



## THE STABLES

*Carlekemp, Abbotsford Road, North Berwick, East Lothian, EH39 5DA.*







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**A rare opportunity to acquire an exceptional B-Listed former stable block, situated within mature garden grounds, offering generous reception rooms for entertaining and 5 bedrooms inclusive of an adjoining self-contained studio, within close proximity to North Berwick's amenities and commuting distance to Edinburgh.**

North Berwick Train Station 0.9 miles, Gullane 4 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles (All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Family/Games Room, Dining Room, Kitchen-Breakfast Room, Two Double Bedrooms, further Bedroom/Study, Family Bathroom, Boot/Utility Room, Coat Cupboard, Cloakroom and Studio/Bedroom 5.

**First Floor:** Principal Bedroom Suite with Juliette Balcony, Dressing Room, En Suite Bathroom with Extensive Walk in Wardrobe and Additional Storage Room.

**Studio:** A self-contained studio, with open plan kitchen-dining-sitting room, with open alcove to (bedroom 5) with an en suite shower room.

**Garden:** The garden wraps around the house on two sides and is predominantly laid to lawn, with a colourful herbaceous border, raised deck and patio area with partial sea views.

**About:** 0.75 Acres



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### Situation:

North Berwick lies on the East Lothian coast with spectacular cliffs to its 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. There is good local primary schooling and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar. North Berwick has a Sailing Club, Rugby Club and Tennis Club as well as a well-equipped sports centre and swimming pool. Two golf courses cater for the sportsperson, whilst inland there is a wealth of walking and riding opportunities amidst the unspoilt countryside of East Lothian and the Lammermuir Hills. Edinburgh can be reached by car, or by a well subscribed train service from North Berwick to Waverley Station in the city centre. It is little surprise that this affluent coastal town amidst such glorious scenery has been nominated as "The Best Place to Live" in Scotland for the second year running.

### History:

The property originally encompassed the Stable block, coach house and hayloft along with accommodation in the form of Stables Cottage for Carlekemp House. Carlekemp House was designed by John Kinross, RSA in 1898 in Cotswold Elizabethan style for James Craig, a paper manufacturer. Indeed, the initials JC can be seen carved above the former hayloft, at the centre of the main range. Kinross was particularly skilled in traditional styles and was highly involved in the restoration of historic buildings, including several churches. He became an expert in stable designs and was consulted by Lorimer.

Period features have been retained throughout including bipartite and tripartite lead paned windows, chimneypieces, decorative lead guttering and the original wrought iron weathervane.

### General Description:

An exceptional detached B-Listed property with a stone façade sitting beneath a slate roof. The accommodation is arranged in a U-plan, around a cobbled courtyard and is perfect for modern family life and entertaining with the reception rooms in the west wing and bedrooms in the east wing with the kitchen providing a central hub. The kitchen, reception rooms and the bedroom wing all benefit from direct access into the courtyard which provides an additional safe, sunny and sheltered 'room', especially during the summer months.

The house is approached via a privately owned road arriving to a parking area where there is ample space to park multiple cars, with a bike store and additional shed. A wooden pedestrian gate opens to the garden, with a paved path winding its way to the front door. The house has been lovingly renovated by the current owners yet still retains its period character and charm. The front door opens to a welcoming and spacious entrance hall, which gives access to the principal rooms on the ground floor, featuring tiled stone floors and generous fitted cupboards.





The sitting room is an immensely elegant and spacious room with a wooden floor, with views over the garden and central courtyard and features a log burning stove set beneath a handsome stone mantel. A door leads out to the rear garden with a further door opening to the inner courtyard. Bi-folding doors from the sitting room open to the family/game's room, again a generous size featuring a beautiful decorative fireplace with a glazed French door leading out to a decked area and the rear garden beyond.

From the entrance hall a door opens to a dining room, which has a dual aspect with a door leading out to the inner courtyard, with space for a large dining table and chairs. Adjacent to the dining room is a stunning open plan kitchen/breakfast room, which is bathed in natural light from the beautiful leaded windows and French doors leading out to the courtyard. The kitchen is handmade by Michael Hart and there is a range of wall and base mounted units with a Belfast sink, central circular island all with granite work surfaces. Appliances include a four-oven gas Aga with separate electric oven and four ring gas hob above, dishwasher and space for an American style fridge/freezer. Completing the accommodation on the ground floor in the west wing is a panelled cloakroom, with WC and wash hand basin and a coat cupboard housing the gas boiler and an under stairs cupboard.

