THE GARDEN HISTORY SOCIETY IN SCOTLAND

EAST LOTHIAN SURVEY OF GARDENS & DESIGNED LANDSCAPES
RECORDING FORM

A. GENERAL SITE INFORMATION **(Expand boxes as necessary)**
SITE NAME: Phantassie
ALTERNATIVE NAMES OR SPELLINGS: Fantasy, Fancy, Fantacie, Fantasie, Fantassie
ADDRESS AND POSTCODE: Phantassie, East Linton, EH40 3DF
GRID REFERENCE: NT59507716
LOCAL AUTHORITY: East Lothian Council
PARISH: Prestonkirk
INCLUDED IN *AN INVENTORY OF GARDENS & DESIGNED LANDSCAPES IN SCOTLAND* ~~YES~~/NO
TYPE OF SITE: (eg. Landscaped estate, private garden, public park/gardens, corporate/institutional landscape, cemetery, allotments, or other – please specify) Landscaped estate
SITE OWNERSHIP & CONTACT: (Where site is in divided ownership please list all owners and indicate areas owned on map if possible) Phantassie House – Patricia Stephen

Houston Mill, Phantassie, East Linton EH40 3DG (Mr C Forman)
The Mill House, Phantassie, East Linton EH40 3DF (Mr & Mrs Tuckwell)
Phantassie Farm – Hamilton Farmers, Garvald Mains, Haddington EH41 4LP (Willie Hamilton)

SIZE IN HECTARES OR ACRES:

Size of current Phantassie House grounds: c 21 acres

PUBLIC ACCESS ARRANGEMENTS/OPENING TIMES (If any):

Phantassie House – none
Wider Phantassie estate – public footpath from Phantassie Steading on B1377 north towards Preston Mill/East Linton at Preston Road/B1407; public footpath east along south side of River Tyne from Preston Mill towards Dunbar (part of the John Muir Way long distance footpath)

NATIONAL & LOCAL AUTHORITY DESIGNATIONS: (eg. Conservation Area, Green Belt, Tree Preservation Order(s), Nature Conservation Area, etc.

East Lothian Council Tree Preservation Order No. 8 Phantassie Avenue
East Lothian Council Conservation Area
Scottish Semi-Natural Woodland Inventory
Core Paths (public footpaths)
Priority Habitat
Archaeology Intervention lines
Listed wildlife sites (River Tyne and embankments)

LISTED STRUCTURES:

Historic Scotland :
Phantassie House Category A (Group Category A) 5/2/71
Phantassie Farm Steading Category B (Group Category A) 5/2/71
Phantassie Limekiln Category B (Group Category A) 5/2/71
Phantassie Dovecot Category A (Group Category A) 5/2/71 (gifted to National Trust for Scotland in 1961 by William Hamilton) (A traditional Scottish beehive doocot with 544 nests)
Phantassie Cottages Category B 5/2/71

B. HISTORICAL SURVEY INFORMATION: MAPPED, DOCUMENTARY & PUBLISHED SOURCES

MAPPED SOURCES: (please list maps below in date order and attach copies where possible. Give the description or title, date, maker's name if known, and for Ordnance Survey maps give the date of survey, edition number and sheet number)

1736 A Map of East Lothian, John Adair (Fantasy)

1744 A new and correct map of the Lothians from Mr Adair's observations, John Elphinstone (Fancy)
1747-55 General Roy Military Survey of Scotland
1799 Map of Haddingtonshire, William Forrest, NE section (Fantacie)
1773 Map of the Three Lothians, Andrew and Mostyn Armstrong, NE section (Phantassie)
1821 Southern Part of Scotland, John Ainslie, right side (Fantasie)
1822 Haddington, John Thomson (Fantacie)
1824-25 Map of the county of Haddington, Sharp, Greenwood & Fowler, east section (Phantassie)
1854 OS 1st Edition 6" scale Haddingtonshire Sheet 6
1892 OS 2nd Edition 25" scale Haddingtonshire Sheets 006.09, 006.10, 006.13, 006.14
1906-07 OS 2nd Edition 25" scale Haddingtonshire Sheets 006.09, 006.10, 006.13, 006.14

PRIMARY & DOCUMENTARY SOURCES: (plans, manuscript documents and other estate records) Please list material consulted in date order and attach copies where possible. Give description of material, and location and reference number of archival holding.

Plan of the Farms of [East] Linton and Phantassie (Fantassie) by John Ainslie
National Archives of Scotland RHP3682, 18th century
Detailed plan of Phantassie showing steading, stackyard and garden

Plan of Phantassie Estate 1875, Carfrae & Belfrage
National Archives of Scotland RHP93313, original in possession of Patricia Stephen
Detailed plan of the estate with table of contents

East Lothian Council Planning Department Ref 09/00624/FUL 23.6.2009
Phantassie Steading - restoration, conversion and redevelopment of agricultural buildings to form a mixed use development encompassing heritage, leisure and retail uses and associated works
http://pa.eastlothian.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=KNA2G3GN07R00

HISTORICAL ILLUSTRATIONS & PICTORIAL SOURCES: (drawings, paintings, photographs, aerial photographs etc. Include type, subject, artist, source or reference location, and date if known)

Book illustration: Phantassie farmhouse, steading and windmill in George Rennie's time, by EM Wimperis after a drawing by JS Miles; *Lives of the Engineers* Vol II by Samuel Smiles, pub 1862, p118 (Ref 1)

Photograph: Postcard of Phantassie House (south façade) early 20th century
Private collection of Joy Dodd, origin unknown (Ref 2)

Photograph: The market garden at Houston Mill ("Andrew Meikle's millwright's shop"), date unknown. John Gray Centre, Haddington (Ref 3)

Watercolour painting (framed): herbaceous borders in ornamental garden (1900s?), collection Patricia Stephen (Ref 4)

Photograph: Phantassie House from the Gardens, registered in 1936. Formal walled garden with wide flowerbeds and statue before large stuccoed house with woods around. Source: SCRAN www.scran.ac.uk Ref 000-000-153-069C (St Andrews University Library), Valentine Collection No. A4877 (Ref 5)

Framed photograph: ornamental garden (1960s), collection Patricia Stephen (Ref 6)

Photograph: Phantassie House ornamental garden, Scotland's Gardens Scheme handbook 1963 (photograph credited to *The Scotsman* newspaper) (Ref 7)

Photocopy of pages from Scotland's Gardens Scheme records for Phantassie open garden days 1932 to 1973 (Ref 8)

Aerial photograph: RCAHMS, 15/4/1946, ref B0058, sortie 106G/UK/0014, frame run 7197 (Ref 9)

Aerial photograph: RCAHMS, 28/3/1965, ref 0565-002, sortie 05.65.002, frame run 286 (Ref 10)

Photograph: Phantassie House, east façade 1950s John Gray Centre, Haddington (Ref 11).

