



The Glebe House

4 Law Road, North Berwick



RETTIE

savills



This must be one of the most outstanding homes in all of East Lothian.



The Glebe House

4 Law Road, North Berwick

Offers Over £3,500,000

Exceptional late Georgian home with sea views and over 2.5 acres set centrally within North Berwick on Scotlands Golf Coast



Andrew Thomson

Edinburgh Country Houses

+44 (0) 131 247 3738

athomson@savills.com

The Glebe House is an impeccable example of the beautiful, symmetrical Georgian architecture found along the East Lothian coastline. The property is approached via a private driveway, offering a first glimpse of the striking red sandstone building before opening into a gravel parking area at the front. The main three storey house is elegantly framed by two ground level wings and an additional orangery.



Entering through an impressive front door beneath an ornate fanlight, the entrance hall features tiled flooring and detailed decorative cornicing and plasterwork, elements that are echoed throughout the property. Stairs rise to the first floor landing, while a hall straight ahead leads to the main reception rooms.

The impressive drawing room lies to the rear of the house, enjoying views towards the sea. The room retains many of its original features, including a curved wall, open fireplace, and ornate cornicing. The dining room provides ample space for entertaining and is a bright, generous room illuminated by large windows overlooking the town below. Completing the accommodation accessed from the main hall are a cosy snug with views over the front lawn, and two double bedrooms, both served by a bathroom.



To the right of the entrance hall is access to both the dining room and the kitchen. The kitchen is a warm and inviting space, featuring base units, a four door green AGA, and tiled flooring. A useful utility room is located to the rear, alongside a pantry. A boot room and WC are also accessed from the kitchen. The kitchen opens into a bright orangery that seamlessly blends the stunning garden views with the interior. Patio doors lead out to the east side of the garden. A study lies adjacent to the garden room and also provides external access. On the first floor, the principal bedroom is positioned to the right of the landing, with views over the coastline. This generously proportioned room features a walk in wardrobe and an en suite bathroom. Two further bedrooms are located on this floor, one of which also benefits from an en suite shower room. A family bathroom and a separate WC complete the accommodation on this level. Stairs lead to the attic, where a double bedroom and a single bedroom are found. A store room provides access to a floored section of the remaining attic space.



The gardens surrounding The Glebe House lie mainly to the south and are given privacy by a screen of mature trees. Box hedging borders a colourful flowerbed in front of the house, and there is a large patio beside the orangery, ideal for outdoor dining and entertaining. The east garden is more formal and features box hedging, rose beds, and flowering plants that provide year round colour. One of the more unusual features of this centrally located home is the Glebe Field, which extends to around 1.7 acres and has been used for grazing.









Location

The Glebe House occupies a prime position within the desirable seaside town of North Berwick, the jewel in East Lothian's shoreline. The central location of the house belies its private setting, with a sweeping driveway separating it from the road, and stone wall and trees providing further privacy. The elevated setting of the property offers far reaching views over the rooftops of the town towards the Forth estuary and beyond. Unspoilt sandy beaches, shops, cafés, golf courses and a working harbour are all within walking distance of the property.

Crowned the overall winner of The Sunday Times Best Places to Live in the UK league table in 2024, North Berwick has become a thriving town with a reputation of having everything you need on the doorstep. The high street boasts a fantastic range of shops including a family run butcher, deli, artisan bakery, independent wine merchant, two supermarkets, cafés, bars and a florist. In the summer it hosts Fringe by the Sea, a summer festival which brings world-class performers and authors to the town.

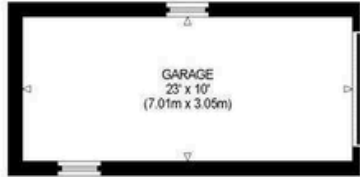
Both the local primary and high school are within walking distance of the property and there are good transport links to private schools in East Lothian and Edinburgh. North Berwick train station provides rail services into Edinburgh, taking approximately 29 minutes and is reached via a private garden gate in approximately 7 minutes by foot; in addition there are regular bus services to Edinburgh and Dunbar. The A1 is just a few miles away and is dual carriageway all the way to the Edinburgh City Bypass and also runs south to Berwick-Upon-Tweed and Newcastle.

North Berwick has two golf courses including West Links Golf Course and the Glen Golf Course and locally there is the renowned Muirfield golf club which regularly hosts the Open Championship along with The Renaissance Club; Archerfield Links and Luffness are also just few miles away.

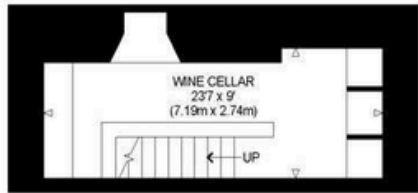


Floorplans

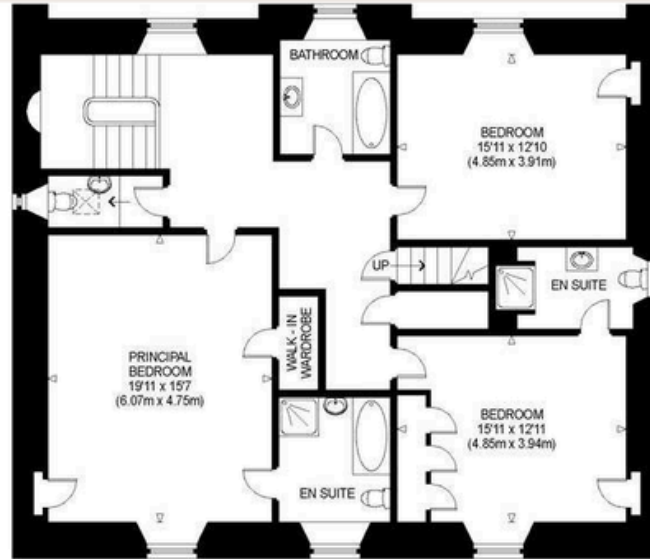
Approximate Gross Internal Floor Area 5,276 sq ft



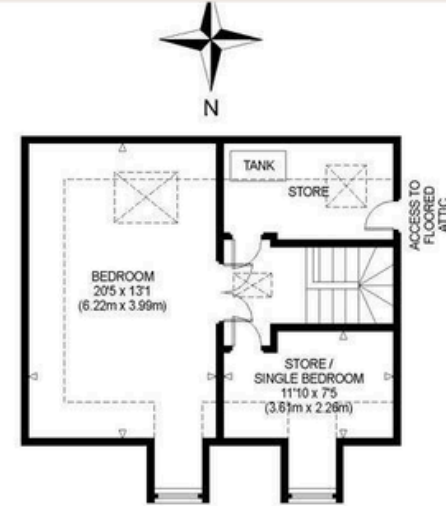
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 230 SQ FT / 21.4 SQ M



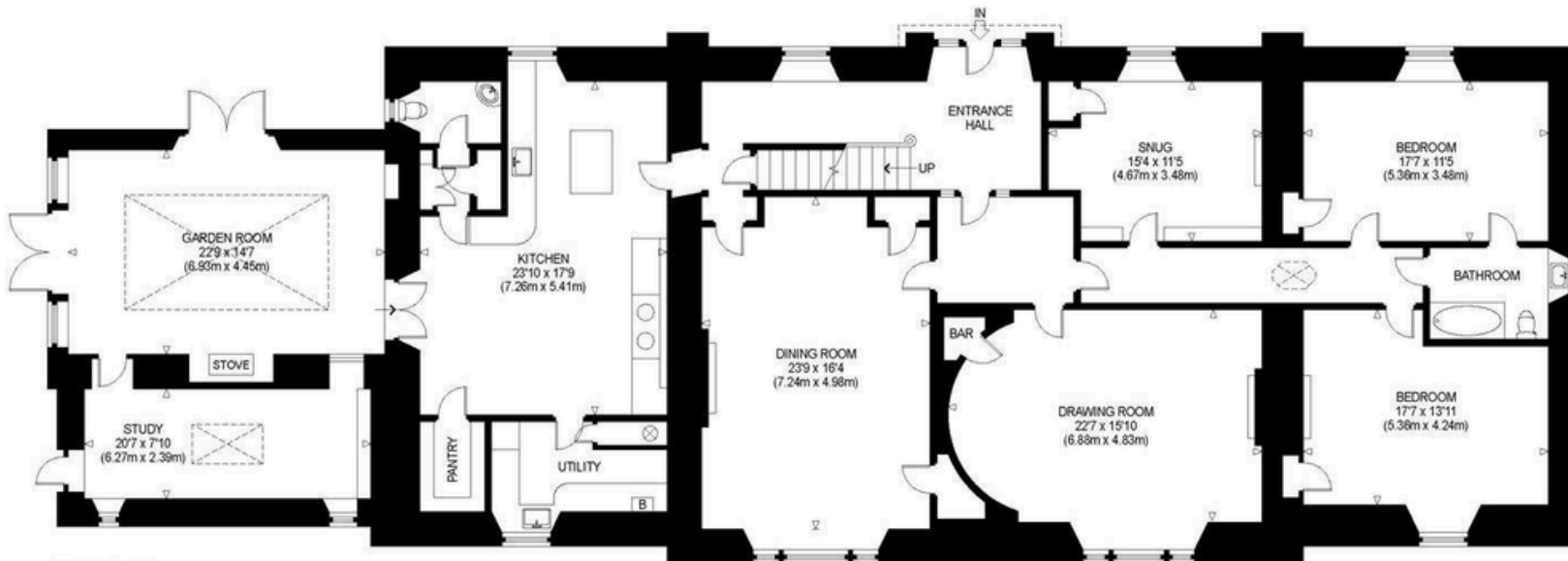
BASEMENT
GROSS INTERNAL
FLOOR AREA 196 SQ FT / 18.2 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1350 SQ FT / 125.4 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT / 50.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 3188 SQ FT / 296.2 SQ M

THE GLEBE HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5276 SQ FT / 490.2 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL GARAGE AREA 230 SQ FT / 21.4 SQ M

Key Information

Council Tax

Band = H

Tenure

Freehold

Services & Additional Information

Services - Mains water, gas, electricity and drainage.

Conservation Area and Listing - The Glebe House is B Listed and is in the North Berwick Conservation Area.

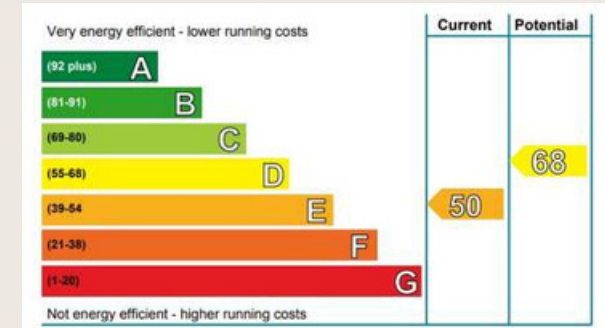
Fixtures & Fittings - Light fittings, integrated white goods, carpets and curtains are to be included within the sale.

Photos - Taken in 2023 when the house was fully furnished.

EPC

EPC Rating = E

PROPERTY



The Glebe House

4 Law Road, North Berwick



Enquire

Andrew Thomson

Edinburgh Country Houses

+44 (0) 131 247 3738

athomson@savills.com

Andrew Smith

Rettie & Co

0131 220 4160

Andrew.Smith@rettie.co.uk

More Information



[View on website](#)



[View Digital Brochure](#)



[Property Search](#)

Viewing strictly by appointment

Published Ref: AT62024020

Property Ref: EDS250332

Viewing strictly by appointment

powered by
FluxPro



Important Notice: Savills, its 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.