

# THE SEAHOUSE

*Hill Road, Gullane, East Lothian EH31 2BE*



A stunning Victorian 7-bedroom detached family home in the highly desirable coastal village of Gullane, situated in one of the most *prestigious* positions on Hill Road with uninterrupted sea views over Gullane Beach and the Firth of Forth towards Fife







## THE SEAHOUSE

Hill Road, Gullane, East Lothian EH31 2BE

Aberlady 3 Miles, North Berwick 4 Miles, Haddington 8 Miles,  
Edinburgh City Centre 20 Miles (All Distances Are Approximate)



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7



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### *Accommodation:*

**Ground Floor:** Entrance Porch, Entrance Vestibule, Hall, Drawing Room, Sitting Room, Dining Kitchen with Scullery, Orangery, Utility Room, Boot Room and Cloakroom with WC

**First Floor:** Landing, Principal Bedroom with Ensuite Bathroom, five further Double Bedrooms; three with Ensuite Bathrooms and one with a Jack & Jill Bathroom, a Utility/Store Room and Linen Store

**Second Floor:** Landing/Double Bedroom 7, Double Bedroom 8/ Playroom with Dressing Area and walk-through access to a Floored Attic

**Garden:** Beautifully maintained gardens surround the property with a large lawn to the front overlooking Gullane Beach (direct access to Gullane Bents), surrounded by colourful herbaceous borders, two sun terraces and a gravel driveway to the rear.

**Outbuildings:** Coach House with storage over two floors, Garage and 4 Coal/Storage Sheds

**About: 0.76 acres**



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### *Situation:*

The Seahouse is located in one of the most prestigious positions along Hill Road within the highly desirable village of Gullane. As its name suggests, the property boasts incredible, uninterrupted sea views and stands overlooking the beautiful sands of Gullane Beach with glimpses of Muirfield Golf Club in the distance.

Gullane is situated approximately 20 miles east of Edinburgh, making it feasible to commute to the city by car via the nearby A1 trunk road, or via a fast and efficient train service from either Drem, Longniddry or North Berwick train stations - all of which are only a short drive away. A regular express bus service into Edinburgh city centre also passes through the main street.

Gullane itself has a lively mix of shops and retailers, with a Co-op and Margiotta/Waitrose grocery store, delicatessen, cafés, newsagents, an art gallery and six excellent hotel/restaurants including The Mallard, La Potiniere, The Main Course and the Bonnie Badger. The larger towns of North Berwick and Haddington both provide a wider variety of shops, supermarkets and leisure facilities, however Gullane does provide a tennis club, medical centre, dentist and an excellent primary school, with secondary schooling at North Berwick High School - one of the most sought-after schools in the vicinity. Private schooling is also available at the Compass School in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh, with further choices available in Edinburgh.





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Golfers are spoilt for choice with three 18-hole golf courses at Gullane Golf Club, alongside the prestigious club of Muirfield situated on the outskirts and the Renaissance Club at Archerfield where the Scottish Open is held. There are a further 15 golf courses within the county – including a variety of renowned Links Courses on East Lothian's spectacular coastline. Walkers and cyclists are also well catered for with the John Muir long-distance path together with a multitude of other footpaths and cycle routes throughout the region.

### *Accommodation:*

The Seahouse is a spectacular Victorian property dating from 1898, of red sandstone construction under a slate roof, that boasts some beautiful period features to both its interior and exterior. Approaching the house from the rear, the front door is positioned under a quaint pitched-roofed portico with a tiled floor, together with a Scottish Baronial circular turret to the roof behind and castellated gable ends.

The front door opens into an entrance vestibule with half panelled walls and a tiled floor, which in turn opens into the hall with a central fireplace providing a pleasant focal point to the room. The bright and spacious drawing room, with its elaborate cornicing and hard wood floors, benefits from dual aspect windows to the front and rear, with a beautiful bay window overlooking the garden and Gullane Beach beyond. Originally two rooms, there are dual fireplaces to either side as well as a glazed doorway that leads out to the front lawn, making this a wonderful room for entertaining.

A bright, dual aspect sitting room with windows overlooking the rear garden has an abundance of walk-in cupboard stores, whilst the dining kitchen opposite benefits from an oil fired four-oven AGA as well as a large kitchen island to the centre. There is ample space for a dining table and chairs in front of the large double windows, with more spectacular views of the coast. A rear scullery kitchen offers further wall and floor mounted units together with a Belfast sink.

The orangery, created by Mozolowski & Murray, is positioned off the kitchen and provides an additional space for dining and/or seating. Of timber and glazed construction under a pitched glazed roof, double doors lead out to a raised terrace with stairs down to a larger garden terrace with unrivalled views of the spectacular coastline.





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The spacious utility room is accessed from the sunroom with a sink, washing machine, tumble drier and Worcester gas boiler. There is a boot room beyond with direct access to the rear drive which provides a useful separate entrance for dogs and/or outdoor equipment. Returning to the entrance hall, a cloakroom with WC completes the accommodation on the ground floor.

Ascending the stairs to the first-floor landing, the principal bedroom benefits from a large bay window overlooking Gullane Beach with an ensuite shower room. There are five further double bedrooms, three with amazing sea views and four benefitting from ensuite/Jack & Jill bathrooms.

A secondary staircase ascends from bedroom 6 to the second-floor landing or bedroom 7. Further steps ascend to an additional room with a dressing area - which could be used as bedroom 8 or as a child's playroom. Walk through access from the dressing room opens into a spacious part-floored loft, providing excellent, easy-access, storage which could be developed into additional accommodation if required (subject to obtaining the correct planning consents). Bedrooms 6, 7 and 8 would consequently provide a wonderful suite for a live-in nanny, dependent relatives, or teenagers/ children that would benefit from having their own space.

Returning to the landing, a small utility room encompasses a sink and storage space, with a large walk-in linen cupboard adjacent.

The house has a fully updated fire alarm system installed and there is comprehensive CCTV in position around the exterior.





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### *Garden:*

Beautiful gardens encompass the property, with colourful herbaceous borders, mature trees and shrubs. The large front lawn boasts incredible, far-reaching views over Gullane Beach and across the Firth of Forth to Fife in the distance. A doorway through the perimeter stone wall provides direct access to Gullane Bents and the beach beyond – a wonderful addition for any homeowner, but especially useful for those with dogs or children. A patio terrace resides to the front of the orangery with ample space for a large table and chairs – providing excellent alfresco dining facilities. An additional terrace is located to the far corner of the lawn with views directly over the beach. To the rear of the property is a large gravel driveway with parking for numerous cars accessed from the road via electric gates.



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## *Outbuildings:*

The Seahouse benefits from a number of outbuildings which include a garage, various coal sheds as well as the original coach house which is currently used for storage. To the ground level of the coach house are the original stable stalls, with two storerooms adjacent (both with doorways to the drive) and the original hayloft above – which is accessed via an attractive wrought iron spiral staircase. The first floor (hayloft) benefits from a window and has a separate storeroom built to one corner. The coach house/garage, subject to obtaining the correct planning permission, could be renovated to provide a wonderful annex for dependant relatives, live-in staff or as an additional guest suite, home office or gym. The coach house / garage also benefits from having its own separate drive entrance so could be fully separated from the main house if desired.

## *General Remarks and Information:*

### **Viewing**

Viewing is strictly by appointment with the selling agents.

### **Fixtures and Fittings**

Only items specifically mentioned in the brochure are included in the sale price. This will include all fixtures and fittings, integrated appliances, white goods (excluding garage chest freezer), carpets and curtains. Some furniture, to include the garden furniture, is available by separate negotiation.

### **EPC Rating - D**

### **Council Tax – Band H**

### **Services**

Mains water, electricity, gas and drainage, with an oil tank to fuel the AGA

### **Directions**

For the purposes of Satellite Navigation, the postcode for the property is EH31 2BE





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### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

### Internet Websites

This property and other properties offered by Rettie & Co 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).

### 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.









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### **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:**

Rettie & Co, their clients, and any joint agents give notice that:

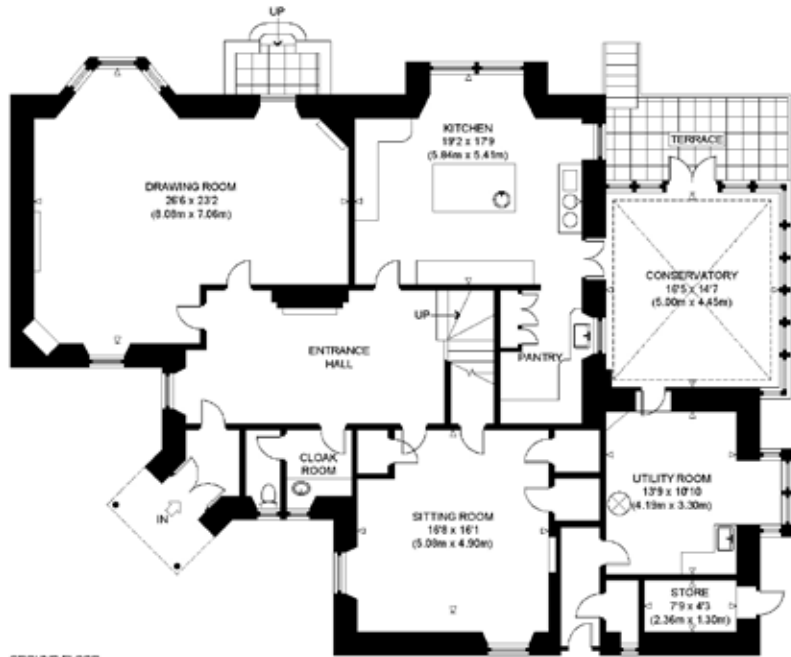
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to 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.

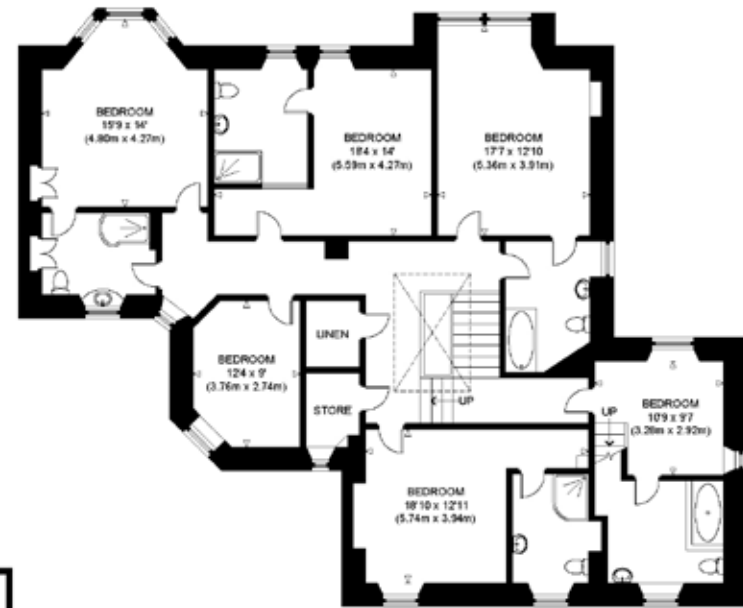
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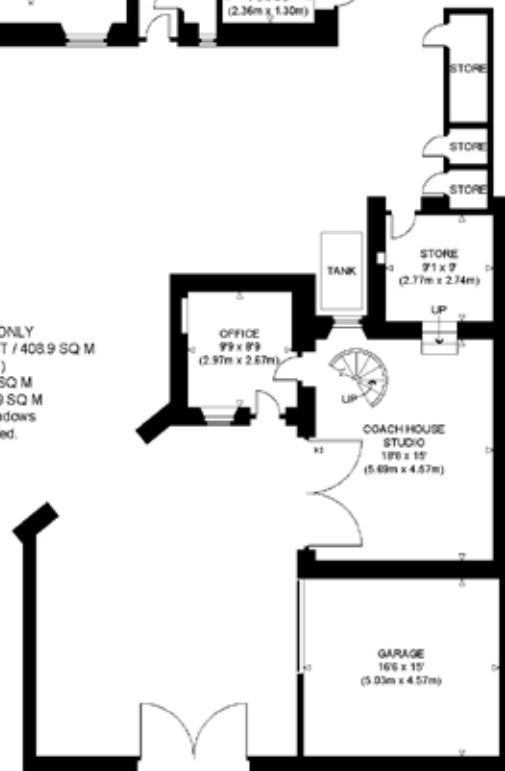
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2178 SQ FT / 202.3 SQ M



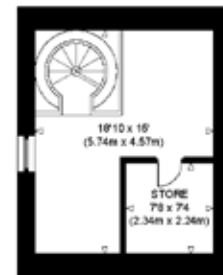
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1825 SQ FT / 169.6 SQ M



THE SEAHOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4401 SQ FT / 408.9 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
COACH HOUSE FLOOR AREA 1087 SQ FT / 101.0 SQ M  
TOTAL COMBINED FLOOR AREA 5488 SQ FT / 509.9 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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GROUND FLOOR COACH HOUSE  
GROSS INTERNAL  
FLOOR AREA 604 SQ FT / 74.7 SQ M



FIRST FLOOR COACH HOUSE  
GROSS INTERNAL  
FLOOR AREA 283 SQ FT / 26.3 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 399 SQ FT / 37.0 SQ M







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