

AYTON CASTLE

Eyemouth, Berwickshire





AN ICONIC SCOTTISH CASTLE WITH LAND, EXTENSIVE SECONDARY ACCOMMODATION AND LIMITLESS POTENTIAL

Summary of accommodation

Three state rooms | Seventeen bedrooms | Nine bathrooms | Kitchen/breakfast room

Two lodges | Four estate houses/cottages

600 metre narrow gauge railway

Traditional stone-built stable yard with three flats

Fishing on The Eye Water

Private formal and informal gardens and extensive policies with good grazing

In all about 160.56 acres

For sale as a whole

Distances: Berwick-upon-Tweed 8 miles, Edinburgh 51 miles, Edinburgh Airport 58 miles

Newcastle Airport 72 miles, Newcastle upon Tyne 73 miles

(All distances are approximate)



HISTORICAL AND ARCHITECTURAL NOTE

Ayton Castle is the last major work of James Gillespie Graham's leading Gothic revival architecture and was designed by him in 1845.

Norman settlers were the first recorded owners of Ayton when the De Vesci family are understood to have built a small castle. Thereafter little is known until the 18th century, although one clue exists: namely three drawings by Robert Adam now in the Soane Museum. Dated 23 March 1791 they show proposals for the lodge and gate in the form of a simple rustic building with an elegant, bowed porch at the entrance to Ayton House.

It was Mitchell-Innes who was determined to build a house worthy of his landed status and approached James Gillespie Graham in 1845 who was his near contemporary. Graham was then busy extending Brodick Castle on Arran for the eldest son of the 10th Duke of Hamilton.

There are similarities between Ayton and Graham's work at Brodick. The result is a masterly composition, built of local red sandstone by Alexander Rowe of Edinburgh bringing great drama to what was originally quite a small building.



SITUATION

Ayton Castle is situated to the northeast and approximately two miles inland from the Berwickshire coastline. Ayton has a village store, primary school, a pub and is a small rural village. The A1 bypasses the village and connects with Berwick-upon-Tweed and beyond. Much of the A1 is now dual carriageway and the road provides a quick link to both Edinburgh and Newcastle and their International airports and railway stations. Berwick-upon-Tweed, approximately seven miles to the east, is a stop on the main East Coast railway line and this provides daily connections to both Edinburgh and London. Berwick-upon-Tweed has a wider selection of retail outlets including several supermarkets as well as a good range of local facilities and services. There is good private schooling in the local area, including Longridge Towers just outside Berwick and Belhaven Preparatory School in Dunbar. Edinburgh has a very good choice of private schools.

From a recreational viewpoint there is brown trout fishing on the Eye Water which flows through the policies. The River Tweed is nearby and is famed as one of Scotland's most important Salmon Fisheries. Challenging game shooting (pheasant, partridge and grouse) is available locally; the policies provide some entertaining rough shooting (the sporting rights are included in the sale). Berwickshire and its neighbouring counties are traditionally rural with agriculture being the dominant industry. There are regular National Hunt and flat race meetings at Kelso, Musselburgh, and Hexham. For the golfer there is a wide choice of notable courses within easy reach including Eyemouth, Goswick, Dunbar, and Muirfield as well as the championship Roxburghe course by Kelso.





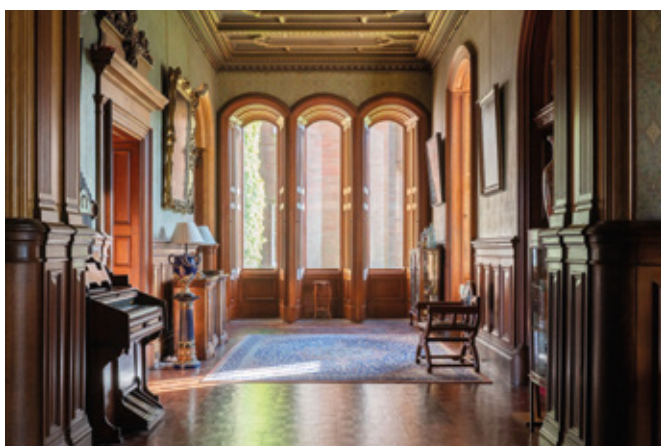
DESCRIPTION

Ayton Castle is widely regarded as Scotland's finest baronial-style building and was designed by James Gillespie Graham, Scotland's leading Gothic revival architect of the early 19th century. The Castle is a magnificent example of a Scots baronial house, primarily over two storeys, with a five-storey 'Great Tower'. The castle is built of squared and snecked red sandstone with sandstone ashlar dressings, corbelled eaves with rope-moulded corbelling to the turrets, crenellated parapets, crow-step gables and roll-moulded stone sills.

