

CANTY BAY HOUSE

CANTY BAY, NORTH BERWICK, EAST LoTHIAN, EH39 5PL



A spectacular and rarely available generous coastal property occupying a stunning cliff top position offering breath-taking views over the Firth of Forth located a short distance east of North Berwick.





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North Berwick 1.5 miles, Edinburgh 31 miles, Edinburgh Airport 39 miles (All distances are approximate).





Summary of Accommodation

Ground Floor: East Entrance Vestibule with Cloakroom, Reception Hall, Dining Room, Family/Games Room, Magnificent Dining Kitchen, Drawing Room, Bedroom with En Suite Shower Room, Cloakroom, Utility Room, Pantry, Control Room, Side Porch, and West Entrance

First Floor: Twin Landings, Principal Bedroom Suite with Dressing Room and En Suite Bathroom, Three Double Bedrooms with En Suite Bath/Shower Rooms, Study, and a Large Decked Terrace

Garage/Outbuildings: Timber Double Garage with Workshop Area, Storage Shed, and Timber Garden Shed/Kennel

Garden: Enclosed low maintenance garden surrounding the house, with slates and chips and lawn areas, deck area, separated by double gates from driveway and additional amenity ground and sheltered seating areas, with sea views. Access on foot to the sandy Canty Bay beach below.

About: 0.49 acres



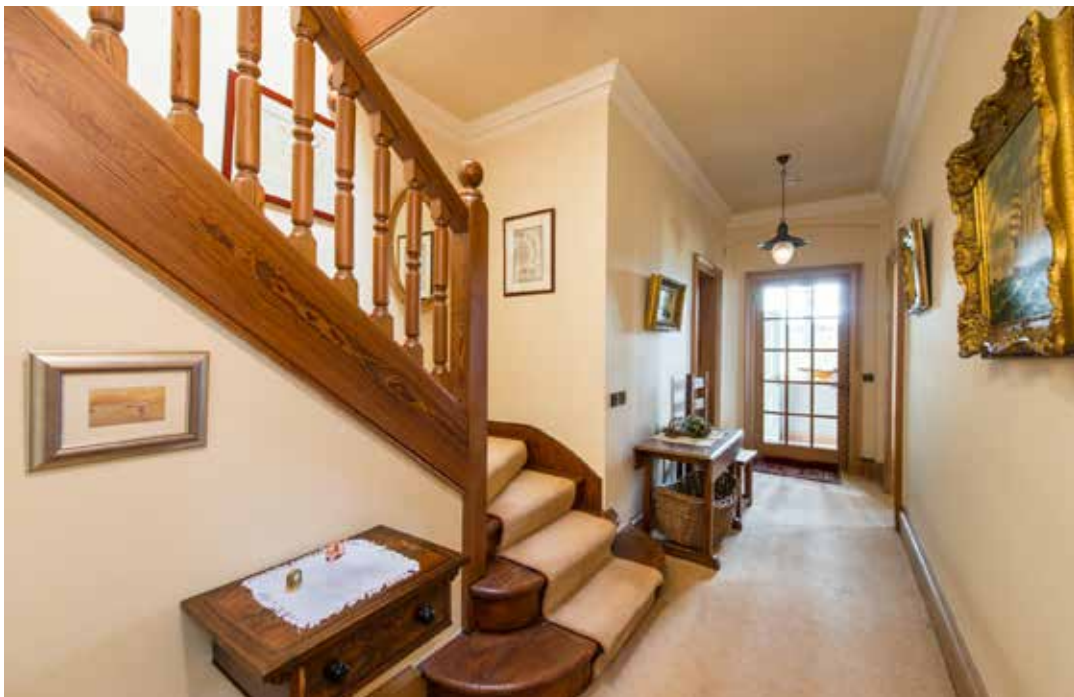
DESCRIPTION

Canty Bay House is a stunning family home with a spacious and flexible layout, with the most outstanding views over the Firth of Forth from the many large picture windows at the front of the house. The house is formed of two wings, one being the former main house which is believed to date from circa 1900 and the other a more recent addition in 2011 on the east side which seamlessly links the two sides to form an integral home with the large Kitchen Dining area at the heart of the house.

The house offers the opportunity to have up to 7 double bedrooms, and the multiple reception rooms also allow a varied and flexible ground floor layout. The house is well-suited to those working from home or who may require multi-generational living. The original house operated as the Canty Bay Hotel in the earlier part of the last century before becoming a family home around 1953. The east wing of the house was operated as a very sought after Bed and Breakfast from circa 2012 to 2019.