From the kitchen a door opens to an inner hall that gives access to the east wing, which offers a double bedroom/study, two further double bedrooms and a beautiful well-proportioned family bathroom with a free-standing bath, walk-in shower cubicle with drencher showerhead and handheld shower attachment, WC and basin. Next to the bathroom is a door connecting to the studio which has an open plan kitchen-dining-sitting room, with adjoining bedroom and en suite bathroom. At the opposite end of the hall a door opens to a boot/utility room with tiled stone floor, which is plumbed for a washing machine and tumble dryer with back door out to the central courtyard.

Returning to the inner hall between the west and east wing, stairs ascend to the first floor and landing, passing an extensive attic, which is home to the water tanks. The landing has a Velux window with views out over to the sea. A door opens to the principal bedroom suite, which is a very generous size, with a dual aspect featuring far reaching sea views and views to Berwick Law, a separate seating area and French double doors opening to a Juliet balcony, which overlooks Carlekemp House and the sea beyond. From the bedroom a door opens to a dressing room and en suite bathroom installed by the North Berwick Bath Company, which has a tiled floor with under floor heating, sunken bath, walk-in shower cubicle, WC and basin, with twin storage cupboards, with a further door opening to an extensive walk-in wardrobe and additional storage room.

#### Studio:

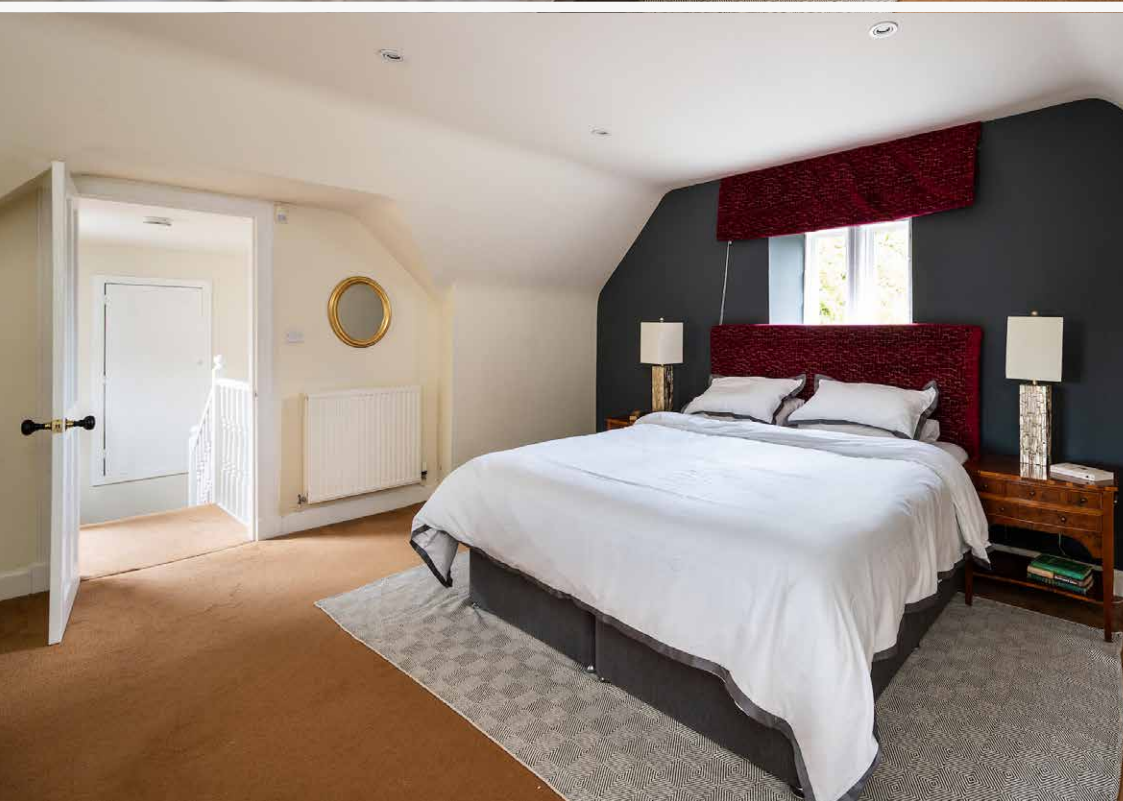
A fantastic feature of the house is a self-contained studio, offering a versatile private space for guests, or to be enjoyed as part of the main house. The studio also benefits from its own entrance off the courtyard, with a door opening to an open plan kitchen-dining-sitting area, with an alcove opening to a double bedroom, which has an en suite shower, WC and wash hand basin. The studio also has a short term let licence with East Lothian Council and has been run as a successful holiday let business for the previous 6 years (EL00124F).

