



2 CARLEKEMP MANSION

Abbotsford Road, North Berwick, East Lothian EH39 5DA



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A beautiful 3-bedroom apartment within the historic Carlekemp Mansion, boasting spacious interiors and exquisite period features, set in around 4 acres of communal grounds overlooking West Links Golf Course and the beach beyond

North Berwick Train Station 1 mile, Gullane 4 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles (all distances are approximate)

Summary of Accommodation

First Floor:

Entrance Vestibule, Hall, Drawing Room, Dining Kitchen, Principal Bedroom, Double Bedroom, Family Bathroom and Utility Room with WC

Second Floor:

Landing/Study, Double Bedroom with En-Suite Shower Room and Access to Roof

Garden:

Beautifully landscaped communal gardens and grounds extending to circa 4 acres surround the house with fantastic views over West Links Golf Course and the surrounding coastline

Parking:

Allocated parking for 2 cars with generous visitor parking allowance



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Situation

The popular town of North Berwick lies on the striking East Lothian coastline with spectacular cliff formations to the east and sweeping sandy beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples, alongside a variety of cafés and restaurants. There are excellent local primary and secondary schools in the area, with the highly regarded North Berwick High School consistently scoring well in national league tables. Other private schools nearby include the well-known prep school Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh, together with a number of highly rated Edinburgh schools in the city.

For the keen golfer, North Berwick has two excellent golf courses with a variety of prestigious links courses in the local vicinity to include Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness to name but a few. The town also has a yacht club, rugby club, tennis courts, sports centre with a swimming pool, and a luxury spa, gym and leisure club at the nearby Marine Hotel.

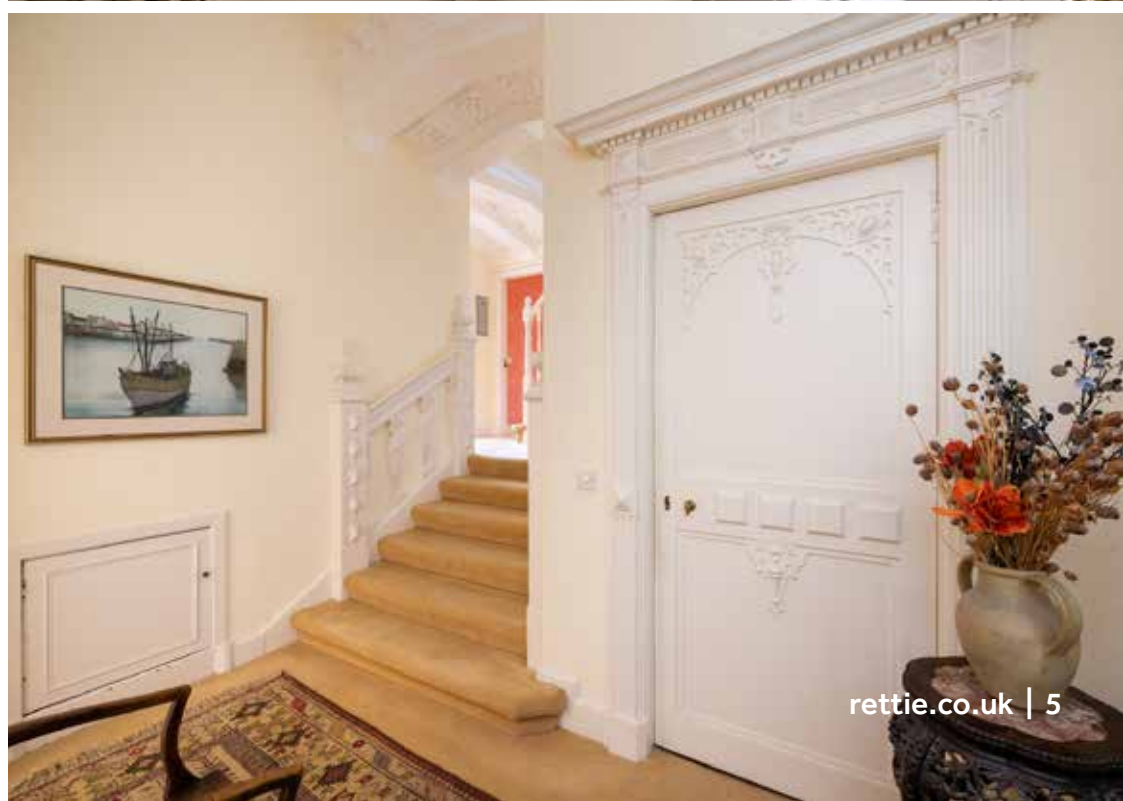
Edinburgh can be reached in around 45 minutes by car or 30 minutes by train, with services from North Berwick to Waverley Station in the city centre every 30 minutes at peak times. Consequently, it is little surprise that this affluent coastal town, amidst such glorious scenery, is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