Photograph: Aerial view of Gardener's Cottage, Phantassie, 1990s, collection Patricia Stephen (Ref 12)

BIBLIOGRAPHY OF PUBLISHED SOURCES: (Statistical Accounts, Gazetteers, Directories, Travel Accounts etc.) Please list publications consulted in alphabetical order. Include details of author, title, journal or periodical, and date, volume/edition and page numbers where relevant.

Dictionary of Scottish Artists 2013
www.scottisharchitects.org.uk/building_full.php?id=224371

French Gardens in Scotland – Commercial Venture in East Lothian, *The Scotsman* 8/4/1910 p10

Scotland's Gardens archive, card index records for Phantassie House opening, Scotland's Gardens, 42a Castle Street, Edinburgh

East Lothian Council Planning Department Ref 09/00624/FUL 23.6.2009

Phantassie Steading - restoration, conversion and redevelopment of agricultural buildings to form a mixed use development encompassing heritage, leisure and retail uses and associated works. Heritage Interpretative Report (Phantassie Steading Interpretative Plan Nov 2008, Campbell & Co Design Consultants, 1-2 Sciennes Gardens, Edinburgh). http://pa.eastlothian.gov.uk/online-applications/files/97BA5E3C0D8F0264C372A4B8D8F1F256/pdf/09_00624_FUL-APPENDIX_4_-_HERITAGE_INTERPRETATIVE_REPORT-770864.pdf

Report on an archaeological excavation carried out at Phantassie in advance of the A1 upgrade, Historic Scotland, RCAHMS Canmore ID 249183

'The Most Skilful and Successful Agriculturalists: The Rennies of Phantassie', by Wm & Joy Dodd, published in *Transactions of the East Lothian Antiquarian and Field Naturalists' Society* Vol 29, ELAFNS 2013, pp66-95

East Lothian Council leaflet on John Muir Way
http://www.visiteastlothian.org/assets/pdfs/north%20berwick%20to%20dunbar.pdf

PRINCIPAL PERIODS OF DEVELOPMENT:

Mid 1700s to c1840
Farmed by the Rennie family, first by James Rennie as tenant farmer and then by his son George (1749-1828), the famous agricultural improver, who bought the land in the early 1800s. The millwright Andrew Meikle (1719-1811), who invented the threshing machine, lived at nearby Houston Mill. This was a time of great agricultural improvement with the Rennies and Meikle in the forefront of the innovations of the times.

1840-1919
After George Rennie's death Phantassie Estate was sold to William Mitchell-Innes, cashier of the Royal Bank of Scotland, in 1840 and immediately passed on to his son Thomas Shairp Mitchell-Innes (1813-1892); the house as is was finished around 1850. Thomas was married to Julia Jane, a daughter of Sir Thomas Dick-Lauder (1783-1848) of Fountain Hall and the Grange, writer, member of the Edinburgh Society, and garden maker. After the death of T S Mitchell-Innes the Dundas family lived there as tenants; the house was put up for sale before the Second World War, and sold in 1919 to Robert Waugh Tweedie by the trustees of the Mitchell-Innes estate. During the Mitchell Innes' time, the gardens were developed into their present structure, the ornamental and kitchen gardens and shrubberies were developed and the grass tennis court/bowling green constructed.

1919-1980
Robert Waugh Tweedie (1875-1941) made many improvements to the house. His wife May and nephew Douglas were keen gardeners and the gardens were opened under Scotland's Gardens Scheme on an almost annual basis from 1936 to the 1970s. After Robert Tweedie's death in 1941 the estate farmland was sold to Wm Hamilton & Sons in 1946, and the house and garden (and Phantassie Steading) stayed in the Tweedie family.

1980-present
The house has been owned since 1980 by Patricia Stephen (b 1954), grand-daughter of Robert Tweedie, who runs a successful organic farm business with much of the produce grown in the walled kitchen garden.

PRINCIPAL ARCHITECTS/DESIGNERS ASSOCIATED WITH SITE: (please reference source of information)

1790 Douglas Hardie

ORAL RECORDS/REMINISCENSES Please include a list of any people interviewed during the course of research/survey work. Include name and role of interviewee (eg. family member, former employee, local resident), date of conversation and major dates, features or events recalled. Attach a transcript of the conversation if possible.

Patricia Stephen, owner of Phantassie House, January 2012. Brought up at Phantassie and took over the house and garden in 1980.

Alex Reid, orraman at Phantassie Farm 1927-30 and still a local resident, February 2013. Later, he was involved in the installation of the original memorial to George Rennie in 1936 (he quarried the stone) which was sited on the A199 (then the A1). The memorial was relocated in 1981 to the boundary wall of Phantassie House when the "new" A1 was built.

Ralph Curry, partner of Patricia Stephen, May 2012. Helped carry out tree survey. He is an arboriculturalist and has planted many new trees in the garden and created the Wilderness area (arboretum) in Lady Park.

C. SITE SURVEY **Use map provided to mark positions and boundaries. Take photographs where possible.**

ARCHITECTURAL ELEMENTS Note the materials used, the dates and styles of various phases of development, and category of listing if appropriate

PRINCIPAL HOUSE OR BUILDING:

Phantassie House - Mid 18th century, S facing 2-storey farmhouse, re-orientated to E with additions as L-plan in early-mid 19th century, with new east entrance leading directly into the piano nobile. White painted harling, ashlar dressings.
(The harling is currently painted a pinkish brown.) Listed A.