#### Garden:

The gardens at The Stables wrap around the house on two sides and are predominantly laid to lawn with a herbaceous border interspersed with specimen trees and mature shrubs. The decked area, which is accessed from both the sitting room and games room, is a fantastic suntrap and the perfect place to enjoy al fresco dining or a glass of wine on a summers afternoon. To the rear of the garden there are two raised vegetable beds and a hidden garden with rockery and a paved patio area with seating which enjoys sea views to the south. Adjacent to the hidden garden is a children's timber framed climbing frame and slide, with an external office, which is insulated, and timber clad with power and light. To the rear of the outside office is a further store and log store.









## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH39 5DA.

### Directions

To reach the house, drive North down Strathern Road and take a right-hand turn when you approach Abbotsford Road. Directly in front of you, you will see the sign with the address "1 & 2 Abbotsford Park and The Stables" come up the drive past the stone pillared gates, the property is the second house on the left, where you can park your car.

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

### Short Let Licence

The studio has a short term let licence with East Lothian Council and has been run as a successful holiday let business for the previous 6 years (EL00124F).

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains gas, water, electricity and mains drainage.

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827 827

### Council Tax

Band H.

### EPC Rating

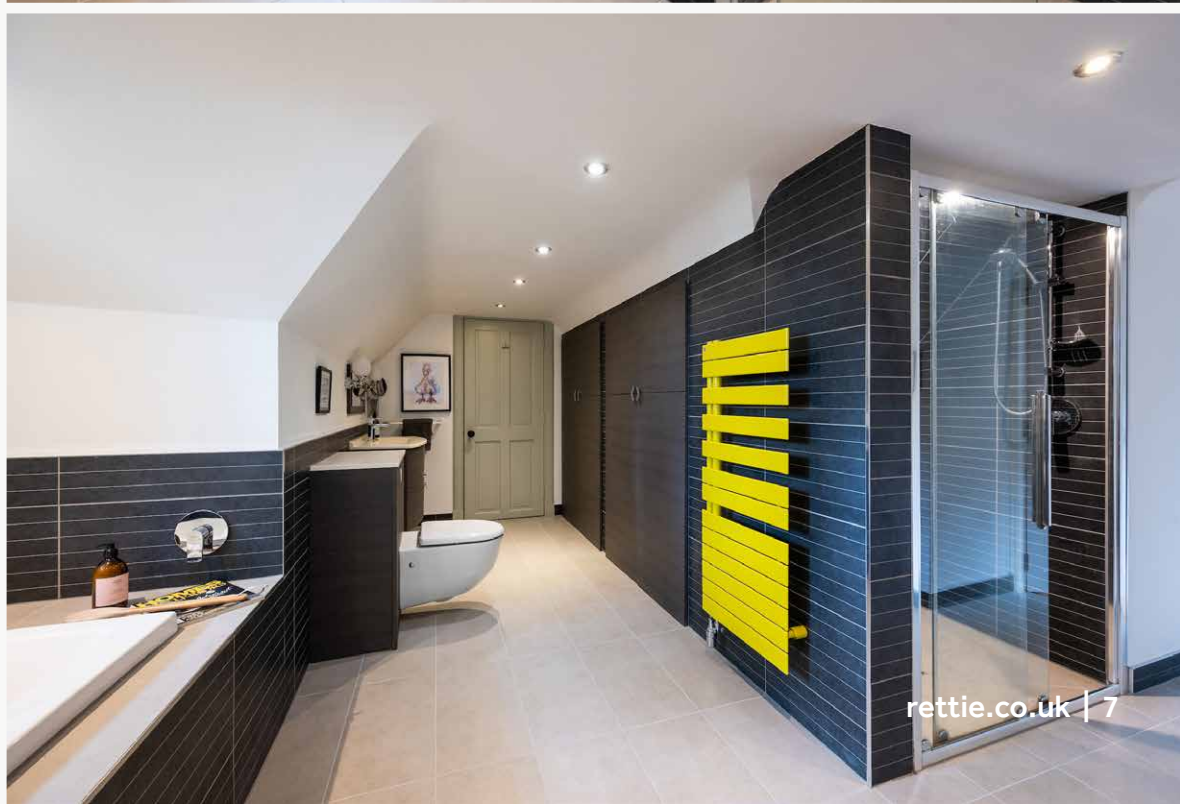
Band – Band D.

