



## MOY HOUSE

66 The Village, Archerfield, Dirleton, North Berwick, East Lothian EH39 5HT







## MOY HOUSE

66 The Village, Archerfield, Dirleton, North Berwick,  
East Lothian EH39 5HT

**An impressive 5-bedroom detached family home set within the prestigious Archerfield development, boasting a substantial manicured garden, sleek garden studio and a detached triple garage, alongside an area of private woodland with direct access to the John Muir Way**

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

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Drawing Room, Dining Room, Family Room, Kitchen, Breakfast Room, Utility Room, Boot Room and a Cloakroom

**First Floor:** Galleried Landing with Balcony, Principal Bedroom with Dressing Room and Ensuite Bathroom, Two Double Bedrooms with Ensuite Shower Rooms, Two further Double Bedrooms and a Family Bathroom with Sauna

**Garden:** Beautifully manicured gardens surround the property with large lawned areas to the front and rear, together with decking, sun terraces and an enclosed area of woodland.

**Garden Studio:** Detached Garden Studio supplied with Electricity and Heating

**Garage:** Detached Triple Garage supplied with Electricity

**About: 1.2 acres (0.5 Ha)**



## MOY HOUSE

66 The Village, Archerfield, Dirleton, North Berwick,  
East Lothian EH39 5HT



4



5



4

### 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 garden centre, 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

Moy House is an incredibly spacious 5-bedroom detached family home with superb curb appeal standing as an imposing mansion house with an aesthetically pleasing symmetrical frontage alongside a magnificent pillared entrance with balcony above. The house has been renovated to a high standard with luxurious fixtures and fittings complemented by fresh, neutral décor.

Electric gates open through an impressive stone pillared gateway into a large block paved driveway with parking for multiple cars outside the detached triple garage. Upon entry, a striking T-shaped central staircase stands proudly within the entrance hall which, in turn, provides access to all the principal rooms on the ground floor.

The spacious triple aspect sitting room is flooded with natural light, boasting a modern feature gas fireplace, hardwood flooring and French doors out to the rear garden. The adjacent dining room features a fantastic recessed wine store/bar fitted with floor mounted units for storage as well as a wine fridge, together with dual French doors out to the decking areas that create a wonderful entertaining space, especially throughout the summer months.





The sleek, modern kitchen features a range of stylish wall and floor mounted units alongside a breakfast bar, combining various Siemens integrated appliances to include a 5-ring gas hob, microwave oven, tall fridge and separate freezer, wine fridge, coffee maker, dual ovens, warming drawer, dish washer and a Quooker instant hot water tap. The open plan kitchen area continues into a beautifully bright triple aspect breakfast room with three sets of French doors that lead out to a large, decked area.

Adjacent to the kitchen is the family room that benefits from dual access from the hall and breakfast room, showcasing stylish white wall panelling and twin windows overlooking the front lawn. Completing the ground floor is a separate utility room with a rear split 'stable' door that provides direct access to the garden, as well as a valuable boot room with wall to ceiling cupboard storage and a cloakroom with WC.

The stairs ascend to an expansive galleried landing with French doors leading out to the stone balcony above the pillared entrance at the front of the house. The principal bedroom boasts a wall of integrated wardrobes as well as a separate dressing room and a large en-suite bathroom. There are four further bright and spacious double bedrooms, all with integrated wardrobes and two with ensuite shower rooms. The family bathroom completes the accommodation and incorporates a free standing jacuzzi jet bath, separate shower, twin 'his & hers' wash basins as well as a sauna with wooden seating.

The loft can be accessed through a ceiling hatch on the landing.













---

### Garden

The immaculately manicured gardens surrounding Moy House are a real feature of the property, with a large expanse of lawn to both the front and rear, interspersed by neat stone pathways, herbaceous borders and mature bushes to include Japanese shrubs lavender and Olive trees . There is a painted timber garden shed to one corner and raised decked areas surrounding the house provide multiple areas for alfresco dining and entertaining. An additional area of private woodland resides behind the rear lawn, accessed through a gateway in the fence line. Not only does this wooded area provide a haven for wildlife, but this fully enclosed space allows pet dogs to roam freely as well as providing direct access to the John Muir Way, with the coast only a short distance away.