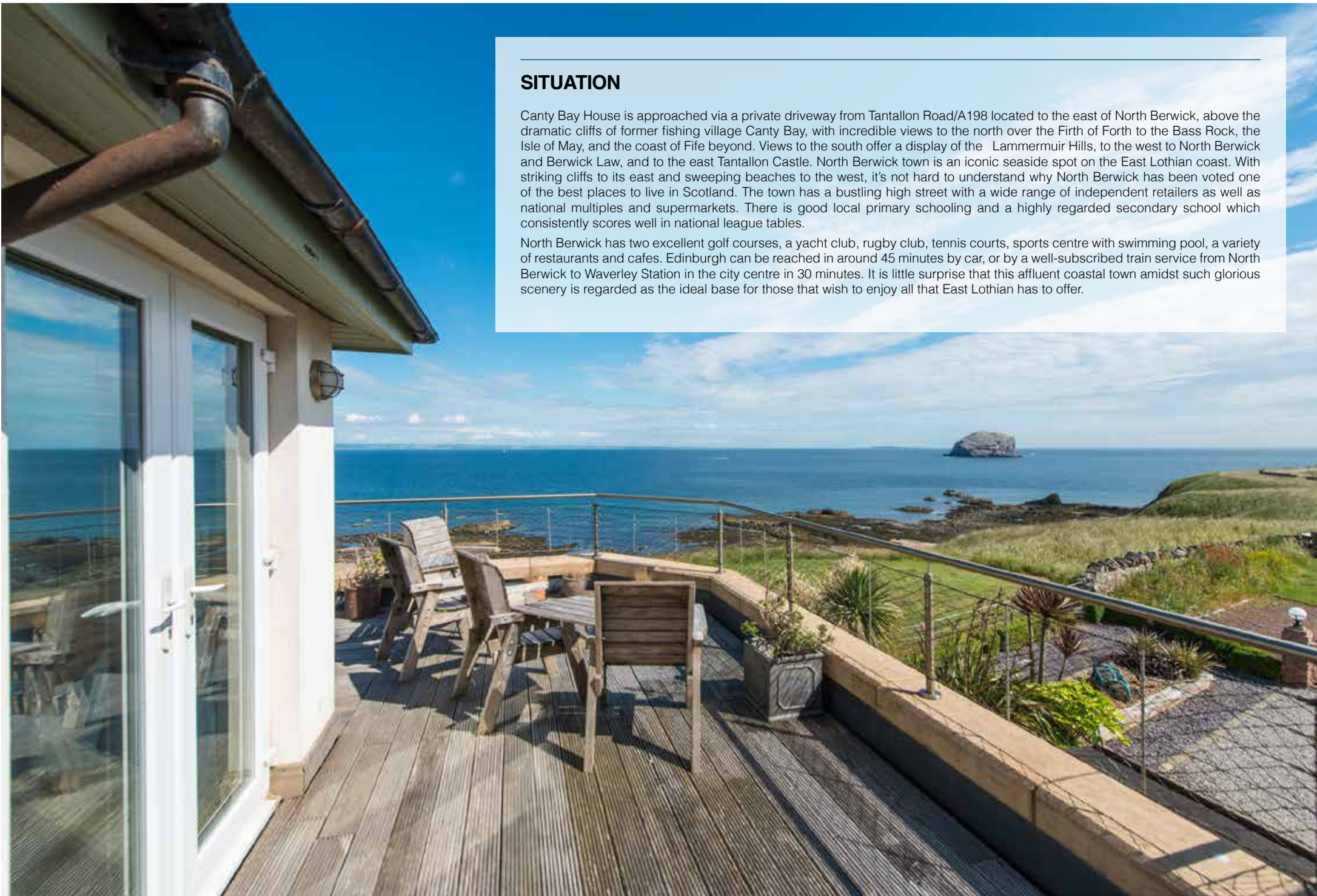
The east entrance with a spacious vestibule with storage and a handy cloakroom, welcomes you to the property and opens into the bright Reception Hall that forms a central space on the ground floor and enjoys an easterly aspect. From the hall, a Family/Games Room with feature fireplace and large bay window offers a casual recreational space separate from the formal Drawing Room. The Kitchen at Canty Bay House is show stopping, with a large central island fitted with double Belfast sink with Quooker boiling water tap, De Dietrich induction Hob, pop-up extractor fan, and spacious breakfast bar that creates a sociable space to entertain friends and family. The island has been positioned to make the most of the 5 large picture windows that curve around the external wall and offer the stunning and far-reaching uninterrupted views over the water. The Kitchen has ample storage within bespoke painted fitted wooden units with integrated Miele steam oven, fan oven, two warming drawers, coffee machine and fridge. There is a further pantry with shelving and wine rack for additional storage, and a door from the kitchen to an external back porch with access to power and a stable door to the garden. The Open Plan Dining Area benefits from the same incredible sea views and offers an informal dining space beneath a cupola that bathes the space in light. Large half glazed sliding doors open into the carpeted Drawing Room with a feature limestone fireplace housing a wood burning stove for cosy winter evenings by the fire. A separate Dining Room offers a bright, flexible space that would suit a variety of uses and benefits from double doors out to a deck area, a double door to the Reception Hall, and an adjacent Cloakroom. There is a useful Utility Room with plumbing for a washing machine and dryer and provides additional household storage. An inner hall leading from the Kitchen provides further access to the Drawing Room, as well as a spacious Double Bedroom (the Glen Room) with access to the Family/Games Room, and an ensuite wet room with shower, basin and WC. The inner hall also provides access to the West Entrance and Vestibule and features the original pitch pine staircase that ascends to the second landing.