### Home Report

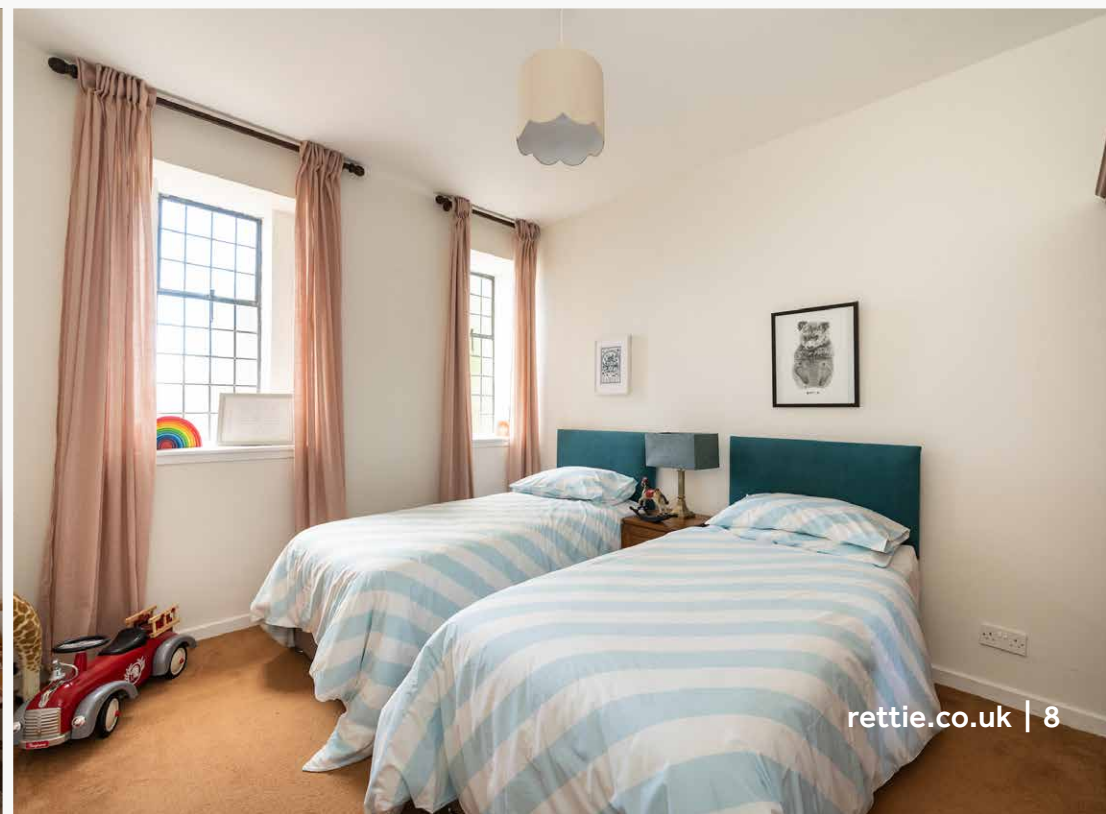
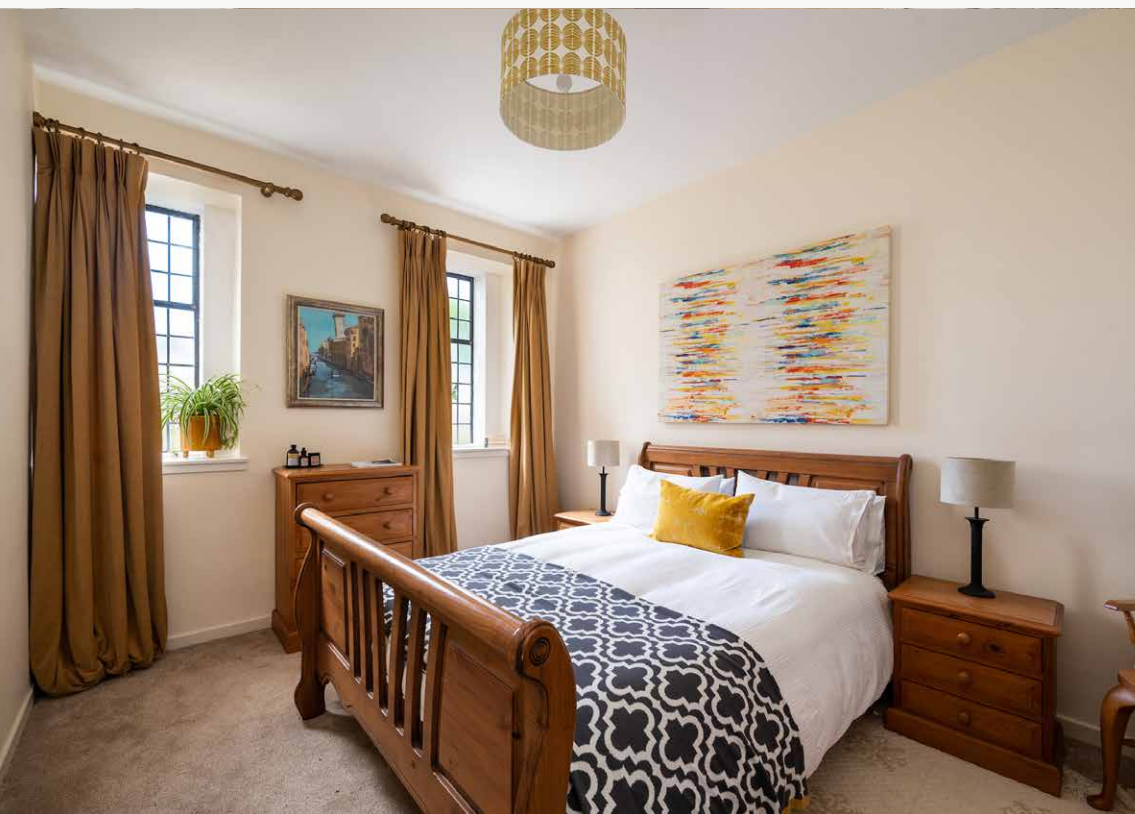
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.









### 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.

### 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.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

### 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.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### 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 especial 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.





