



# THE COACH HOUSE

MARLY KNOWE | WINDYGATES ROAD | NORTH BERWICK



**RETTIE**





### Summary of Accommodation

**Ground Floor:** Entrance Vestibule with adjacent Cloakroom, Open Plan Kitchen Dining Area and Lounge, Sitting Room, Conservatory, and Utility Room

**First Floor:** Landing, Principal Bedroom, Two Double Bedrooms, and Family Bathroom

**Attic:** Floored Attic accessed via a Ramsay Ladder from Sitting Room, and further Attic Space from the first floor Landing

**Garage:** Integral Garage with Electric Door with spacious gated mono-blocked driveway

**Garden:** Extensive enclosed rear Garden with feature pond and terrace, with woodland grounds beyond

**About: 0.5 acres**

# THE COACH HOUSE

**MARLY KNOWE, WINDYGATES ROAD, NORTH BERWICK, EH39 4QP**

A characterful C-Listed 3-bedroom family home with a bright and open floorplan, enjoying a south facing garden that extends over half an acre in a quiet location within the popular coastal town of North Berwick.

Gullane 5 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles (All distances are approximate)





#### SITUATION:

The Coach House, formerly an ancillary building for Marly Knowe, is located in a private and sheltered spot at the top of Windygyates Road. North Berwick lies on the East Lothian coast with spectacular cliffs to the east and sweeping beaches to the west. 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 High 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.





#### DESCRIPTION:

The Coach House is a wonderful and spacious family home, with a bright and open ground floor, and 3 well-proportioned bedrooms on the first floor. Previously an ancillary building to neighbouring Marly Knowe, the house was designed 1902 by the prolific Scottish architect and ambassador of the Arts and Crafts movement Robert Lorimer (1864-1929), and his signature curved style is represented in the bell-shaped roof over the principal bedroom.

The glazed front door opens into a welcoming Vestibule that offers space to remove coats and shoes and provides access to a generous Cloakroom with WC and basin. Separated from the main by a glazed wall allowing the light from both sides of the house through, the Vestibule opens into the Open Plan Kitchen Dining Area and Lounge. A bright and airy space, this main reception space is the ideal room for entertaining, with an open plan Kitchen with an island that faces out onto a large Dining space. The Kitchen is fitted with traditional cream shaker style bespoke units designed and installed by Christopher Howard, with a large AGA range cooker with 6 ring gas hob and 4 ovens, a Smeg extractor cooker hood, a recently fitted integrated NEFF dishwasher, and an integrated fridge-freezer. A large window over the sink bathes the kitchen in light and looks out over the front drive. A Utility Room is adjacent to the Kitchen and as well as housing the boiler and a Miele washing machine, provides additional storage units with an additional freestanding AEG freezer, and further storage under the stairs.

The Sitting Room has two sets of glazed double doors leading from the reception room and out to the Conservatory. A perfectly proportioned room, the Sitting Room is a spacious yet comforting room with an attractive green gas fired stove providing a focal point, and dual aspect windows over looking the front and rear gardens enhancing the space with natural light. Two timber beams characterise the room and elevate the warmth and comforting feeling it gives. The south facing Conservatory is a modern addition to the house, and has a stunning outlook over the terrace to the extensive gardens beyond. A glazed sliding door neatly integrates the conservatory to the main open plan space and gives the option for it to become a separate space if required.

There are three Double Bedrooms, and a Family Bathroom that all lead from the spacious first floor landing. The Principal Bedroom is a large and bright room with dual aspect windows to the south and west that enjoy a leafy and private view over the gardens below, and a generous walk-in wardrobe behind mirrored sliding doors provides ample storage. The second and third Bedrooms are both well-proportioned double rooms with built-in storage. The Family Bathroom has a fantastic north facing view to the sea and is furnished with a corner shower cubicle with mains shower, a bath, basin, and WC, as well as a heated towel radiator. The Landing also benefits from an airing cupboard, useful for linen and household storage.

There are two attic spaces, one accessed from the Landing, and another from the Sitting Room. The attic above the Sitting Room has a hatch with a Ramsay style ladder and is fully floored providing further household storage.

#### **GARAGE:**

An integrated garage is accessed from the front drive and provides ample storage for multiple vehicles via an electric rolling door. The paved driveway that precedes the garage is gated and also provides space for 2-3 vehicles.