Ascending the bespoke pine staircase from the Reception Hall in the east wing, 3 double bedrooms lead from the landing, and all benefit from elevated north and easterly views over the coastline. The rooms are named Bass Rock, Tantallon Castle, Canty Bay and feature built in wardrobe storage and en-suite shower/bathrooms. Bass Rock room has a door to the roof terrace that stretches the north elevation of the house. Canty Bay also has a door to the terrace and another linking it to the landing in the west wing of the house, where the Study/Bedroom and the Principal Bedroom Suite are located. The Study offers a beautiful view to the Bass Rock and Tantallon Castle, and benefits from a small sink and two sets of double doors to the roof terrace, as well as access to a share bathroom with the Canty Bay bedroom. The Principal Bedroom Suite is made up of a generous king-sized bedroom with double doors out to the terrace, a large and luxurious bathroom with a freestanding bath and walk-in shower, twin hand basins, and a WC, and a dressing room with a range of fitted wardrobes. The dressing room also has a door to the second landing, which descends to the inner hall on the ground floor.





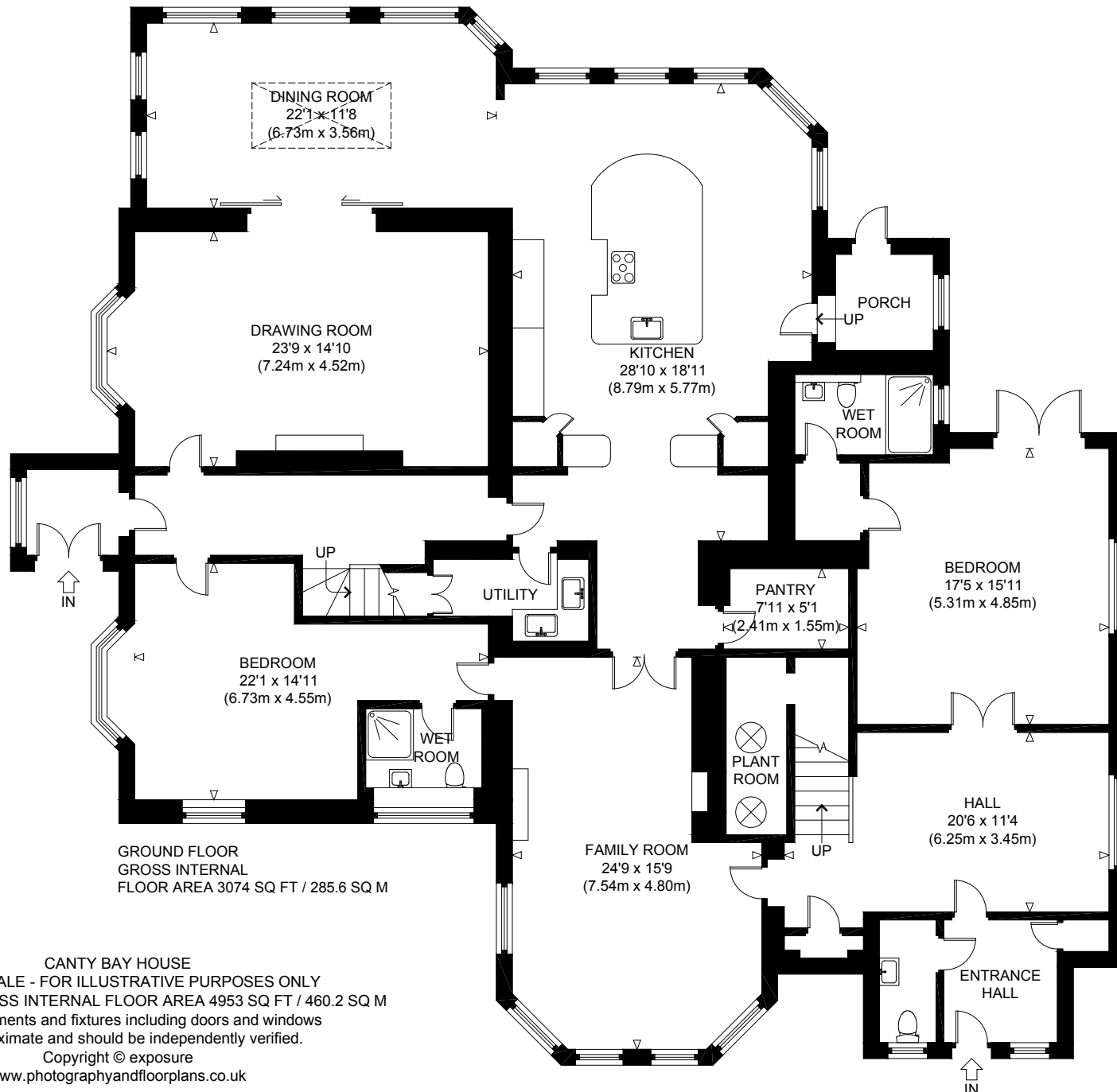
SITUATION

Canty Bay House is approached via a private driveway from Tantallon Road/A198 located to the east of North Berwick, above the dramatic cliffs of former fishing village Canty Bay, with incredible views to the north over the Firth of Forth to the Bass Rock, the Isle of May, and the coast of Fife beyond. Views to the south offer a display of the Lammermuir Hills, to the west to North Berwick and Berwick Law, and to the east Tantallon Castle. North Berwick town is an iconic seaside spot on the East Lothian coast. With striking cliffs to its east and sweeping beaches to the west, it's not hard to understand why North Berwick has been voted one of the best places to live in Scotland. The town has a bustling high street with a wide range of independent retailers as well as national multiples and supermarkets. There is good local primary schooling and a highly regarded secondary school which consistently scores well in national league tables.