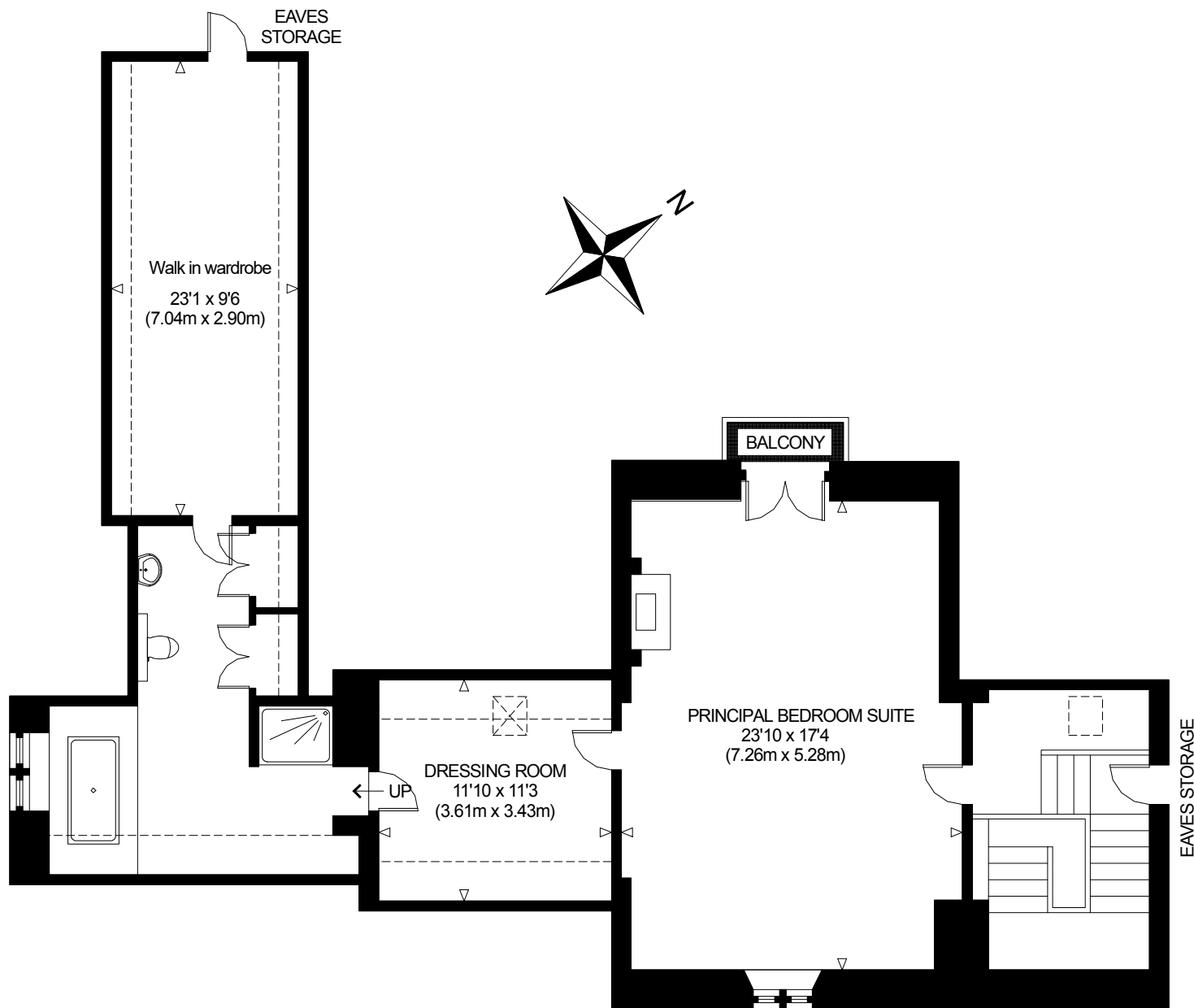
CARLEKEMP STABLE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4268 SQ FT / 396.9 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT)  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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RETTIE