OFFICES (stables, outbuildings, etc):

Byre (rubble stone with slate roof)
Coach house (now a garage) (rubble stone, part harled, with slate roof)

Stables (rubble stone with slate roof)
Potting sheds in walled garden (rubble stone with slate roof)

Gardener's Cottage, single storey lodge at north-west corner of walled garden (formerly called the Grieve's Cottage), with own garden and narrow strip of land to north which was used as a chicken run and for growing vegetables. Shown on OS map of 1854.

HOME FARM OR MAINS:

Steading to the west of the garden wall and boundary.

BOUNDARIES (External & internal; estate walls, ha-has, park fences etc.):

All external walls are stone. Height 2-2.5m around the garden and walled garden; the wall around Lady Park is 0.5m towards the river. Internal walls are stone or stone lined with brick.

The wider estate is bounded by River Tyne to west, north and east, and to the south by the B1377, the A199 (formerly the A1, the main road from Edinburgh to London) and the mainline railway.

A ha-ha 0.5m-1m deep runs broadly north-south to the east of the house and forms a designed feature to view the sea across pastureland.

GATES/GATE LODGES:

Lodge house built c1860 at south entrance. Dressed stone and slate roof. Stone shed in garden is attached to the inner boundary wall.

Gateway at south entrance c1850s, piers of dressed stone without gate; distance between piers approx 3m, height of piers approx. 2.5m; height of wall approx. 2m. Pedestrian entrance to east of gateway and small stone shed built into north of wall.

Gateway at north, possibly the original entrance, piers of ashlar stone imported from Fife. (pers.com P Stephen)

GARDEN BUILDINGS (Summer houses, view houses, temples, grottoes etc):

Wooden summer house in shrubbery to south-west of house, looking north, built after 1919. (pers.com. P Stephen)

CHAPELS/MAUSOLEUMS/BURIAL GROUINDS:

None

CONSERVATORIES/FERNERIES:

None

GARDEN STATUARY (Fountains, statues, sundials, monuments etc.) Note any inscriptions:

Statue in ornamental garden shown in photo c1936 was stolen and has been replaced by a (slightly different) one.

Baluster from Waterloo Bridge, London, with inscription on plaque at base:
JOHN RENNIE
BORN 1761 AT PHANTASSIE
EAST LINTON, DIED 1821
Located to south of ornamental garden opposite the end of the yew avenue. John Rennie, the famous engineer, was the brother of the farmer George Rennie.

Sundial on south grass plat, opposite entrance to lower part of house.

BURIAL GROUNDS/CEMETERIES (Note principal memorials and headstones with inscriptions where possible):

None

BRIDGES:

There are 2 bridges over the River Tyne – a footbridge to the north at Houston Mill and one to the east suitable for vehicles, which Robert Tweedie had built (pers.com. P Stephen). This bridge is immediately downstream of a ford which is still in use. There are remains of stone piers on either side of the river approx. 20m to the east of this bridge (there is a footbridge marked on the 1906 OS map but this appears to be further downstream than the piers). The bridges are part of a circular walk around the River Tyne/East Linton/Tyninghame and are part of the John Muir Way long distance footpath.

TERRACES (Including steps & stairways):

Stone stairway to main east entrance to house.

Ground level from south gateway to stairway raised to form flat entrance way with ha-ha beyond to east; raised area affords a view towards the sea to the east.

WALLED GARDENS (Including potting sheds, bothies, glasshouse ranges etc.):

Walled garden, with stone walls on 3 sides and a holly hedge on the east, orientated north-south; with box compartments (approx. 0.5m high), potting sheds, brick cold frames and greenhouse (renovated) orientated to the south. The northern half was

formerly an orchard, which was mostly grubbed up during WW2 (pers. comm. P Stephen). The southern part is planted with redcurrants and blackcurrants in the beds against the walls, and raspberries, herbs and salads in the other beds. There are also old fruit trees around the walls and in the centre. Cinder paths.

In the late 20th century the northern part was used to re-home horses.

AVENUES, CARRIAGE DRIVES, ORNAMENTAL WALKS, SERVICE DRIVES ETC:

Short, curved drive to east from and continues to former stables.
Service drive past the steading to the west of the garden wall which links up with original north entrance drive to house.

ROCKERIES:

None

WATER FEATURES (natural & man-made including rivers, cascades, lochs, pools etc.):

Pond in "Wilderness" area in Lady Park (spring marked on OS maps).

Lozenge-shaped pond with stone fountain in shape of a seal (disused) in roundel to west of west wing of house; on site large variegated sycamore tree which came down in the 1940s. (pers.com. Patricia Stephen)

ANY OTHER FEATURES NOT INCLUDED ABOVE (Include any historic or modern feature and indicate past or current use where possible):

Grass tennis courts (not full size) with grassy embankments on 3 sides (originally possibly a bowling green).

Victorian metal "root" bench on yellow brick stand (in poor condition) by tennis courts.

Approx 200m west of the south gateway to the house, on the outside of the wall by the B1377, there is a memorial to John Rennie, the civil engineer (brother of George Rennie the farmer) with a semi-circular stone recessed area and a baluster from Waterloo Bridge in London, which he designed. The memorial was originally erected in 1936 by the (old) A1 (now the A199), near the current junction for Stenton.

The inscription on the baluster reads:
BALUSTER FROM JOHN RENNIE'S
WATERLOO BRIDGE
LONDON (1817-1934)

There is a plaque on the wall behind with the inscription:

THIS MEMORIAL TO JOHN RENNIE (1761-1821) CIVIL ENGINEER
WAS ERECTED IN 1936
AND RE-LOCATED AT THIS SITE IN 1981 BY
THE EAST LOTHIAN ANTIQUARIAN
AND FIELD NATURALISTS' SOCIETY
THE INSTITUTION OF CIVIL ENGINEERS
SIR ROBERT MCALPINE AND SONS LIMITED

PLANTED ELEMENTS: The garden or park should divide up naturally and historically into different areas, e.g. ornamental gardens, parkland, walled garden, policy planting. Each area should be delineated on a plan and current use noted.

