

BEDROOM 2:

Astragal windows to south and west and access to turret room off. Bow ended with simple cornice work. Access to:

EN-SUITE BATHROOM:

West facing Venetian window. Simple cornice. Cast iron roll top bath with claw feet, pedestal wash hand basin and WC. Walk in shower compartment. Connecting door to:

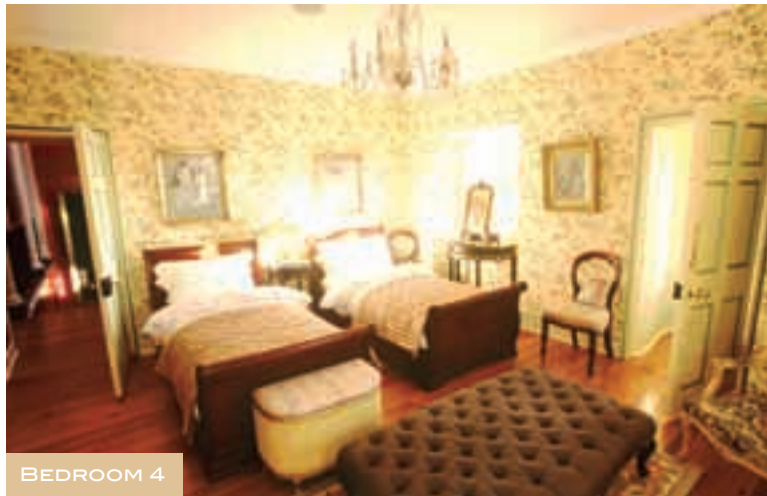
BEDROOM 3:

Arranged as a nursery with striking hand painted depiction of Disney characters to the walls. Windows to north and west and turret room off. Open fireplace with painted timber surround, cast iron hob grate and stone hearth.

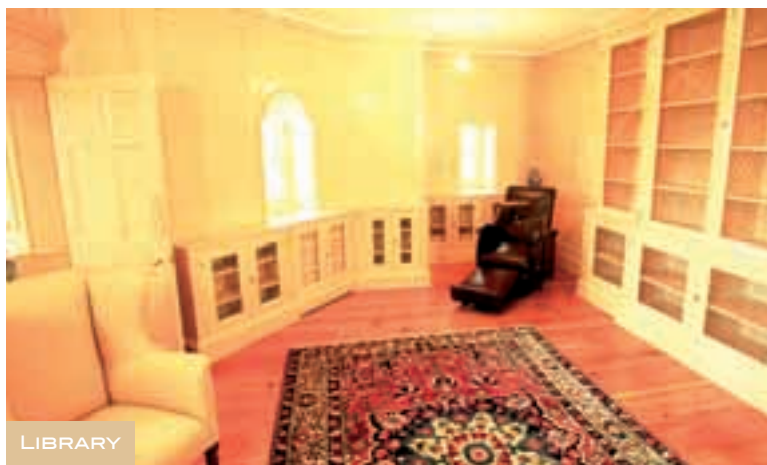
A C C O M M O D A T I O N



STUDY



BEDROOM 4



LIBRARY

SECOND FLOOR:

The suspended stone stair continues to a remarkably symmetrical upper landing under a square cupola. Two marble pillars and twin square pilasters. Shelved linen store. Access to timber stairs rising to garret level with attic boiler room housing twin Remeha Quinta gas fired boilers, pressurised hot water tank and switchgear. Door to castellated roof walk with 360° panoramic views.

Elsewhere off the landing at second floor level is:

STUDY:

Three arch topped astragal windows in panelled recesses offering glorious views to the Fife coast. Unusual plaster central ceiling rose with rose trellis relief. Open fireplace with carved timber surround incorporating egg and dart motif, freestanding cast iron basket grate and stone hearth. Door to:

LIBRARY:

With return door to upper landing. One of the unexpected glories of Seton is this room, restored to its likely original position and status at the top of the house. Three astragal windows and access to corner turret. Simple cornice. Extensively fitted bookshelving and cupboards.