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1116 SQ FT / 103.8 SQ M



Studio



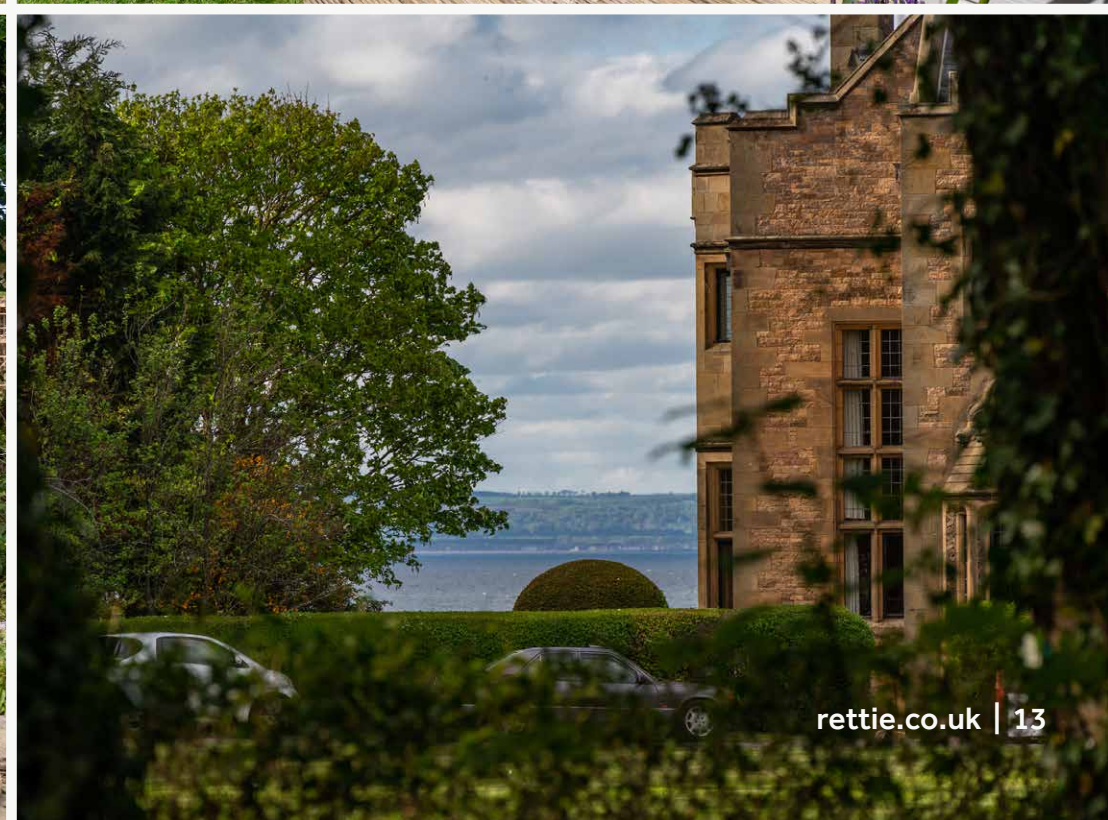
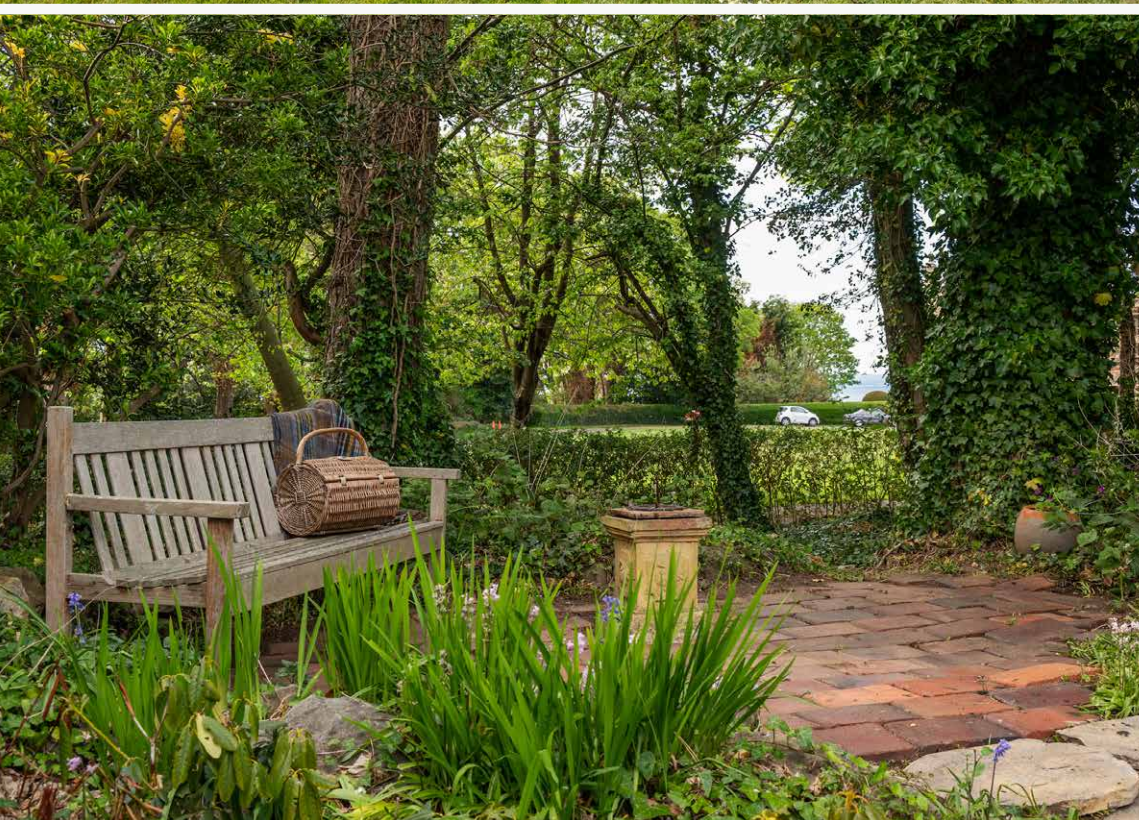