Since the last sale in 2014, the current owners have undertaken significant improvements. These include significant building works, partial rewiring, re-plumbing and the redecoration of several of the principal rooms. They have also created a formal garden to the southern front of the house and installed a 10¼-inch gauge railway which winds through part of the grounds.

Ayton Castle is accessed primarily via South Lodge, from where the gravel driveway winds through mature policy woodlands before opening out into a broad gravel car parking area flanked by extensive lawns adjacent to the principal entrance on the northern front. The entrance opens into the main hall with its adjacent inner hall, and from there the gallery forms a ground floor spinal corridor running from northeast to southwest to the formal reception rooms. The family wing lies at the southern end, with the service accommodation and courtyard at the northern end. The state rooms are notable for their magnificent ornate ceiling plasterwork, widely regarded as sumptuous compositions on Scottish 17th-century themes.

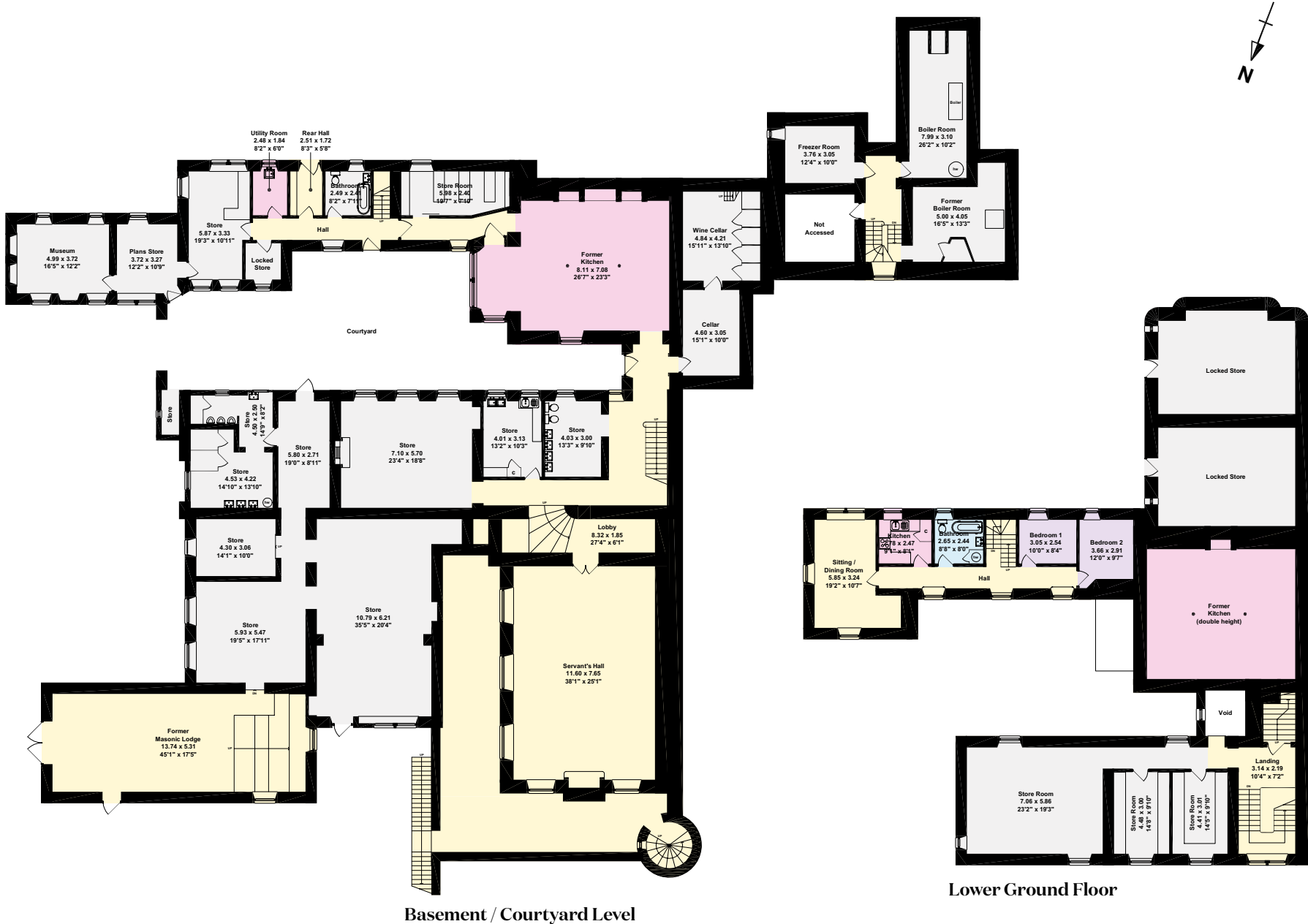




Beyond the formal reception rooms lies the private chapel, with its kitchenette and small dining room. The spacious main kitchen, with its adjacent butler's pantry, is conveniently situated close to the main dining room and provides easy access to the rear service entrance.

The principal staircase is a broad turnpike stair rising from the gallery to the first floor, with further staircases rising to the second floor within the entrance tower and separately to the second, third, and fourth floors within the main tower. The first floor contains twelve bedrooms and six bathrooms, most of which have a predominantly south-facing aspect overlooking the gardens and parklands. There are four additional bedrooms with two bathrooms on the second floor, attractively proportioned and well suited to family life.