1. ORNAMENTAL GROUNDS

GRASSED AREAS (Lawns, meadows, terraces):

Lawns in ornamental garden: lawn to south of south façade and lawns in the inner and outer rose gardens.

Tennis court has a raised grassy embankment round 3 sides.

FLOWER BEDS (Indicate theme or type – parterres, perennial herbaceous border/annual bedding where possible. Note whether significant plant collection):

Ornamental garden has a herbaceous border approx. 66m long. It appears that there was a double herbaceous border at one time. There are island beds with small trees, shrubs, roses and herbaceous plants, planted in typical 1960s fashion.

Mixed border with mainly low shrubs immediately in front of south façade.

SHRUBBERY INCLUDING HEDGES & TOPIARY (Include details of height, species etc. if possible):

Driveway from south gateway to house entrance lined with Portuguese laurel (some as hedge) and yew.

Evergreen walk to south of house, runs length of south façade, with yew, laurel, holly. This is on a slightly raised level and the ground slopes gradually down from here to the house.

A double yew hedge running north/south in ornamental garden, decorated with topiary "Welsh hats", a fashion of designer Norah Lindsay (1876-1948) and published in 1930 in *Country Life* magazine, meets a single yew hedge running east/west dividing the "bowling green"/tennis courts from the ornamental garden. A double hedge is shown on the OS 1st edition map (1854) and the 1875 estate plan. Single hedge is approx. 23 m to the west of the central opening down the middle, and approx. 20m to the east. The main double avenue is approx. 55m long, 2m wide. Height 2-2.5m, plus another 2m for topiary.

Shrubbery to south of south lawn has rhododendrons, cotoneaster (as trees), berberis, hollies, under planted with bulbs including snowdrops and winter aconites.

Shrubbery in south-west corner of garden, evergreen, holly and laurel with bed of cardoons (*Echinops ritro?*), also a large evergreen oak (Quercus ilex) by a gate in the west wall.

To the immediate north of the house there is a hedge of yew and laurel running alongside the continuation of the driveway on the west, approx. 12m long and 2-2.5m high.

Behind the house to the north and enclosing small back garden area there is an evergreen hedge of yew, holly and leylandii approx. 22m long and 2m high.

Holly hedge at east of kitchen garden, forms majority of its eastern boundary (no wall). Height 3-4.5m, only lower part currently trimmed. Length approx. 65-70m. There was at one time a holly hedge dividing the kitchen garden with an archway in it, this was grubbed up in WW2. (pers.com. P Stephen)

ORNAMENTAL TREE PLANTING (Single specimens, groups, woodland gardens – include details of age and species if possible):

There are many single trees and groups of trees – see separate Tree Survey.

AVENUE PLANTING (May also cross parkland and policy planting. Note predominant species and whether single or double planted if possible:

Remnants of elm walk running east-west in shrubbery, double planted approx. 7m apart and 9m wide; 7 large mature elms (most are diseased)

Single row of lime trees inside west boundary wall of shrubbery and continuing to 4.5m from south wall, planted at varying widths

Single row of oak, lime and sycamore inside north boundary wall of Lady Park

Remnants of yew tree avenue to south of house adjacent to driveway, may mark former entrance-way which would have come in a straight north/south line from the south trunk road.

Remnants of single row of yew trees along south side of and framing south lawn.

See separate Tree Survey.

ANY OTHER ORNAMENTAL PLANTING FEATURE NOT COVERED ABOVE:

Ornamental garden also has beds of large rhododendrons in the outer garden.

Rectangular area of trees and rhododendrons at east side of Lady Park, shown on 1906 OS map but not on 1896 map.

There is Lonicera nitida and Portuguese laurel planted at the Lodge.

2. KITCHEN GARDENS AND ORCHARDS

KITCHEN GARDENS (walled, hedged or other boundary. Note any other historical features and current use):

None

ORCHARDS (walled, hedged or other boundary. Note any other historical features and current use):

None

3. PARKLAND

GRASSED AREAS (Note current use, amenity grassland, agricultural use – grazing, cultivation etc.):

Lady Park, the field to the east of the house, is currently used for cultivation for Phantassie's organic market garden business and for keeping chickens, c13 acres.

TREE PLANTING (Individual specimens, clumps, belts, roundels etc. Note species if possible, and whether fenced):

Lady Park to the east is bounded on its east by a shelter belt known as The Shaw. Replacement planting was carried out in 1992 (top part known as Mayshaw) and 1994 (bottom part known as Finnshaw) with mixed hardwoods: ash, oak, hazel, walnut, alder, gean and horse-chestnut. There are remnants of original shelter belt which has a gap in it which would have afforded the house a view towards the sea (gap c 31m). The trees are bounded to the east by a stone wall 1m high.

The "Wilderness" is a fenced area of mixed coniferous and deciduous trees, approx 3 acres, planted since 1994 by Ralph Curry in the north of Lady Park around a pond created from a spring in the haugh of the river, at a lower level to the policies. The trees include:

Various conifers, including:
Norway spruce
larch
pine - more than one species
fir - more than one species
hemlock
western red cedar
swamp cypress

dawn redwood
giant redwood
sitka spruce

blackthorn
walnut
sweet chestnut
alder
birch
ash
poplar - more than one species
horse chestnut
lime
sycamore
rowan
willow
tulip tree
eucalyptus - more than one species
southern beech
field maple
oak

ANY OTHER PARKLAND FEATURE NOT INCLUDED ABOVE:

None

4. POLICY WOODLAND PLANTING

COMPOSITION (Note composition of woodland; deciduous/coniferous/mixed, and principal species if possible. Note current use eg. commercial timber cropping/amenity woodland):

Policy planting is of mixed hardwood elm and limes with specimen exotics and yew and holly originally now with sycamore re-growth. This is likely to have been laid out in the mid-19th c by Thomas Shairp Mitchell-Innes.