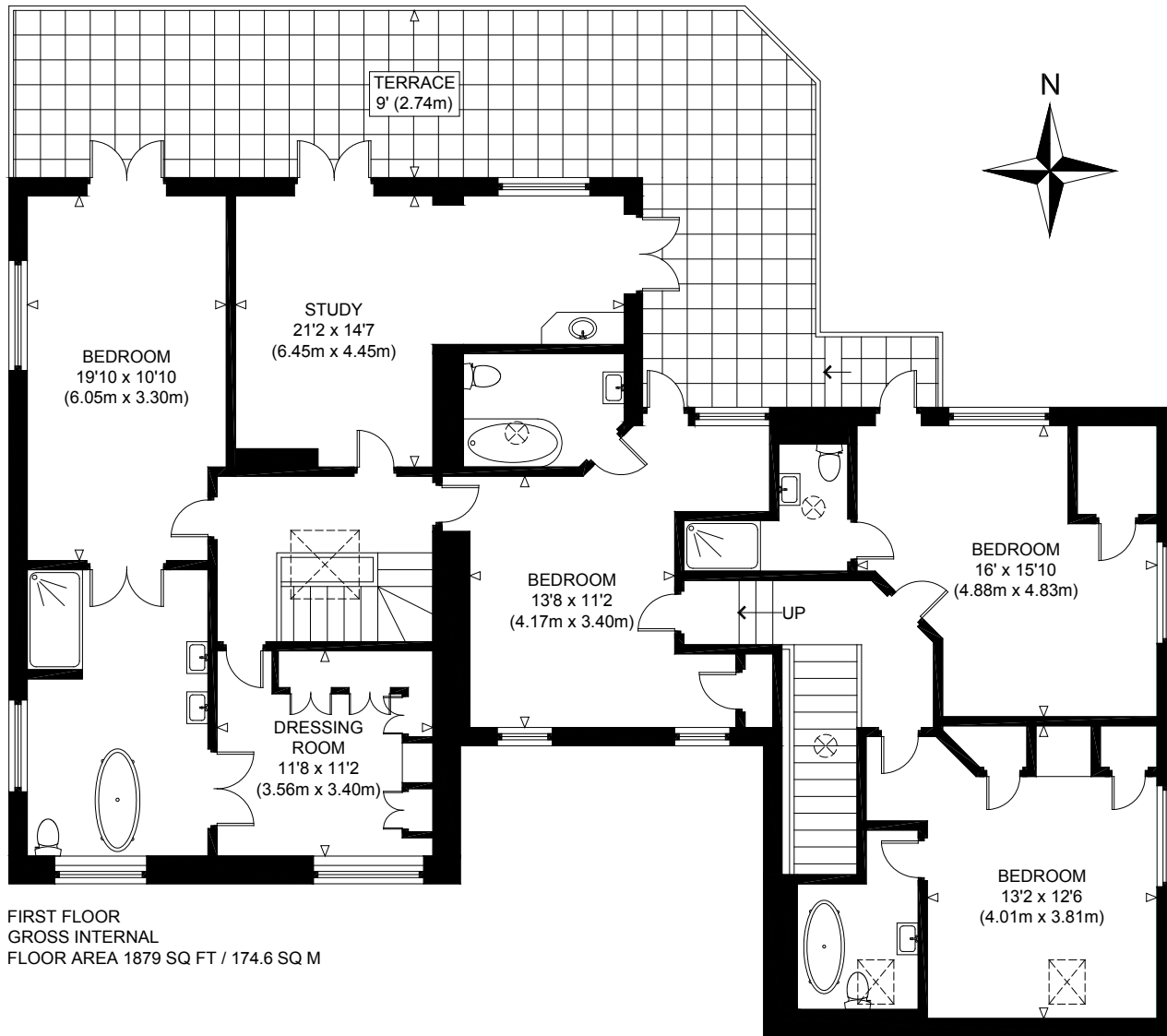
North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, sports centre with swimming pool, a variety of restaurants and cafes. Edinburgh can be reached in around 45 minutes by car, or by a well-subscribed train service from North Berwick to Waverley Station in the city centre in 30 minutes. It is little surprise that this affluent coastal town amidst such glorious scenery is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.







CANTY BAY HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4953 SQ FT / 460.2 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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GARDEN

The grounds at Canty Bay House extend to just under half an acre and consist of an enclosed garden with a variety of enjoyable and low maintenance areas, and an additional area of amenity ground to the east of the house. Within the enclosed garden slate chips around the house offering a low maintenance space to enjoy, with an area of lawn to the west of the house with a drying green sheltered by established Scots Pine trees. At the front of the house is a decked area with a patio and a large raised bed, planted with sea air loving shrubs and palm trees. A spacious gravel drive provides ample parking and turning space for multiple vehicles. A sheltered 'sitootery' faces east over the Bass Ross and is fitted with benches offering a peaceful place to relax and enjoy watching the sunrise and sunset.

GARAGE

There is a timber double garage with twin doors and a workshop area and bench that is fitted with electricity power. Adjacent to the garage is an external sheltered bin storage area and a further timber storage area with electricity power. At the back of the house is a timber garden shed with power access that is currently used as a kennel/wood store



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings - Only items specifically mentioned in the Particulars of Sale are included in the sale price. The carpets and curtains are included in the sale. The fireplace fender seat is specifically excluded; however some furniture may be available by separate negotiation.

Services - Mains electricity, and water, with two heating and hot water systems fired by dual Mitsubishi Ecodan Air Source Heat pumps that operate underfloor heating throughout the house. Drainage is to a private septic tank.

Viewing - Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation - For the benefit of those with satellite navigation the property's postcode is EH39 5PL

EPC – Band C

Local Authority - East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax - Band G

Entry and Vacant Possession - Entry and vacant possession will be by mutual agreement.

Home Report - A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.

Offers - Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. 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.

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.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





RETTIE

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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.