There is an array of secondary accommodation at the lower ground floor and basement/courtyard levels, including the derelict former servants' hall, storerooms, and additional domestic quarters arranged around the service courtyard.



Approximate Gross Internal Area
3,090 sq m (33,261 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.

SECONDARY ACCOMMODATION

There is a significant portfolio of attractive estate cottages, gate lodges and (stable) flats located on the estate that contribute to the income generated by the estate. These are let on Private Residential Tenancies (PRT) or on Short Assured Tenancies (SAT). Details of the tenancies are available from the Data Room.

North Lodge: Three bedrooms, living room, kitchen and a bathroom. Heated by biomass. Currently let on Private Residential Tenancy (PRT).

South Lodge: (Gate lodge). Bedroom, living room, kitchen and bathroom. Oil-fired central heating. Let on PRT.

Rose Cottage: Two storey, two bedrooms, bathroom, living room and kitchen. Biomass. Let on PRT.

Garden House: Three bedrooms, bathroom, living room and kitchen. Oil fired central heating. Let on PRT.

Gardener’s Cottage: Single storey, three bedrooms, living room, kitchen, shower room. Oil fired central heating; wood-burning stove. Let on SAT.

Flemington Mill Cottage: Single storey, bedroom, bathroom, living room and kitchen. Let on SAT.

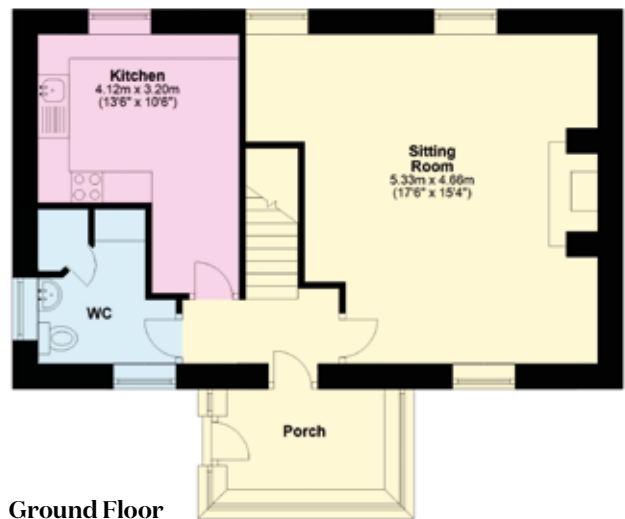
North Stable Flat (1): Bedroom, bathroom, living room and kitchen. Heated by Biomass. Heated by a wood-burning stove. Let on SAT.

South Stable Flat (2): Bedroom, bathroom, living room and kitchen. Biomass. Let on PRT.

South Stable Flat (3): Living room/kitchen, shower, bedroom. Biomass. Let on PRT.