BEDROOM 4:

Guest bedroom with south facing astragal window and open to unusual corner turret. Access to:

A C C O M M O D A T I O N



EN-SUITE BATHROOM



MUSIC ROOM



SECOND FLOOR LANDING

EN SUITE BATHROOM:
Freestanding cast iron claw foot bath with hand held shower attachment, pedestal wash hand basin and WC.

MUSIC ROOM:
South facing arch topped astragal window with window seat below. Simple cornice. Intramural chamber off.

PANTRY:
Fitted shelving, small south facing window and access to hoist.

BEDROOM 5:
Curved ended room with astragal windows to south and west. Simple cornice. Turret store off. Door to:

EN-SUITE BATHROOM:
Triple west facing window. Free standing cast iron claw foot bath with hand held shower attachment. Pedestal wash hand basin. WC. Broad shower cubicle. Access to:

BEDROOM 6:
Windows to north and west. Simple cornice and turret room off.

A C C O M M O D A T I O N

LOWER GROUND FLOOR:

From the reception hall stone stairs descend to a lower hallway, with access to an inner passage with hoist off and intramural stair to the ground floor service corridor. Here also is an unusually extensive double wine cellar, fitted with brick and stone bins housing bespoke steel racking. Inner vault.



KITCHEN/BREAKFAST ROOM:

A magnificent, recently created family kitchen incorporating the very latest technology. Three astragal windows and direct access to terrace and garden via double doors. Narrow simple cornice. Polished flagstone floor. Two back to back 4-oven gas fired Agas inset into granite worksurface and solid cherry food preparation area with wicker vegetable baskets below. Additional granite topped worksurfaces to three walls above joiner built cupboards and shelving. Glazed, wall mounted display cupboards. Twin bowl ceramic Belfast sink with discreet drainers. Two thermostatically controlled wine coolers. Two integrated dishwashers. Pedimented cupboard housing Siemens larder refrigerator, freezer and microwave. Monitoring station for CCTV system. Built in stainless steel Maytag refrigerator with ice dispenser. Discreet cabinet with TV/DVD system. High level door to front driveway and *trompe l'oeil* painting to turret. Additional china display and storage area within further corner turret.





A C C O M M O D A T I O N

BILLIARDS ROOM:

Bow ended and oak panelled room with two curved astragal windows flanking double French doors to garden. Open fireplace with carved timber surround depicting griffins, cast iron grate and stone hearth. Wall niche for billiard cues. Full sized snooker table. Double doors to:

GAMES ROOM:

Barrel vaulted room reputedly forming the only extant remnant from the demolished Seton Palace, with painted stone flagged floor and tent effect *trompe l'oeil*. Door to:

CLOAKROOM:

Two windows. WC and twin wash hand basins. Access to spiral stair to morning room.