ANY OTHER POLICY WOODLAND FEATURE NOT INCLUDED ABOVE:

None

5. VIEWS, VISTAS, BORROWED LANDSCAPE & PERIPHERAL AREAS,

KEY VIEWS (please note views inwards to the house, outwards from the house, and internally within the landscape):

View from the house looking east towards the Tyne estuary and the sea.

The front of the house is framed on either side to the west of the ha-ha by mature variegated sycamores, 3 on the north and 2 on the south, for which Phantassie is renowned. Young replacement trees have been planted to eventually take their place.

BORROWED LANDSCAPE (please note any features, natural or man-made, lying outside the designed landscape which act as eye-catchers or contribute to the outward views):

Sea views.

PERIPHERAL AREAS (please note any features lying outside the main landscape but which are clearly designed eg. regularly spaced roadside/field boundary trees, estate walls etc.):

View towards Prestonkirk Church and Smeaton Estate woods to the north from the ornamental garden.

GENERAL OBSERVATIONS ON CURRENT CONDITION OR CARE OF THE LANDSCAPE

Walled garden - good
Ornamental garden – poor
Shrubbery - fair
Tennis courts - fair

SURVEY DRAWINGS AND/OR PHOTOGRAPHS

Please include a list and copies where possible of any drawings, photographs made/taken during the ground survey.

D. SUMMARY HISTORY OF THE SITE

Prehistoric settlement: There is evidence of an iron age settlement on land to the north of Phantassie House (Lelong, O (2002) 'Phantassie Farm, East Lothian (Prestonkirk parish), late Iron Age settlement', *Discovery Excav Scot*, vol.3 pp 41-42). The name is thought to mean “damp slope”.

1736 - Phantassie Estate was sold by Lord Belhaven to William Earl of Aberdeen and passed on his death to his son George Earl of Aberdeen in 1759.

c1740 to 1830 - farmed by the Rennie family. James Rennie (1719-1766) was a tenant farmer and his son George (1749-1828) bought the land around 1800. George Rennie is well known for his agricultural improvements, with innovations such as fertilizing with lime and the production of turnips for feeding animals over the winter. One of his

limekilns survives, on the south side of the A199. The area was a fruitful one for agricultural innovation and experimentation. Phantassie Estate also included Houston Mill, home of Andrew Meikle (1719-1811) who invented the revolutionary threshing machine, which separated the corm from the stalk for milling. Preston Mill (National Trust for Scotland), is located just to the north of Phantassie on the other side of the River Tyne (on Smeaton estate). It is a fine example of a threshing mill. The NTS also owns Phantassie Doocot, which is just outside the current grounds of Phantassie House. George Rennie's brother John (1761-1821) was a famous civil engineer who designed many bridges, canals and docks.

1840 - Phantassie Estate bought by William Mitchell-Innes, who was chief cashier of the Royal Bank of Scotland. Phantassie was on the main road from Edinburgh to the south and communications further improved with the opening of the North British Railway line in 1846. The railway allowed the selling of cattle and grain to distant markets.

William Mitchell-Innes almost immediately passed the estate on to his son Thomas Shairp Mitchell-Innes (1813-1892). He is responsible for the next period of development at Phantassie, adding to and altering the house to its present form, realigning the drive and gateway, planting trees (including several variegated sycamores, *Acer pseudoplatanus f. variegatum*, for which Phantassie is known), and building the lodge house, Phantassie Steading (there was formerly a steading in the Rennies' time, but closer to the house), and workers' cottages at Phantassie Square.

1892- 1919 After the death of T S Mitchell-Innes the house was tenanted by the Dundas family until shortly before the First World War, when the trustees put the estate up for sale.

1919-1941 Phantassie Estate bought by Robert Waugh Tweedie (1875-1941), grandfather of the present owner. He made improvements to the house.

1941-1980 The estate farmland was sold in 1946 to William Hamilton & Sons, Farmers, with the house and garden staying in the Tweedie family. Robert Tweedie's daughter May (1913-1995) lived in the house with her husband Robert George Stephen, and his son Douglas (1918-1982) lived at Houston Mill. Both May and Douglas were keen gardeners and the gardens were opened under Scotland's Gardens Scheme on an almost annual basis from 1932 to 1972. Attractions listed were herbaceous borders, yew hedges and roses. Douglas also ran a market garden business at Houston Mill of about 6 acres. Both the mill house and the mill itself are now houses in private ownership. The market garden had been established in the late 1800s in the French style, using cloches and cold frames to extend the growing season and range of produce. After Douglas died there were no gardeners employed on the estate.

1980 to present The current owner Patricia Stephen (b. 1954) is the daughter of May Tweedie and Robert Stephen. Phantassie is now run as a successful organic market garden business (http://www.phantassie.co.uk), raising produce in the walled garden and in Lady Park, where there are several polytunnels, crops grown in the open, and chickens.

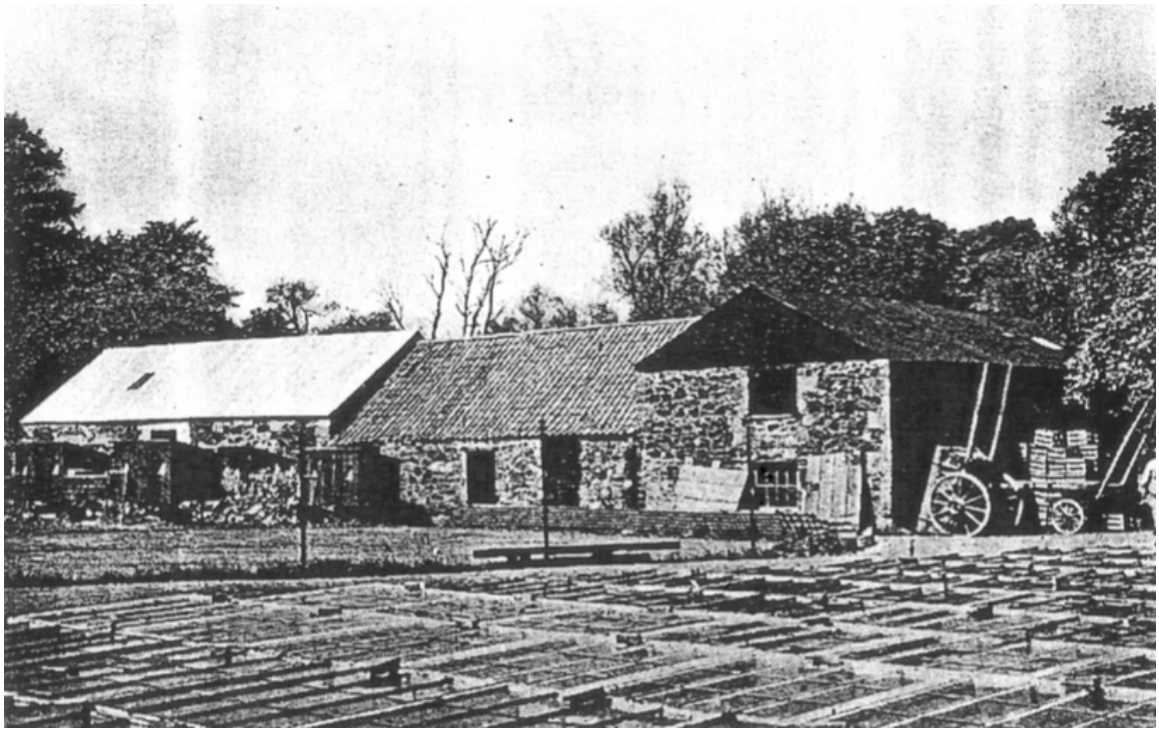
Name:
Signature:
Dates of ground survey work:
Date research completed:

APPENDIX 1: ILLUSTRATIONS

Ref 1	Book illustration: Phantassie farmhouse, steading and windmill in George Rennie's time, by EM Wimperis after a drawing by JS Miles; *Lives of the* Engineers Vol II by Samuel Smiles, pub 1862, p118
Ref 2	Photograph: Postcard of Phantassie House (south façade) early 20th century. Private collection of Joy Dodd, origin unknown
Ref 3	Photograph: The market garden at Houston Mill ("Andrew Meikle's millwright's shop"), date unknown. John Gray Centre, Haddington
Ref 4	Watercolour painting (framed): herbaceous borders in ornamental garden (1900s?), collection Patricia Stephen
Ref 5	Photograph: Phantassie House from the Gardens, registered in 1936. Formal walled garden with wide flowerbeds and statue before large stuccoed house with woods around. Source: SCRAN www.scran.ac.uk Ref 000-000-153-069C (St Andrews University Library), Valentine Collection No. A4877
Ref 6	Framed photograph: ornamental garden (1960s), collection Patricia Stephen
Ref 7	Photograph: Phantassie House ornamental garden, Scotland's Gardens Scheme handbook 1963 (photograph credited to *The Scotsman* newspaper)
Ref 8	Photocopy of pages from Scotland's Gardens Scheme records for Phantassie open garden days 1932 to 1973
Ref 9	Aerial photograph: RCAHMS, 15/4/1946, ref B0058, sortie 106G/UK/0014, frame run 7197
Ref 10	Aerial photograph: RCAHMS, 28/3/1965, ref 0565-002, sortie 05.65.002, frame run 286
Ref 11	Photograph: Phantassie House, east façade 1950s, John Gray Centre, Haddington
Ref 12	Photograph: Aerial view of Gardener's Cottage, Phantassie, 1990s, collection Patricia Stephen

Ref 1: Book illustration: Phantassie farmhouse, steading and windmill in George Rennie's time, by EM Wimperis after a drawing by JS Miles; *Lives of the Engineers* Vol II by Samuel Smiles, pub 1862, p118

Ref 2: Photograph: Postcard of Phantassie House (south façade) early 20th century.
Private collection of Joy Dodd, origin unknown



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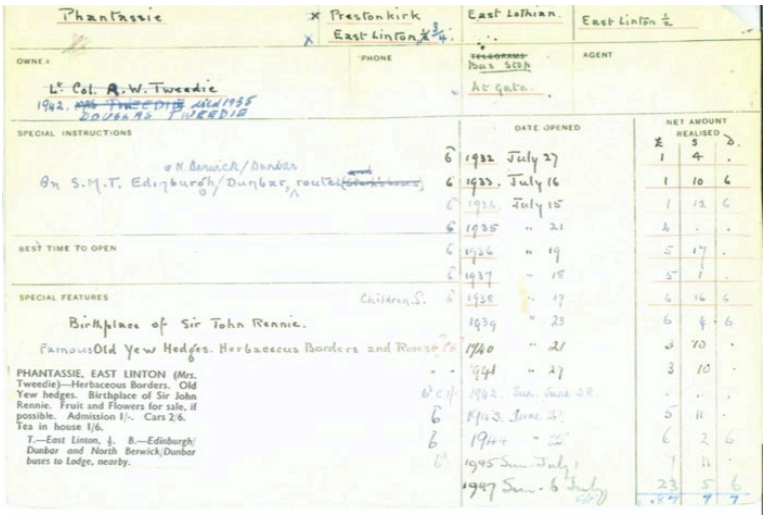


Phantassie — Prestonkirk / East Linton — East Lothian — East Linton

OWNER — PHONE — AGENT

Lt. Col. A. W. Tweedie

1942. Mr Tweedie and 1955 Douglas Tweedie

At Gate.