Estate Office Flat: Located in a two-storey wing attached to the east wing of the Castle.Awaiting restoration.

Butler’s Flat: Awaiting restoration.



Ground Floor



First Floor

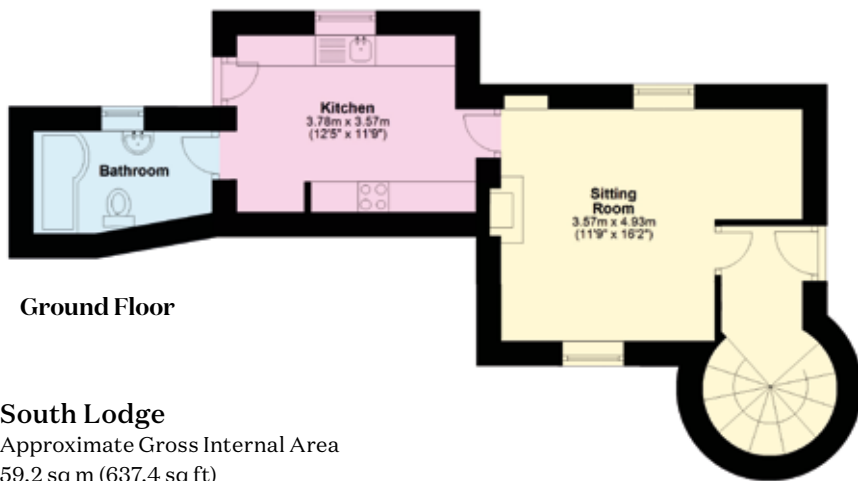
Rose Cottage
Approximate Gross Internal Area
99.6 sq m (1071.7 sq ft)



Flemington Mill Cottage
Approximate Gross Internal Area
55.5 sq m (597.9 sq ft)

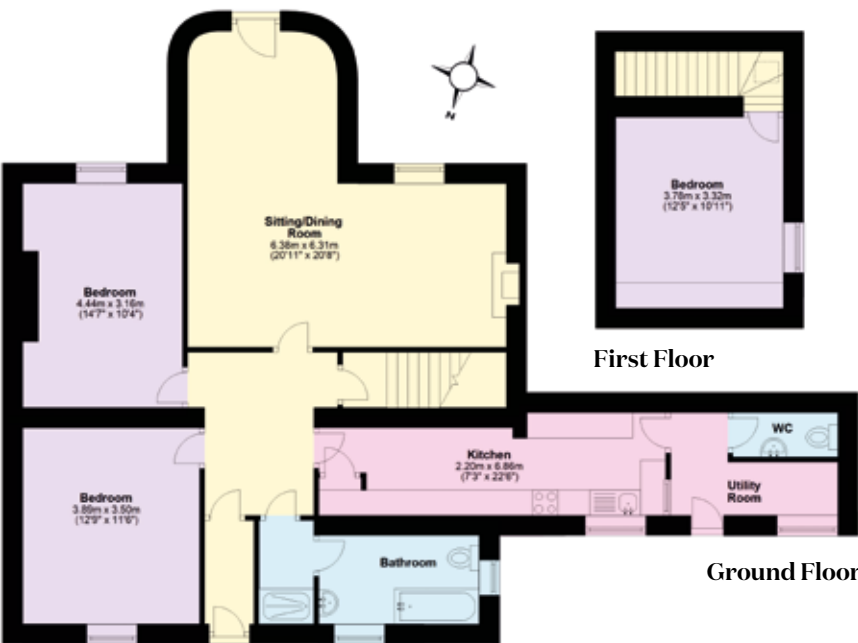


Gardener’s Cottage
Approximate Gross Internal Area
58.8 sq m (633.5 sq ft)

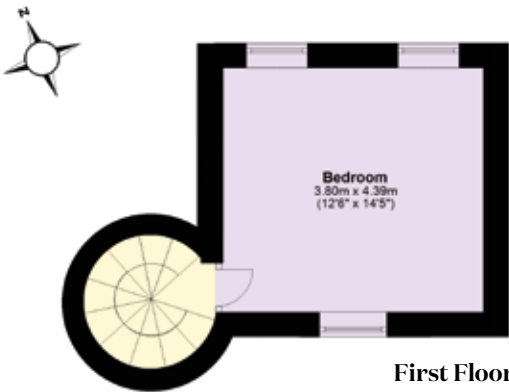


Ground Floor

South Lodge
Approximate Gross Internal Area
59.2 sq m (637.4 sq ft)