### Garden Studio

An elegant timber garden studio resides in the far corner of the lawn, providing a versatile space that could be utilised for a variety of purposes. Currently used as a garden room/bar, the studio is supplied with electricity and heating and therefore could function as an additional office space. Surrounding the studio is a patio terrace that benefits from the sun throughout the day and into the evening, with a Gecko 6-person Hot Tub that is available by separate negotiation.









### Garage

A detached triple garage resides to the side of the driveway, with three separate garage doors entering into one combined space, alongside a pedestrian door leading to the rear garden. The tall, pitched roof could be floored to supply additional storage or the whole building renovated, subject to planning, to create an additional annex.

### General Remarks and Information

#### Fixtures and Fittings:

The sale includes all fitted carpets, curtains, light fittings, white goods and CCTV cameras. The hot tub is available by separate negotiation.

#### Services:

Gas central heating with Hive control system, together with mains Water, Electricity and Drainage

#### CCTV:

The property benefits from

#### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [mail@rettie.co.uk](mailto: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.

### Offers:

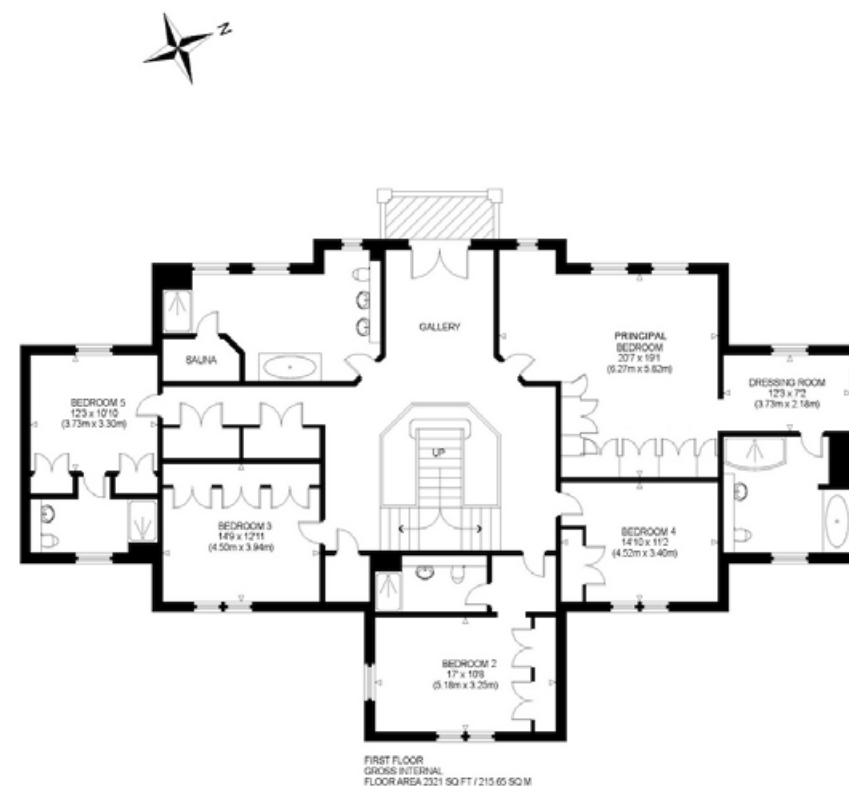
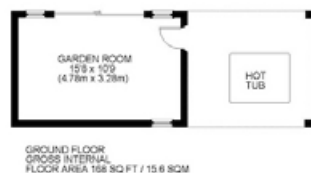
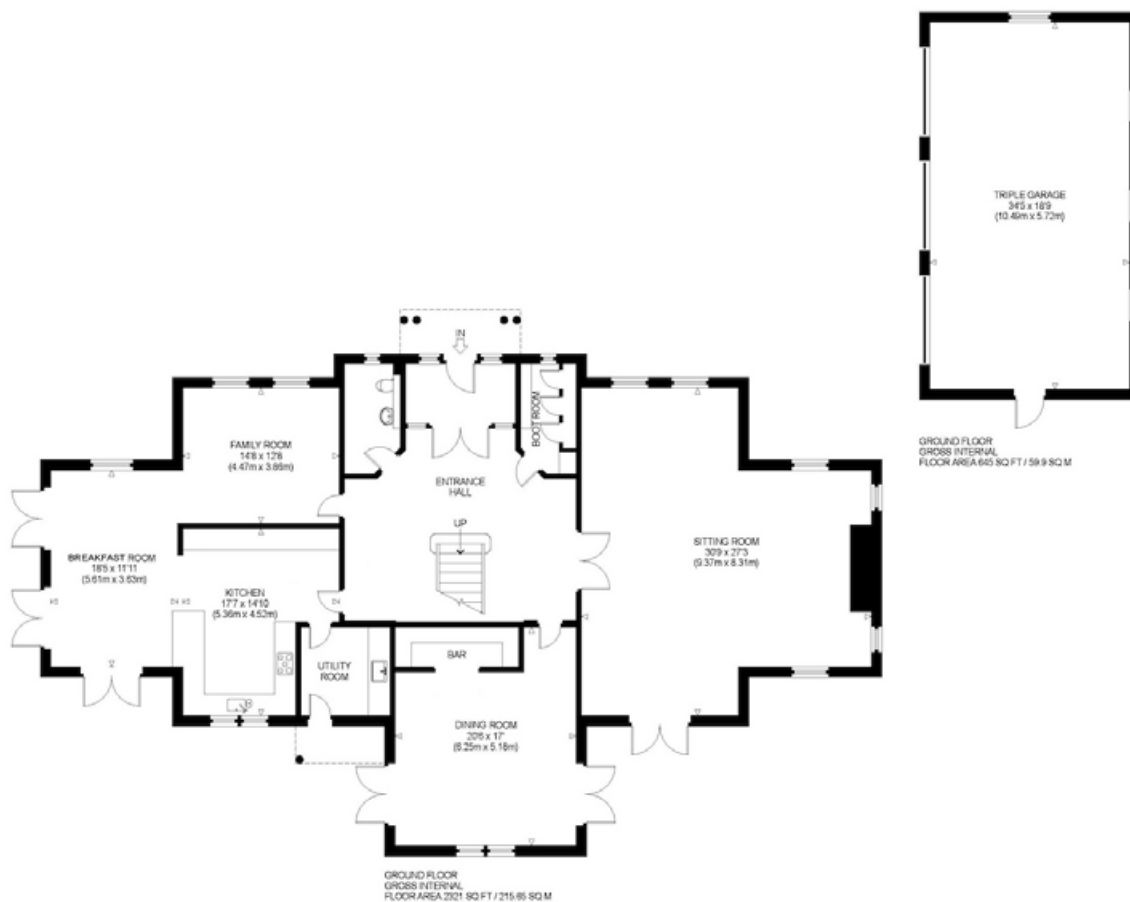
Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that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







