



## 23 THE VILLAGE

*Archerfield, Dirleton, North Berwick, East Lothian EH39 5HT*



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**A spacious 5-bedroom detached family home set within the prestigious Archerfield development, with a large enclosed manicured garden and a separate detached garage with gym.**

**Gullane 3 miles, Drem 4 miles, North Berwick 5 miles, Edinburgh City Centre 23 miles (all distances are approximate)**

### Summary of Accommodation:

**Ground Floor:** Reception Hall, Drawing Room, Family Room, Dining Kitchen opening to Sitting Room/Dining Room, Study/Bedroom 6, Utility Room and Cloakroom

**First Floor:** Landing, Principal Bedroom with Ensuite Shower Room, Double Bedroom with Ensuite Shower Room, Three further Double Bedrooms and a Family Bathroom

**Garage:** Detached Garage with Gym

**Garden:** A well-manicured enclosed garden surrounds the property to the front and rear, predominantly laid to lawn, with a mature beech hedge and timber fence perimeter, herbaceous borders, kitchen garden with raised beds and a block paved driveway.

**About:** 0.54 acres (0.22 Ha)



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### Situation:

Archerfield is a prestigious development situated in the beautiful East Lothian countryside between Gullane and the historic village of Dirleton. To the north lie the sandy shores of the Firth of Forth and to the west, the famous Muirfield Links - home to the Honourable Company of Edinburgh Golfers and often the venue for the British Open.

Golf has been played on the Archerfield Estate since 1868, and the original 6-hole course was extended to 18 holes in 1910. During World War II, the grounds were taken over by the ministry of Defence and 50 years later the land was acquired by an Edinburgh businessman. Archerfield's renaissance now includes the restoration of Archerfield House and the construction of two 18-hole golf courses. Fletcher's Cottage Spa offers the ultimate in spa treatments and within the original walled garden there is a restaurant, delicatessen and gift shop.

Individually designed luxury homes have been constructed within a spectacular setting amongst the original pine groves undulating to open terrain and natural water features. The nearby villages of Gullane and Dirleton provide local shopping, pubs and restaurants whilst a broader range of amenities are available in North Berwick and Haddington.

There is a regular train service from North Berwick or Drem into Edinburgh city centre, with the A1 trunk road providing ease of access by car both to Edinburgh and the South. Private schools in the vicinity include the prestigious Loretto School in Musselburgh, Belhaven Hill in Dunbar and the Compass School in Haddington, as well as the very well-regarded non-fee-paying North Berwick High School. There are also regular buses to further private schooling options in Edinburgh.

### Description

23 The Village is a stunning 5-bedroom family home with an attractive cream exterior, slate roof and castellated gable ends, giving a flare of Scottish tradition to this modern home. Neutrally decorated with double glazing throughout, the house has been completed to a high standard, boasting laminate wood flooring throughout the ground floor and plush grey carpets throughout the first floor.



The house is approached through timber double gates that lead into a block paved driveway with parking for several cars. The front door opens into a large, spacious reception hall which gives access to all the principal rooms on the ground floor. Double doors open from the hall into the drawing room which is flooded with natural light from triple aspect windows and French doors that lead out to a timber decked area with a hot tub and the rear lawned garden beyond.

Adjacent to the drawing room is another bright reception room with French doors to the garden and a doorway leading into the large open plan dining kitchen/family room - which will no doubt become the main hub of the home. A striking wood burning stove is situated to one corner and a further external decking area can be accessed through a third set of French doors leading from the family room into the garden. Consequently, the layout of the principal reception rooms that link through to each other, alongside their direct access to the garden, provide a wonderful space in the summer months for alfresco dining and entertaining.

The fully fitted kitchen boasts a range of floor and wall mounted units and various integrated Siemens appliances to include three separate ovens, a coffee machine, fridge freezer, dish washer and a 5-ring hob within the central island breakfast bar. The utility room sits adjacent to the kitchen with floor mounted units, two (LG & Hotpoint) washing machines and double cupboard doors that access a large walk-in larder cupboard that houses the Vaillant boiler. A separate side door leads from the utility to the kitchen garden/driveway giving alternative access for everyday use. The kitchen links back through to the reception hall where a large, bright study, downstairs cloakroom and a walk-in hall cupboard complete the ground floor.

Carpeted stairs ascend from the hallway to an expansive landing on the first floor which could easily be utilised as a further recreational area. The principal bedroom boasts his and hers integrated wardrobes and an ensuite shower room, with four further double bedrooms, all with integrated wardrobes and one with an ensuite, alongside a modern family bathroom.

### Garden

The house sits centrally within its well-manicured gardens, with lawns to the front and rear and herbaceous borders flanking the house. A separately fenced kitchen garden resides to the side of the house with raised beds for the avid gardener, and a gateway leads from the drive to the rear garden with a block paved pathway. Three timber decked areas stand adjacent to the property providing various areas for garden seating alongside a hot tub and a children's summer house. A timber fence and beech hedge formulate the perimeter boundary of the garden, with dual timber gates leading to the driveway and a pedestrian gate leading to the front door.

### Garage

A detached pitched roof garage is situated adjacent to the drive, with twin garage doors and a modified room space adjacent that is currently being used as a gym. There is a fully floored loft space above the garage which provides useful storage and could, subject to planning approval, be converted to provide additional accommodation.



## General Remarks and Information

### Fixtures and Fittings:

Internally the sale includes all fitted carpets, curtains, light fittings and white goods, whilst externally, the hot tub, Wendy house and climbing frame will also be included in the sale.

### Services:

Mains Water, Electricity, Drainage, and 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 5HT.

### 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 H

### 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.



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**Offers:**

Offers should be submitted in Scottish Legal Form to the selling agents Rettie 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.

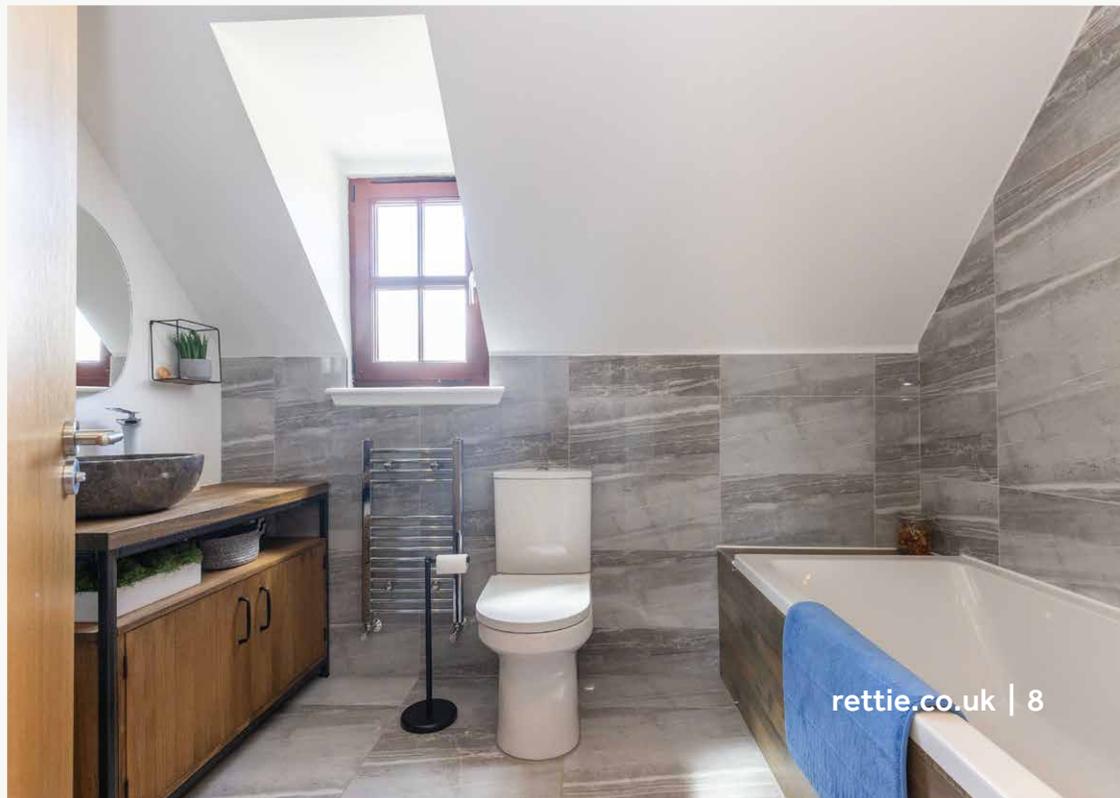
**Important Notice:**

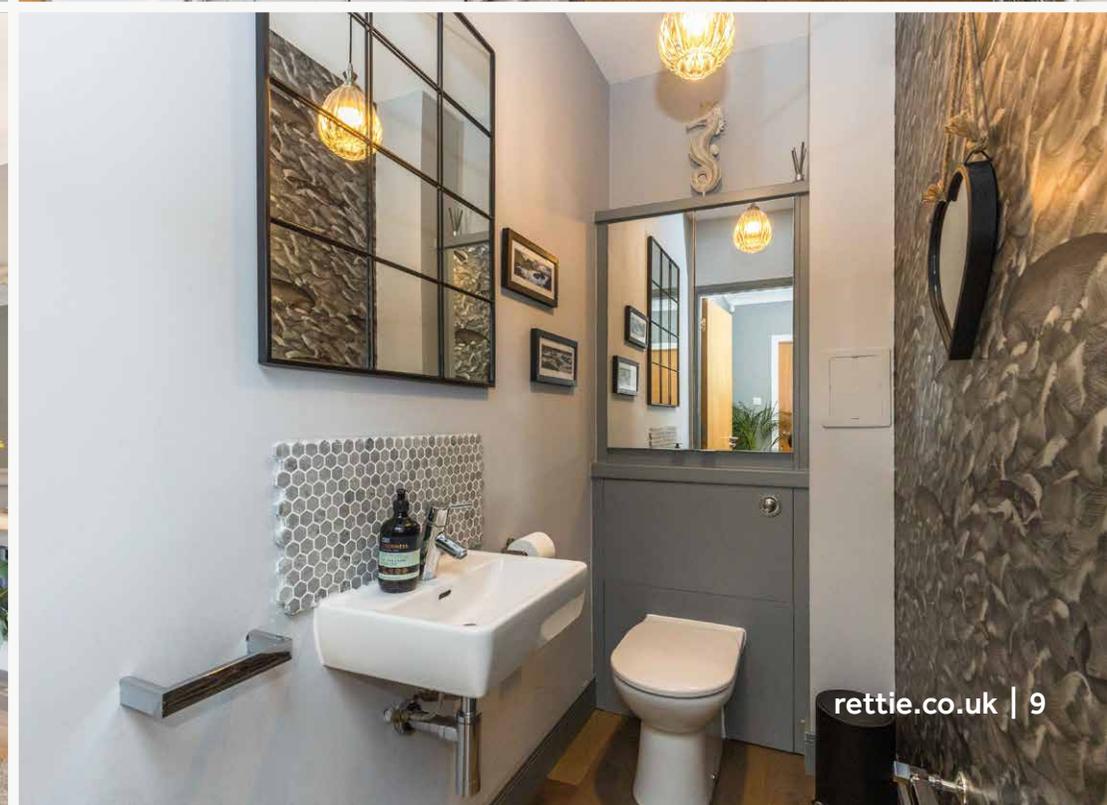
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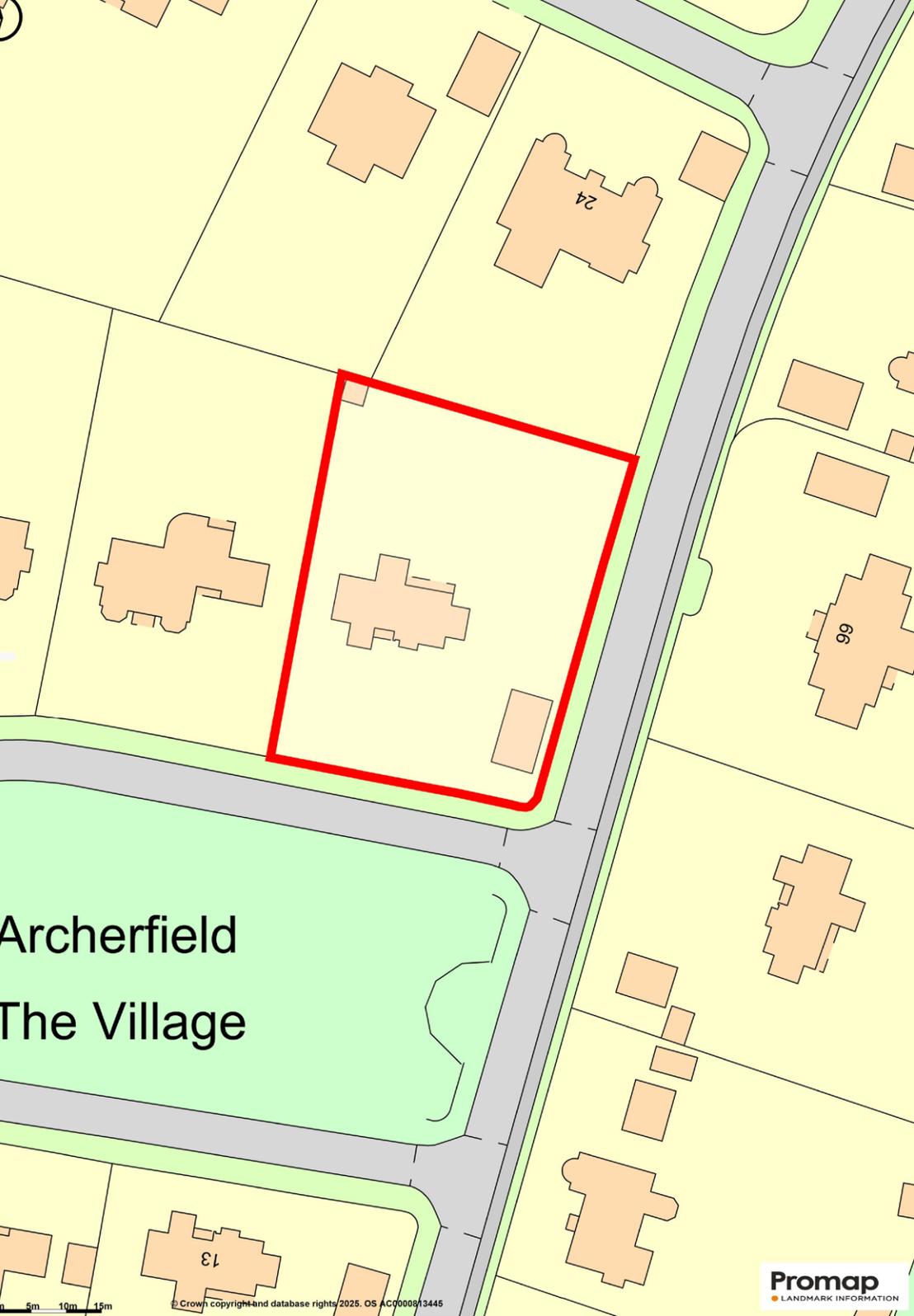
The photographs of the property were taken in July 2023





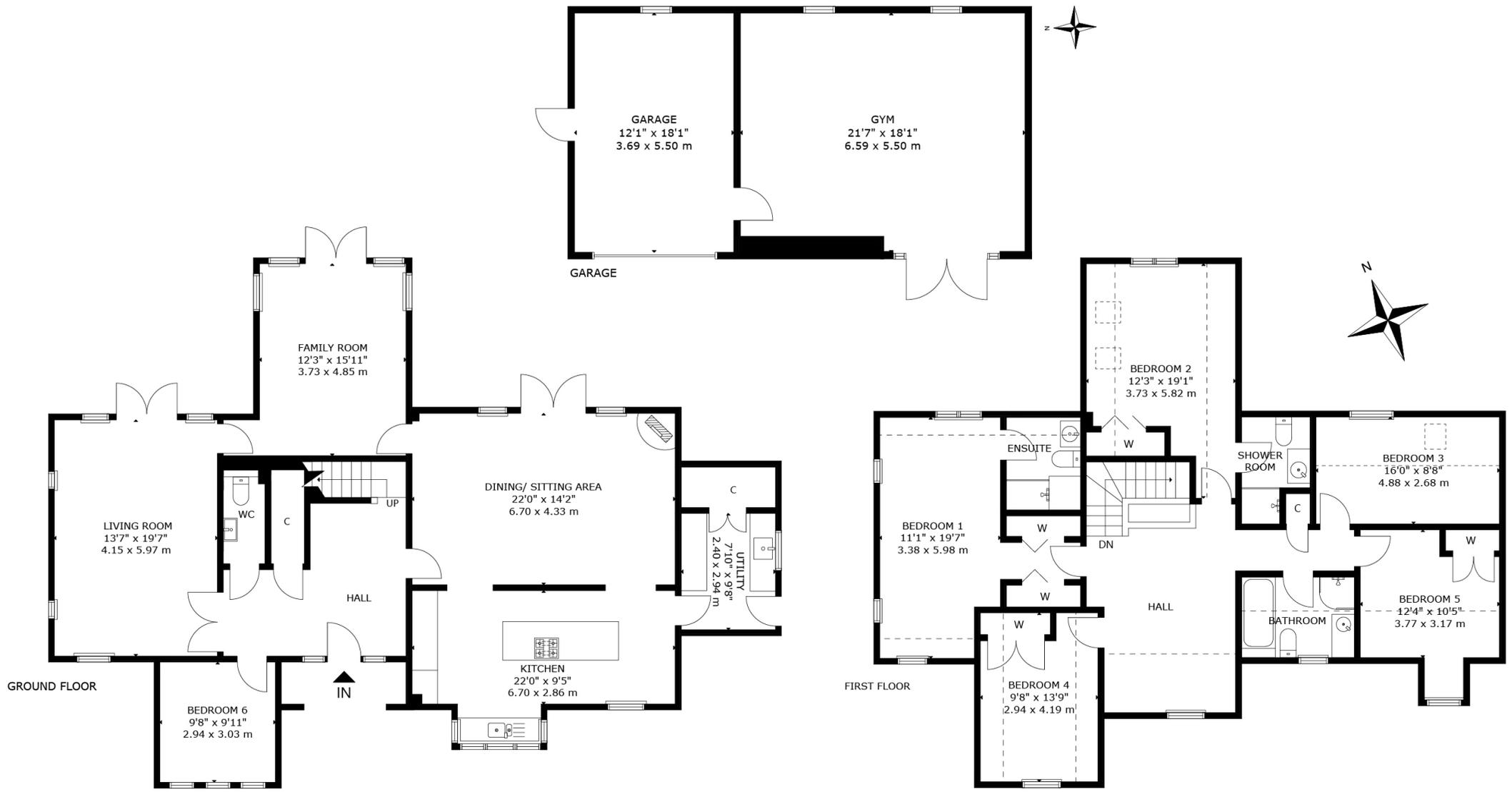






# Archerfield The Village





23 THE VILLAGE, ARCHERFIELD, DIRLETON, NORTH BERWICK, EH39 5HT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 2,860 SQ FT / 266 SQ M  
 GARAGE 617 SQ FT / 57 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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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.

## RETTIE

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