Garden House
Approximate Gross Internal Area
123.6 sq m (1330.8 sq ft)



First Floor



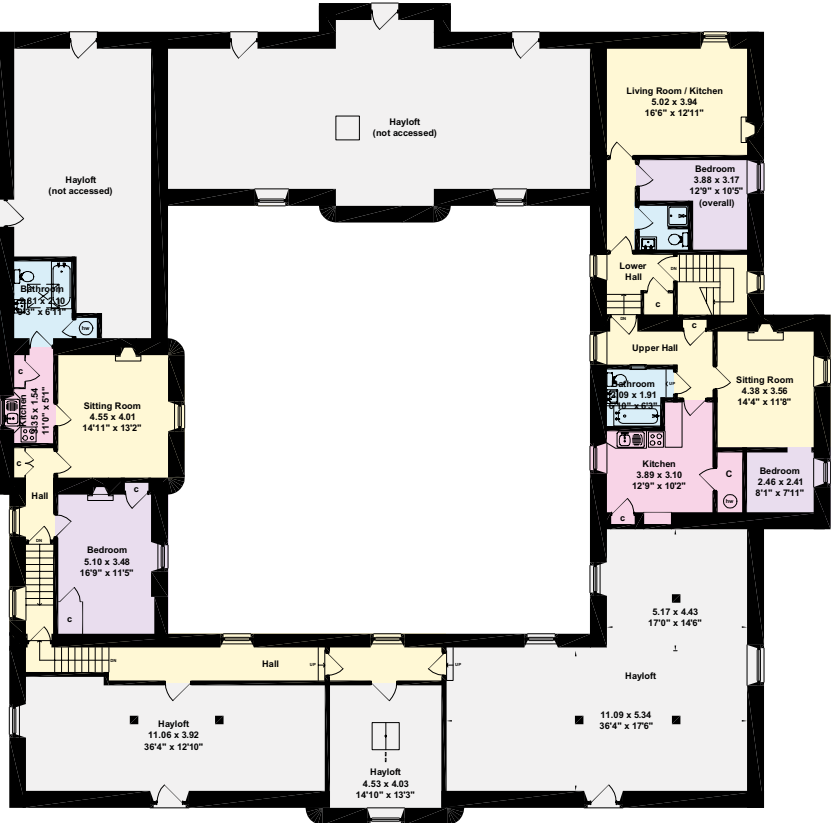
North Lodge
Approximate Gross Internal Area
94.6 sq m (1017.8 sq ft)

STABLE BLOCK

The stable block is located a short distance to the north of the castle and directly to the west of Rose Cottage. It is Category B listed and built out of attractive red sandstone under a slate roof. It is a two-storey courtyard complex with three stable flats forming the first floor accommodation. There is stabling for approximately nine horses, various loose boxes, several stores, a staff room, a tack room, workshop and a double garage. A barn is positioned directly behind the stable block where hay and straw is stored. Close by is an all-weather manège, which extends to 42m x 23m and is actively used for the training of horses in riding and dressage skills. There are a further four loose boxes attached to the Rose Cottage, located directly behind the barn. The owners of Ayton Castle run a successful livery business from the stables, generating a useful income. The manager (employed by The Estate) occupies one of the stable flats. Details of this arrangement are available in the Data Room.



Ground Floor



First Floor

Approximate Gross Internal Area
985 sq m (10,602sq ft)

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GARDENS AND GROUNDS

The listed gardens and policies fall within the concept of “tree-gardening” and extend to approximately 160.56 acres. They are managed by way of a woodland management plan and an integrated land management plan (these may be viewed in the Data Room). At the front of the castle are formal grounds with a 10¼-inch gauge, 600-metre-long looped (over points) railway winding through the parkland. It comes with its own platform, ticket office, engine/rolling stock shed and joiner’s shop (currently let) and is a popular wedding destination. The woodlands include mature policies with many fine specimens of “garden trees”, such as Atlas Fir, Sequoia, Split-leaved Beech, Crimean and Smithsonian Pines interspersed by paddocks and grazing land. Approximately half the policies are grazing land and half woodland, all of which are in hand. Storm damaged trees provided a useful source of income for logs.