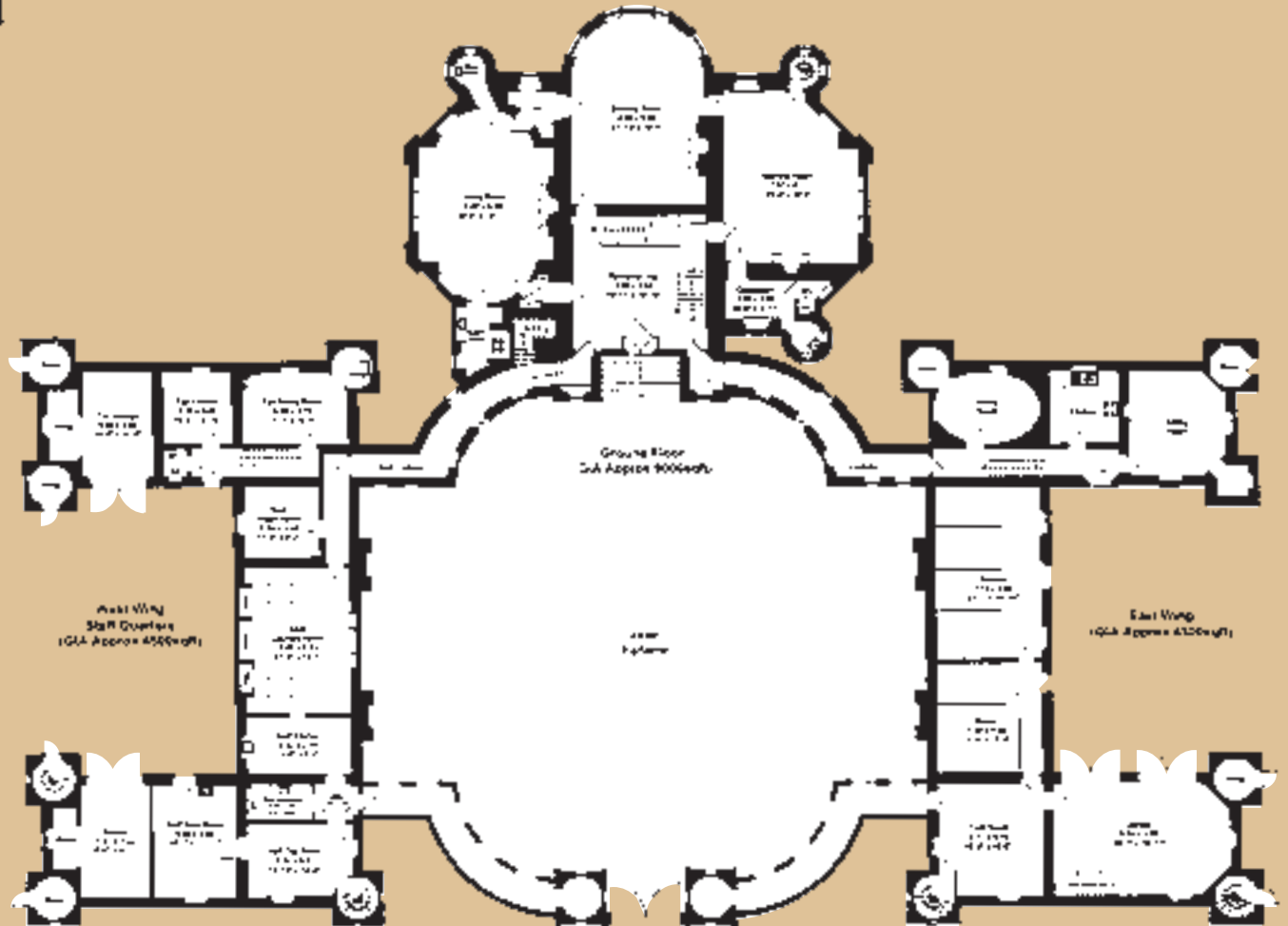
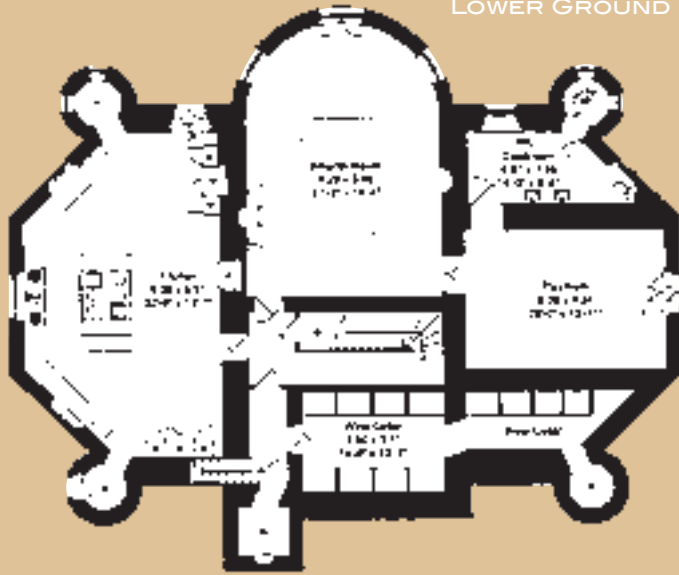
BILLIARDS ROOM