Description

Built in 1898 by the acclaimed architect John Kinross, Carlekemp Mansion (formerly known as Carlekemp Priory) is a stunning, category A-listed example of the Cotswold Elizabethan style – featuring a honey sandstone exterior and mullioned lead windows under a slate roof. Originally built as a private residence for the paper manufacturer James Craig, the building was later converted to a prep school in 1945 run by Benedictine monks from Fort Augustus Abbey. Following the school's closure in 1977, the house was then converted into six residential apartments.

Entering through the imposing main entrance at the front of the property, the communal entrance hall showcases a wealth of period features to include carved wood panelling and a stunning arched painted ceiling. Apartment 2 is situated on the first floor and upon entering the home, the beautiful period features continue throughout.





The spacious drawing room is flooded with natural light from two large stone mullioned windows overlooking the front lawn, whilst a beautifully carved marble gas fireplace provides a stunning focal point to the room. The fabulous bay window also features dentil corning alongside charming thistle mouldings within the ceiling.

A secondary door leads through into the dining kitchen with a range of wall and floor mounted units together with ample space for a dining table and chairs to the centre. There is a further doorway out to the hall, as well as two storage cupboards, of which all the doors feature intricate carvings. A further exquisitely carved door in the hall then provides access to the utility cloakroom which benefits from a washing machine and tumble drier alongside a WC.

Stairs ascend to a secondary hallway, with beautiful rose mouldings to the ceiling, that provides access to the two double bedrooms and the family bathroom on the first floor. The spacious principal bedroom features integrated wardrobes alongside a large, mullioned window overlooking the front lawn with carved wood panelling below and dentil corning with rose mouldings above. Adjacent is double bedroom 2 with views overlooking the front lawn and an integrated wardrobe. The spacious family bathroom completes the accommodation on the first floor and includes a bath, separate large walk-in shower, wash basin and WC.

Ascending the stairs to the second floor, a study area has been created within the landing and there are further steps leading out to the roof. Double bedroom 3 is of a good size and benefits from dual aspect windows as well as an ensuite shower room.

Communal Garden & Grounds

Beautifully landscaped communal gardens and grounds extending to circa 4 acres surround Carlekemp Mansion, mainly laid to lawn with a variety of mature trees. To the rear of the property is an idyllic seating area directly overlooking the golf course offering stunning views up the estuary as far as the Forth Bridges, as well as across to Fife. The beach is approximately 150 meters away and is accessed via a private resident's gate that leads across the golf course.

A tarmacadam drive leads from Abbotsford Road, through an imposing gated entrance, down to the house, with two allocated parking spaces along the front drive.

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

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price, this includes all fixtures and fittings, carpets, curtains, blinds, light fittings and white goods. The furniture is available by separate negotiation.



Common Areas & Carlekemp Residents Association

The residents of Carlekemp Mansion have joint ownership of the common parts which include the roof, gables, downpipes, gardens, boundary fences and walls. Carlekemp Residents Association was created to handle the maintenance of the common parts and any development projects that may be under consideration. A fee is paid monthly by each resident into the associations bank account to facilitate common repairs. Decisions for maintenance are decided upon a majority vote but for development projects the vote needs to be unanimous between all residents in order to proceed.

Apartment 2 contributes 1/6 of the maintenance costs, which amount to circa £1500 per annum.

Roof Repairs Undertaken

The roof at Carlekemp Mansion is currently undergoing extensive repairs to which the current owners have already paid their share. All elements of the work relating to Apartment 2 are complete.

The flat roof outside Apartment 2 has also recently been re-covered with new code 8 lead to ensure a predicted future lifespan of at least another 100 years. There should therefore be no costly roof maintenance issues for the foreseeable future.

Carlekemp Plantation

The plantation is owned by some of the residents who participated in a re-purchase of the area, however Apartment 2 did not participate and therefore has no financial interest in the plantation. The new owners of Apartment 2 would, however, be invited to join any future potential project for the erection of garages within the area.

Listed Building Status

Grade A Listed



Entry & Possession

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

Services

The house is served by gas central heating, mains electricity, water and drainage.

Local Authority

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

Council Tax

Band – G

EPC Rating

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. 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.

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 as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and 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

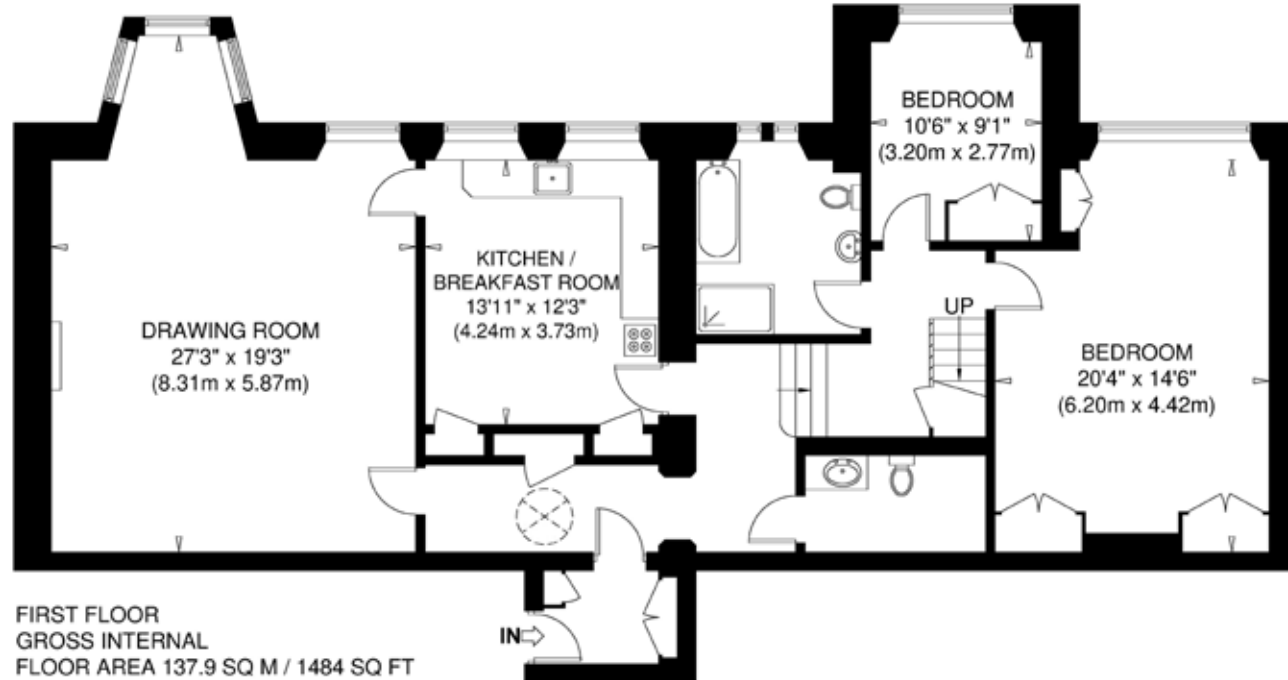
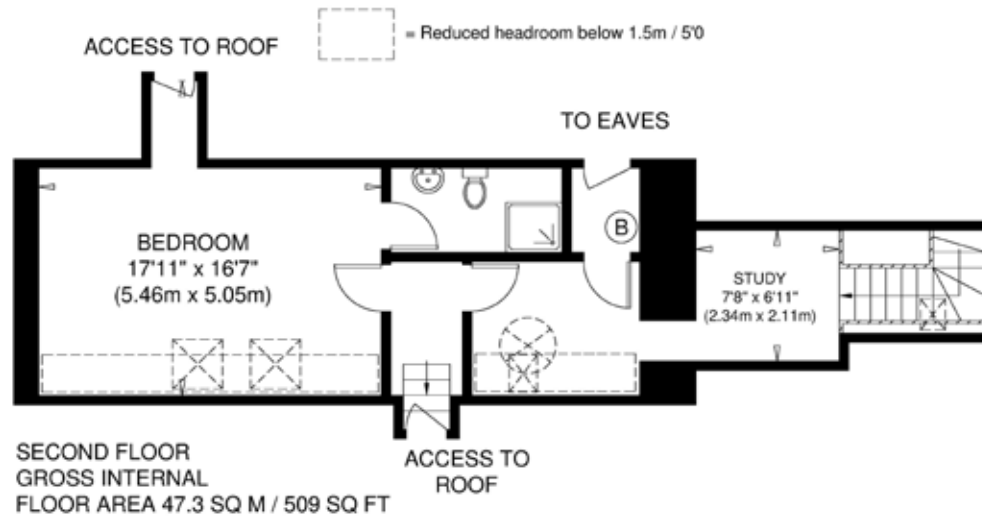
Rettie & Co, their clients and any joint agents give notice that:

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 HOUSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 185.2 SQ M / 1993 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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