The gardens and parklands form part of a Category B-listed designed landscape incorporating the Upper and Lower Pinetums; adjoining the southern front is the formal terraced garden with sandstone retaining walls, gravel paths, box hedges and an impressive fountain. Generous lawns frame the driveway turning circle to the north. Concealed within the grounds is a 16th century Dovecote (restored in the 18th century) and a subterranean ice-house. A significant amount of work has been undertaken over the last few years to restore and enhance Ayton Castle’s policies.



THE BARONY OF AYTON

Also available to purchase is The Barony of Ayton which dates back to 1324. This is a feudal barony and was associated with the ownership of land and certain historical rights, rather than a title of nobility conferred by the Crown. Offers for the Barony are welcome through the Selling Agents.

TREE PRESERVATION ORDER

The designed landscape is Category B-listed. All the woodlands to the north, (the Walled Garden excepted), and all woodlands south of the Eye Water, (West Flemington and Water Mill Woods excepted), are all subject to Tree Preservation Orders, (newly planted saplings included).

PROPERTY INFORMATION

Listed Building Designations and Environmental Stipulations

- Ayton Castle - Category A Listed
- The Dovecote - Category A Listed
- Walled Garden - Category B listed
- South Lodge - Category B listed
- North Lodge (including gate piers) - Category C (s) listed
- Stable Courtyard - Category B listed
- The Stable Flats - Category B listed

Gardens and policies are designated as a Designed Landscape and include Tree Preservation Orders.

Agri-Enviromental Schemes (Basic Payment Scheme – BPS)
Entitlement to BPS is included in the sale. Ayton Castle has 23.36 hectares of Region I entitlements. The BPS subsidy for 2024 on Ayton Castle was £5215.93. The payment for 2025 will be retained by the seller. VAT will be payable on the BPS element of the purchase price.

Local Authority
Scottish Borders Council, Newtown St Boswells TD6 0SA: 01896 824000

Public Right of Way
There is a public right of way along the southern edge of the parkland grazing close to the Eye Water- it attracts occasional use by residents of the village.

Sporting & Mineral Rights
The sporting rights and mineral rights are included in the sale as far as they are owned.

Timber
All standing and fallen timber is included in the sale.

Employees
The Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) will apply to employees working at Ayton Castle. The Estate Factor, the Stables Manager, the Woodsman and the Flower Gardener are covered by these regulations, and their employment will form part of the sale.

Servitude Rights, Burdens & 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 or not referred to above.

Fixtures and Fittings
Unless specifically mentioned, items not mentioned in the sale particulars are excluded from the sale. Certain items of furniture and other chattels, however, may be available by separate negotiation. Further details are available from the Selling Agents. The locomotive and rolling stock are available to purchase by separate negotiation.



Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

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 a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600 or GSC Grays on 01665568 310.

Closing Date

A closing date by which offers must be submitted may 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.

DIRECTIONS

From Edinburgh follow the A1 south, signed for Berwick-upon-Tweed. After approximately 50 miles the signs for Ayton will be clearly visible. Head into the village and continue down the High Street whereupon you will find the South Lodge on your left hand side shortly before the Eye Water. The directions are similar if heading northward from Berwick-upon-Tweed or Newcastle on the A1.

Postcode: TD14 5RD What3words: ///married.sideboard.longingly

Services/Utilities schedule

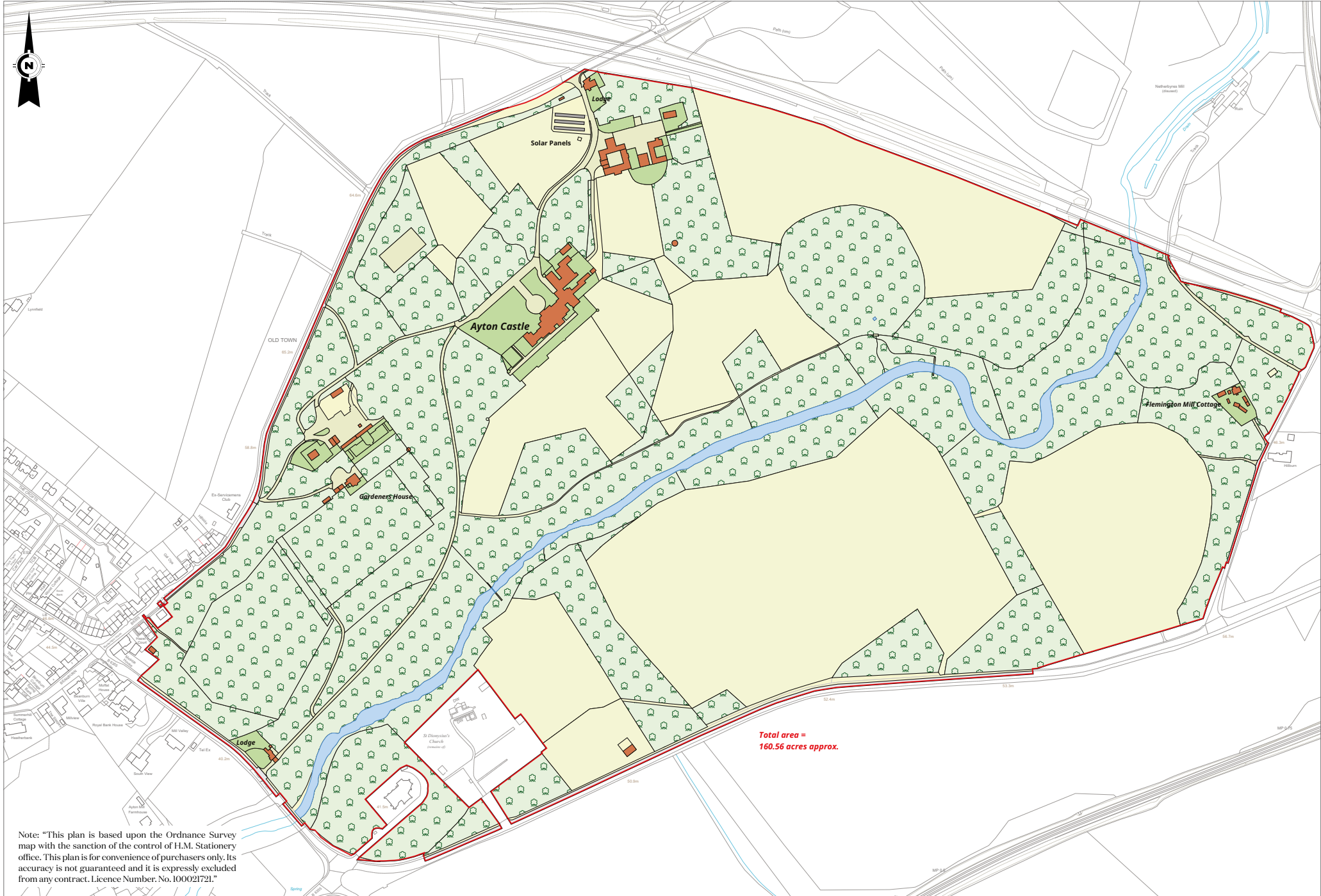
Property	Occupancy	Electricity	Water	Drainage	Central Heating	Council Tax Band/ Rateable value	EPC
Ayton Castle	Owner	Mains	Mains	Private	Biomass	H	G
North Lodge	PRT	Mains	Mains	Private	Biomass	D	TBC
South Lodge	PRT	Mains	Mains	Private	Oil	B	F
Rose Cottage	PRT	Mains	Mains	Private	Biomass	E	F
Garden House	PRT	Mains	Mains	Private	Oil	E	F
Gardener’s Cottage	SAT	Mains	Mains	Private	Oil	B	E
Flemington Mill Cottage	SAT	Mains	Mains	Private	Solid Fuel	A	G
North Stable Flat	PRT	Mains	Mains	Private	Biomass	A	F
South Stable Flat A	PRT	Mains	Mains	Private	Biomass	A	F
South Stable Flat B	PRT	Mains	Mains	Private	Biomass	A	F
Joiners Workshop	Let	Mains	Mains	Private	N/A	£2,400	–
Stables	Owner	Mains	Mains	Private	N/A	£9,600	–

PRT = Private Residential Tenancy | SAT = Short Assured Tenancy

An annual RHI payment is received in respect of the biomass heating system; income is also generated from the solar panels for electricity produced and exported. Details are available from the Selling Agents.

These services have not been tested and there is no warranty from the Selling Agents.





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Your partners in property

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