GAMES ROOM

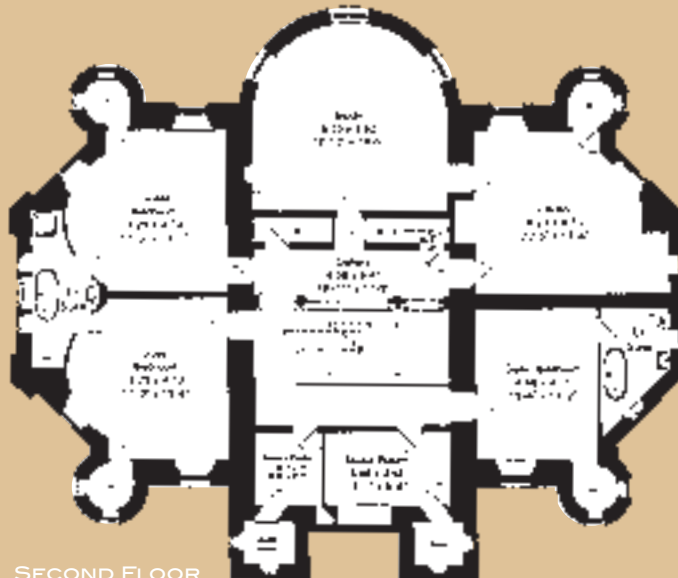
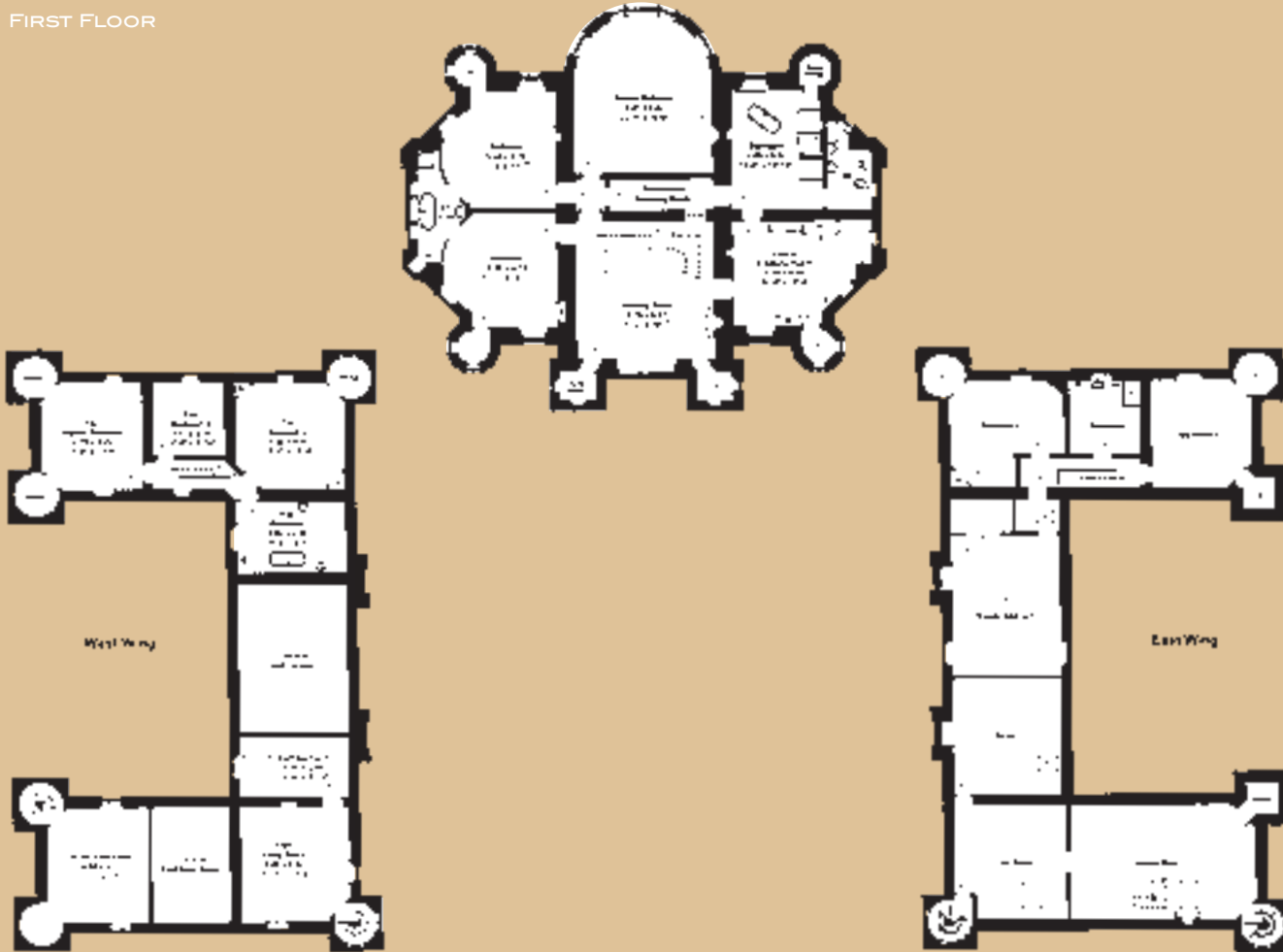
FLOOR PLANS

LOWER GROUND FLOOR



FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



ATTIC

A C C O M M O D A T I O N

WEST WING:

Linked to the main house by an ingeniously curving stone flagged service corridor with blind colonnades facing the courtyard is the west wing. This is arranged as a practical laundry adjacent to the wonderfully restored original kitchen as well as staff day quarters of sitting room, kitchen, boot room and cloakroom with a spiral stair to two interconnecting rest rooms over. Here also, and hidden from view from the front driveway, is a generous single garage with adjoining workshop area and a spiral stair to a former butler's bedroom. Elsewhere within the west wing is a two storey coachman's flat, again with single garage and incorporating a sitting room, kitchen and cloakroom on the ground floor with three bedrooms and a bathroom at first floor level.

“ARRANGED AS A PRACTICAL LAUNDRY CREATED FROM THE WONDERFULLY RESTORED ORIGINAL KITCHEN AS WELL AS STAFF DAY QUARTERS OF SITTING ROOM, KITCHEN, MESS ROOM, BOOT ROOM AND CLOAKROOM WITH A SPIRAL STAIR TO TWO INTERCONNECTING REST ROOMS OVER.”

EAST WING:

Mirroring the west wing architecturally and again linked via a curved corridor is the east wing. A two storey stables cottage includes a sitting room, fitted kitchen, oval dining room and stairs to three bedrooms and a bathroom at first floor level. Elsewhere within the east wing are the former stables with stalls for six horses and a tack room with day room, office and playroom over, as well as a large double garage.



WEST WING KITCHEN

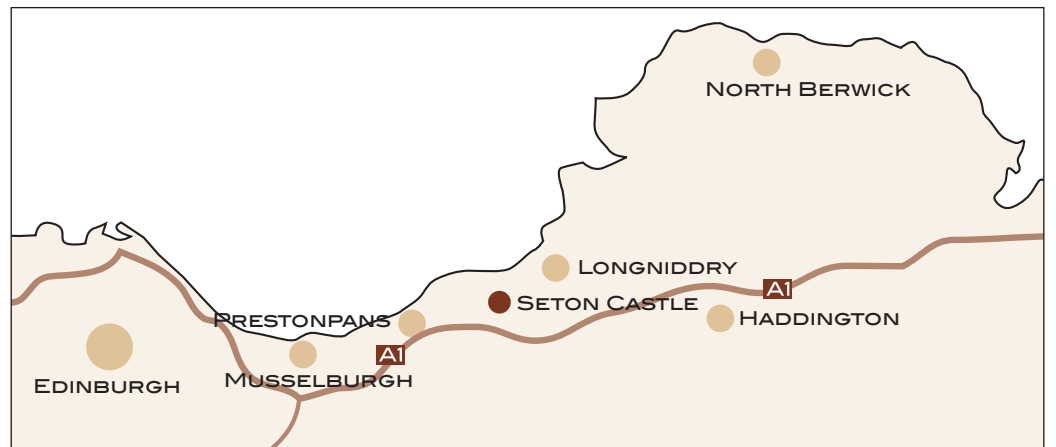
A C C O M M O D A T I O N

OUTSIDE:

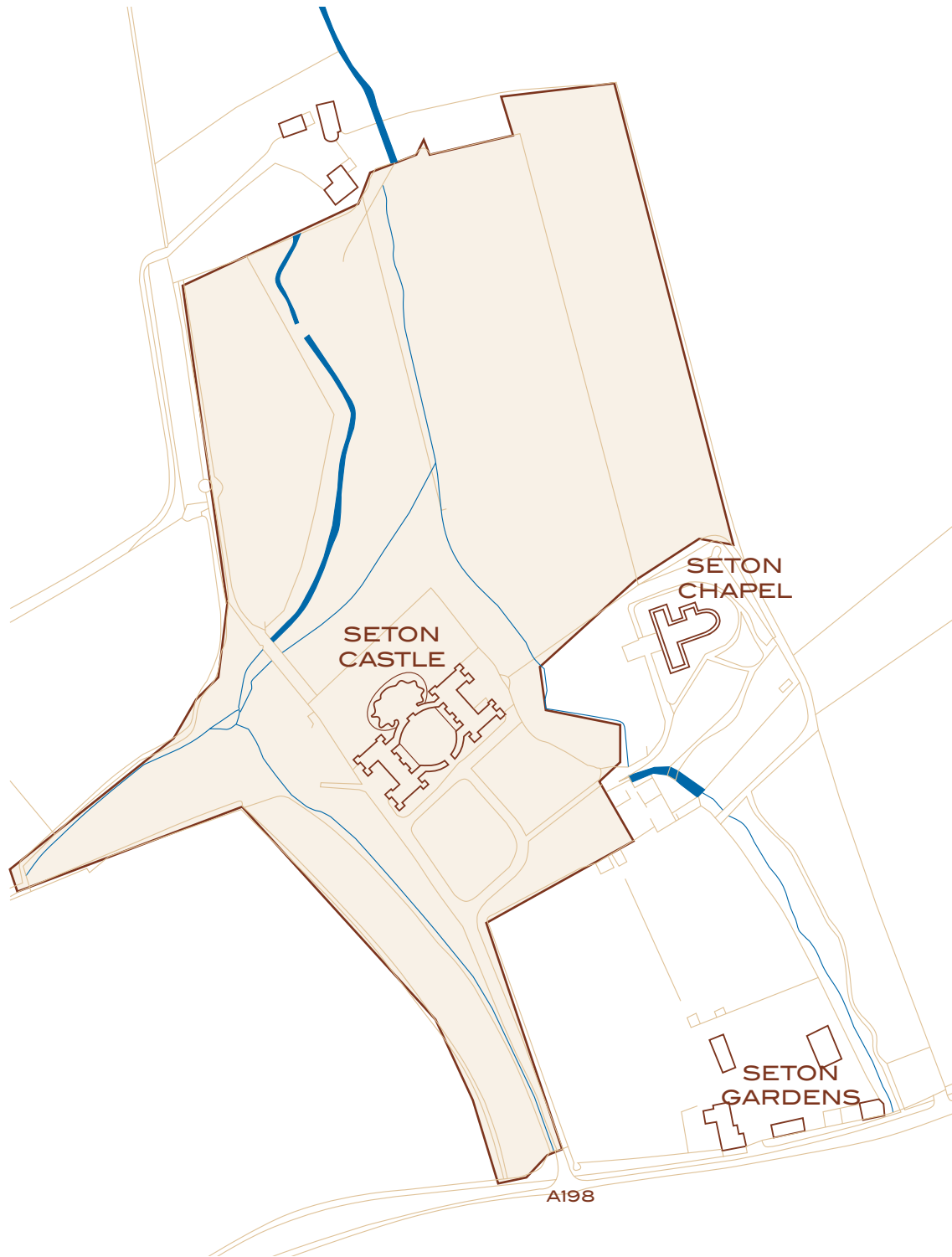
The policies surrounding Seton, partially enclosed by high stone walls of mid-17th century origin, provide an appropriately mature setting for the house. A tarmacadamed driveway controlled by electronic gates ends in an imposing parking and turning area where double wrought iron gates under a royal crest give access to the parterre courtyard. Spurs lead to the parterre courtyard. Spurs lead to the east wing and to the west wing, the latter also providing access via a bridge over the burn to the former carriage driveway to the north. Here also are the ruins of the mill fringed by fine hardwood trees, many probably pre-dating Adam's rebuilding of Seton. The parkland, laid to grass, falls gently to the north and is bisected by the burn. This provides protection to the immediate outlook from Seton as well as considerable amenity to the house. In all, the gardens and grounds amount to approximately 13.7 acres (5.54 hectares).



LOCATION MAP



S I T E P L A N



GENERAL REMARKS

FIXTURES AND FITTINGS:

Only items specifically mentioned in the particulars of sale are included in the sale price. All the furniture within the main house is available for purchase with the property.

SERVICES:

Mains electricity, gas, water supply and drainage. Telephone connected subject to BT regulations.

LOCAL AUTHORITY:

East Lothian Council, John Muir Building, Court Street, Haddington, East Lothian EH41 3HA.
Tel. 01620 827827.

OUTGOINGS:

Seton House:
Council Tax Band Category H

STATUTORY LISTINGS:

Seton House, its retaining terrace and walls are all listed Category A by Historic Scotland in recognition of their outstanding architectural or historic merit.

VIEWING:

By appointment through Rettie & Co, 1 India Street, Edinburgh EH3 6HA.
Tel: 0131 220 4160.

ENTRY:

By arrangement

OFFERS:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 India Street, Edinburgh EH3 6HA. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

DEPOSIT:

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for reasons not attributable to the sellers or their agents.

SELLING AGENTS:

Rettie & Co.
1 India Street, Edinburgh EH3 6HA.
Tel: 0131 220 4160
Fax: 0131 220 4159
and
62 Pall Mall, London SW1Y 5HZ.
Tel: 020 7839 0888
Fax: 020 7839 0444
Email: mail@rettie.co.uk,
website: www.rettie.co.uk

PARTICULARS AND PLANS:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

CLOSING DATE:

A closing date by which offers must be submitted will probably be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be sent a letter drawing their attention to the closing date.

INTERNET WEB SITE:

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.thelondonoffice.co.uk and www.primelocation.com.

SERVITUDE RIGHTS, BURDENS & WAYLEAVES:

The property is sold subject to and with the benefits of all servitude rights, burdens, reservations and wayleaves including rights of access and right of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylon, 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.

GENERAL REMARKS

MISREPRESENTATIONS:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statements contained in the particulars of the property prepared by the said agents.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into the contract in reliance on the said statements that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

IMPORTANT NOTICE:

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information / verification.
2. Nothing in these particulars shall be deemed to be any statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment of facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that all contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Rettie & Co in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

Photographs taken over 2005 and particulars prepared February 2006
– First Issue