#### **GARDEN:**

The garden at The Coach House is a real feature, extending to just over 0.5 acres and consisting of a large and private terrace area, a manicured garden and established woodland garden grounds beyond. The terrace is a south facing sun trap that extends the entire breadth of the house and is accessed through double doors from the conservatory making it an ideal place to enjoy long summer evenings and dining al fresco. Steps lead down from the terrace to a manicured garden area, semi-enclosed by a curved trellis that is occupied by a beautiful flowering clematis, and a series of iron archways curve around a feature stone pond. Beyond this, established shrubs and trees occupy the extended grounds, with a path that leads to the bottom of the garden where a compost area is located. A path at the side of the house connects the front and rear gardens and an enclosed side garden area houses two timber sheds and a greenhouse.

#### **GENERAL REMARKS AND INFORMATION:**

##### **Fixtures and Fittings**

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The dining table and chairs are available by separate negotiation.

##### **Services**

Mains electricity, drainage, and water, with gas central heating.

##### **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 4QP

##### **EPC – Band TBC**

##### **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:

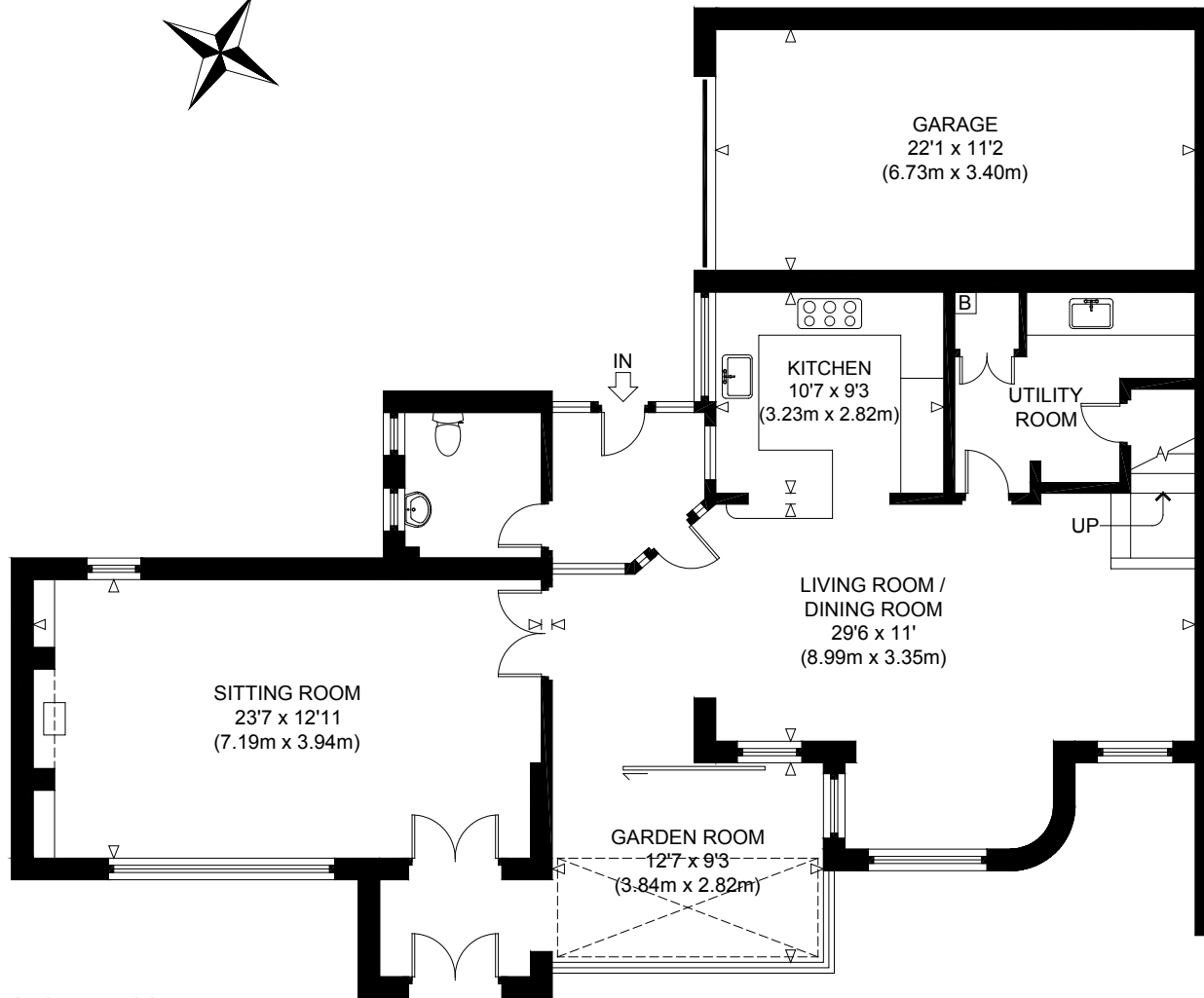
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Offers:

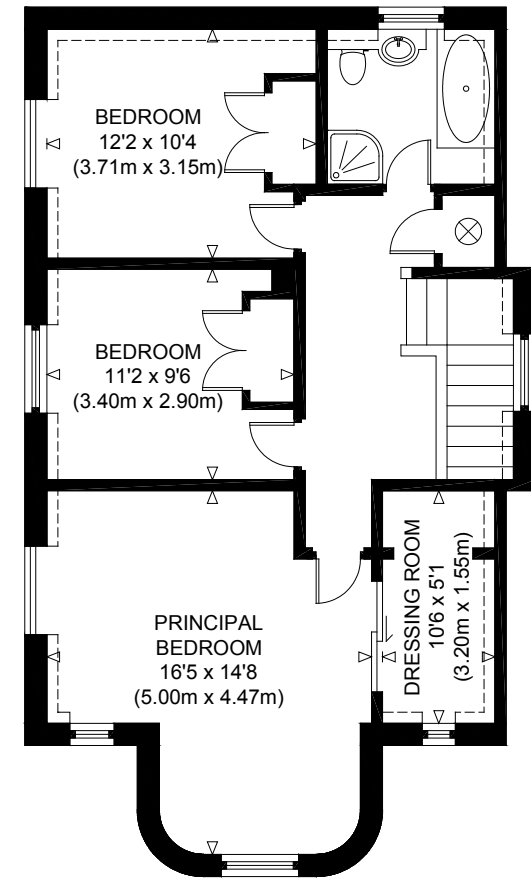
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order 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.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1439 SQ FT / 133.7 SQ M



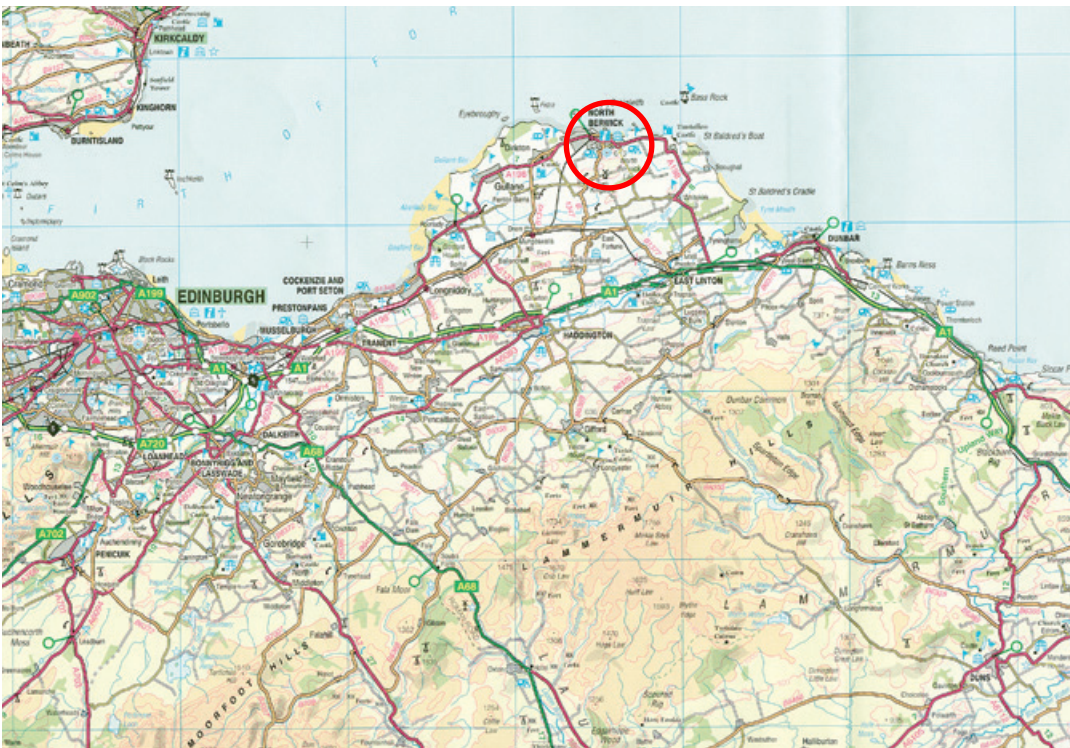
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 698 SQ FT / 64.8 SQ M

THE COACH HOUSE MARLYKNOWE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2137 SQ FT / 198.5 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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**Important Notice:**

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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 mis-statement shall not annul the sale, or entitle any party to

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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.