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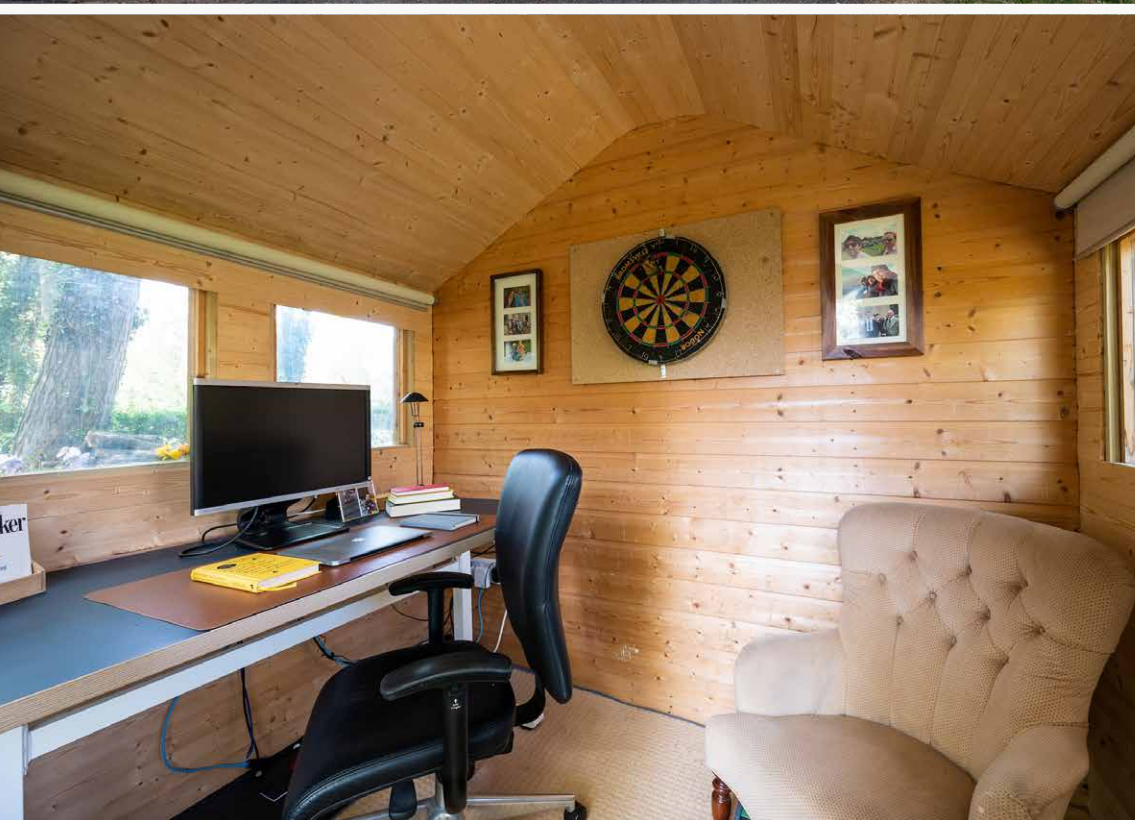
Studio













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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