SPECIAL INSTRUCTIONS

On N. Berwick/Dunbar

On S.M.T. Edinburgh/Dunbar, route

BEST TIME TO OPEN

SPECIAL FEATURES

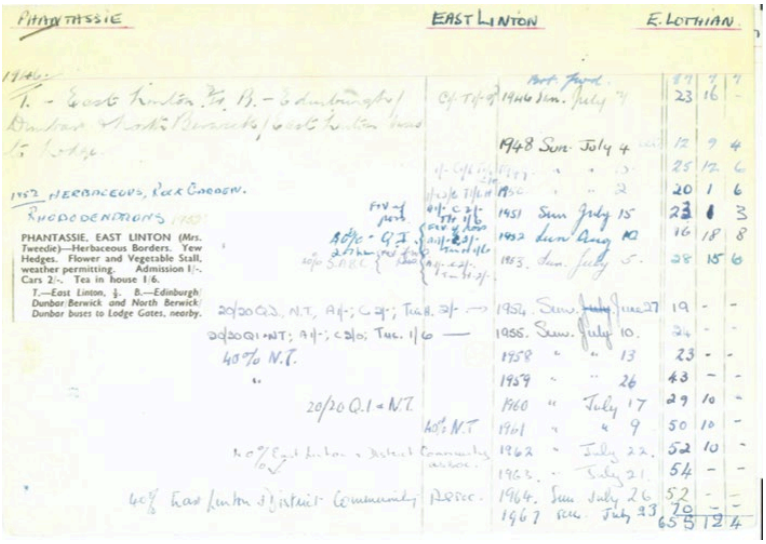
Birthplace of Sir John Rennie.

Famous Old Yew Hedges. Herbaceous Borders and Roses

PHANTASSIE, EAST LINTON (Mrs. Tweedie)—Herbaceous Borders. Old Yew hedges. Birthplace of Sir John Rennie. Fruit and Flowers for sale, if possible. Admission 1/-. Cars 2/6. Tea in house 1/6.

T.—East Linton, ¼. B.—Edinburgh/Dunbar and North Berwick/Dunbar buses to Lodge, nearby.

	DATE OPENED	NET AMOUNT REALISED £	s.	d.
6	1932 July 27	1	4	.
6	1933. July 16	1	10	6
6	1934. July 15	1	12	6
6	1935 " 21	4	.	.
6	1936 " 19	5	17	.
6	1937 " 18	5	1	.
6	1938 " 17	6	16	6
	1939 " 23	6	4	6
	1940 " 21	3	10	.
	1941 " 27	3	10	.
6	1942. Sun. June 28	.	.	.
6	1943. Sun. June 27	5	11	.
6	1944 " 25	6	2	6
6	1945 Sun. July 1	7	11	.
	1947 Sun. 6 July	23	5	6
		£85	7	7



PHANTASSIE — EAST LINTON — E. LOTHIAN

1946:

T. - East Linton Sta. B. - Edinburgh/Dunbar, North Berwick/East Linton buses to Lodge.

1952 HERBACEOUS, Park Cheddon.

RHODODENDRONS

PHANTASSIE, EAST LINTON (Mrs. Tweedie)—Herbaceous Borders. Yew Hedges. Flower and Vegetable Stall, weather permitting. Admission 1/-. Cars 2/-. Tea in house 1/6.

T.—East Linton, ¼. B.—Edinburgh/Dunbar Berwick and North Berwick/Dunbar buses to Lodge Gates, nearby.

20/20 Q.2, N.T., Aq.; C 2/-; Tea 2/- →

20/20 Q.1 NT; Aq.; C 2/6; Tea 1/6 —

40% N.T.

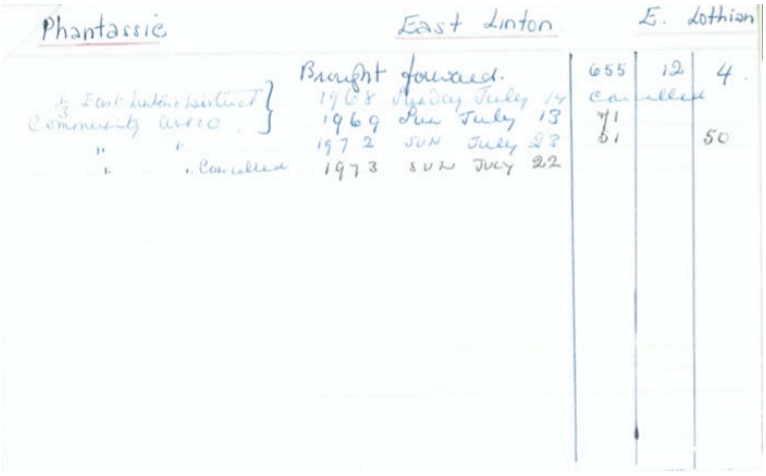
20/20 Q.1 = N.T.

40% N.T.

40% East Linton District Community

40% East Linton District Community

1946 Sun. July 7	23	16	-	
1948 Sun. July 4	12	9	4	
1950 " " 2	20	1	6	
1951 Sun. July 15	23	1	3	
1952 Sun. Aug 10	16	18	8	
1953. Sun. July 5.	28	15	6	
1954. Sun. July June 27	19	-	-	
1955. Sun. July 10.	24	-	-	
1958 " " 13	23	-	-	
1959 " " 26	43	-	-	
1960 " July 17	29	10	-	
1961 " " 9	50	10	-	
1962 " July 22.	52	10	-	
1963. " July 21.	54	-	-	
1964. Sun. July 26	52	-	-	
1967 Sun. July 23	70	-	-	
	655	12	4	



Phantassie — East Linton — E. Lothian

Brought forward. 655 12 4

East Linton District Community Centre 1968 Mon. July 14 Cancelled

1969 Sun July 13 71

1972 SUN July 23 61 50

Cancelled 1973 SUN July 22

Ref 8: Photocopy of pages from Scotland's Gardens Scheme records for Phantassie open garden days 1932 to 1973

Ref 9: Aerial photograph: RCAHMS, 15/4/1946, ref B0058, sortie 106G/UK/0014, frame run 7197

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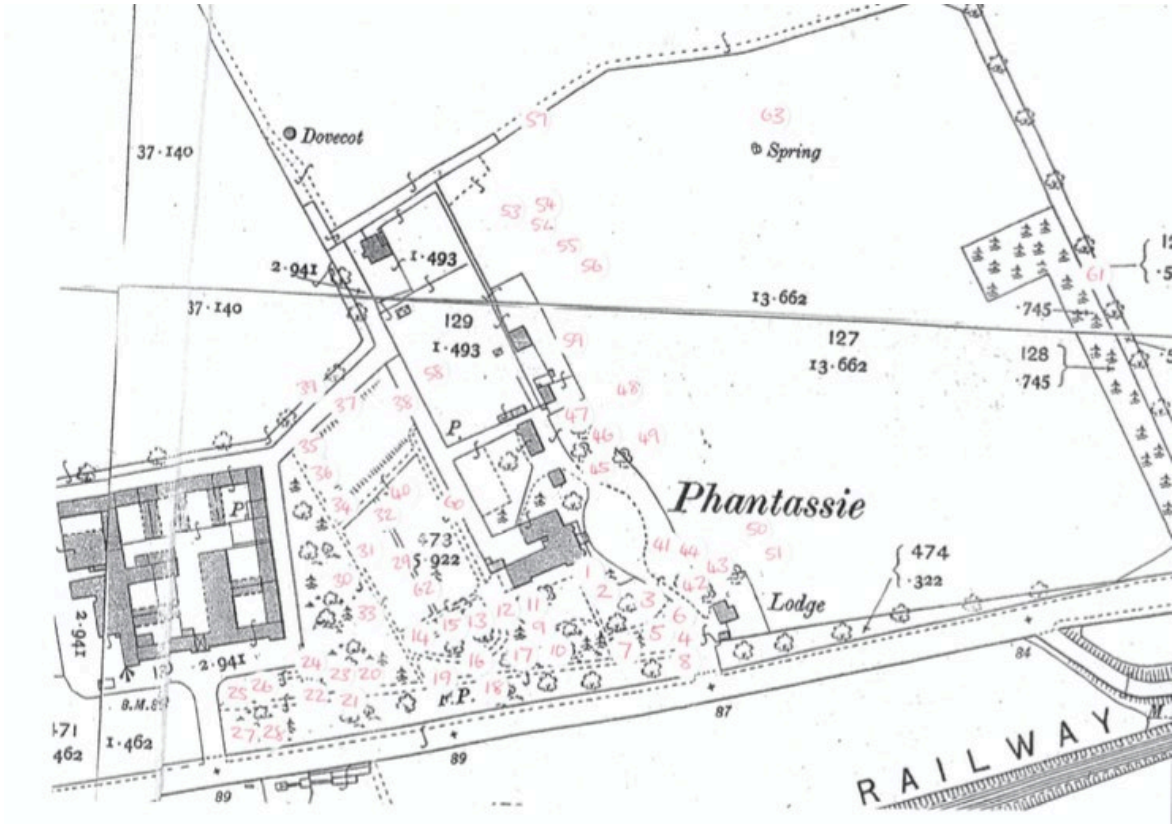
Ref 11: Photograph: Phantassie House, east façade 1950s, John Gray Centre, Haddington

Ref 12: Photograph: Aerial view of Gardener's Cottage, Phantassie, 1990s, collection Patricia Stephen

APPENDIX 2: TREE SURVEY



Map of tree survey

Key to tree survey map:

Number	Common Name	Latin Name
1	Yew	*Taxus baccata*
2	Remnants of yew avenue running north-south	*Taxus baccata*
3	Sycamore (variegated)	*Acer pseudoplatanus f. variegatum*
4	Walnut	*Juglans regia*
5	Beech (group of 5)	*Fagus sylvatica*
6	Horse chestnut	*Aesculus hippocastanum*
7	Walnut	*Juglans regia*
8	Row of yew and leylandii	
9	Yew (2) (remnants)	*Taxus baccata*
10	Tulip tree	*Liridendrono tulipifera*

11	Sycamores (group either side of path)	*Acer pseudoplatanus*
12	Yews framing either side of south lawn	*Taxus baccata*
13	Juniper	
14	Variegated sycamore	*Acer pseudoplatanus f. variegatum*
15	Copper beech	*Fagous sylvatica purpurea*
16	Horse chestnut (2, either side of path)	*Aesculus hipplcastanum*
17	Yew (group of younger trees)	*Taxus baccata*
18	Sycamore	*Acer pseudoplatanus*
19	Elm double avenue on either side of path (remnants)	*Ulmus*
20	Elm	*Ulmus*
21	Sycamore various either side of path	
22	Beech	
23	Oak	
24	Lime (single row)	*Tilia*
25	Scots pine	*Pinus sylvestris*
26	Silver birch	*Betula pendula*
27	Holm oak	*Quercus ilex*
28	Horse chestnut x 2	
29	Weeping spruce	*Picea breweriana*
30	Red oak	*Quercus rubra*
31	Silver fir	*Abies nobilis or Abies grandis?*
32	Cypress	*Cupressus macrocarpa?*
33	Flowering cherries and limes	
34	Giant redwood	*Sequoiadendron giganteum*
35	Giant redwood	*Sequoiadendron giganteum*
36	Purple prunus	
37	Espaliered fruit trees on walls	
38	Expaliered fruit trees on wall	
39	Purple beech	*Fagus sylvatica purpurea*
40	Liquidamber	*Liquidambar styraciflua*
41	Walnut	*Juglans regia*
42	Horse chestnut	*Aesculus hippocastanum*
43	Yews	*Taxus baccata*
44	Variegated sycamore (2)	*Acer pseudoplantanus f. variegatum*
45	Devil maple	*Acer diabolicum*
46	Balsam poplar	*Populus balsamifera*

47	Sycamore and limes mixed row	
48	Horse chestnut	*Aesculus hippocastanum*
49	Variegated sycamore x3	*Acer pseudoplatanuss f. variegatum*
50	Red oak	*Quercus rubra?*
51	Sweet chestnut	*Castanea sativa*
52	Beech (fastigiate)	*Fagus sylvatica Dawyck?*
53	River birch?	*Betula nigra?*
54	Birch	*Betula pendula?*
55	Cut-leaved alder	*Alnus glutinosa Imperialis*
56	Alder	*Alnus glutinosa*
57	Oak, lime, sycamore (shelterbelt along field boundary)	
58	Fir (unknown)	
59	Walnut	*Juglans regia*
60	Holly hedge 3m high	
61	Mixed hardwoods (shelterbelt) – ash, oak, hazel, walnut, wild cherry, horse chestnut, recent planting	
62	Yew hedges inc double avenue	*Taxus baccata*