MOY HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4842 SQ FT / 431.3 SQ M  
EXTERNAL TRIPLE GARAGE AREA 645 SQ FT / 59.9 SQ M  
TOTAL COMBINED FLOOR AREA 5287 SQ FT / 491.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
www.photographyandfloorplans.co.uk







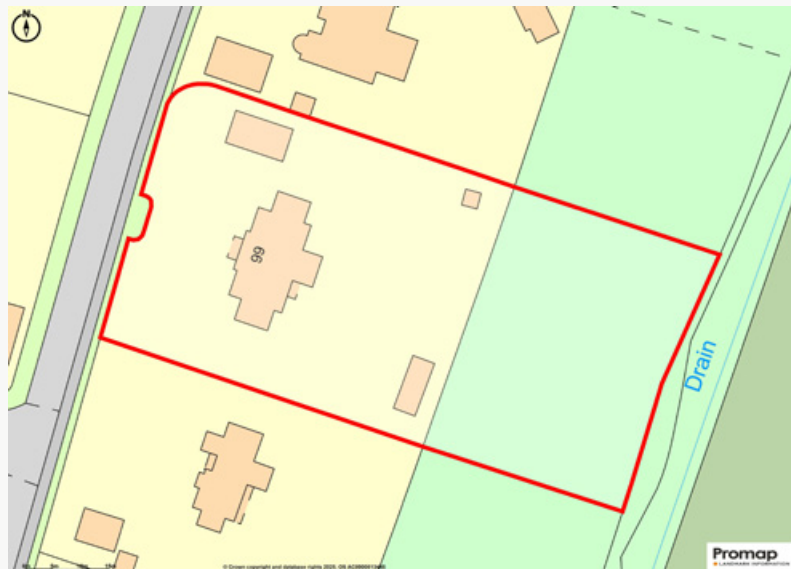
### Important Notice:

Rettie, 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 mis-statement 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

📞 0131 624 4183  
✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH