

# Meadowside, North Berwick



# Strutt & Parker

Land and property. Since 1885.

An aerial photograph of a residential estate. The estate features several large, multi-story houses with red-tiled roofs and grey stone walls, interspersed with lush green trees and manicured lawns. A winding road cuts through the property. In the background, a golf course is visible, leading to a sandy beach and the ocean with waves breaking on the shore. A red rectangular box with the text 'Strutt & Parker' is overlaid on the image, with a red line pointing to a specific house in the center of the estate.

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Entrance vestibule | Reception hall | Sitting room | Drawing room  
Conservatory | Kitchen dining room | Utility room | Bar/butler's pantry  
6 bedrooms | Study/bedroom 7 | 5 bathrooms | Garden | Cottage  
Garage | About 0.64 acres | Freehold

Overs Offer £2,250,000



**A substantial Edwardian family home set within mature private grounds of approximately 0.64 acres, complete with a separate garden cottage in the heart of East Lothian's Golf Coast**

**The property**

Dating from around 1910, Meadowside is an impressive detached house occupying a peaceful position on the edge of North Berwick, a short distance from North Berwick West Links golf course and the coast. Extending to over 4,700 square feet, the house offers generous and flexible accommodation, combining period character with modern convenience.

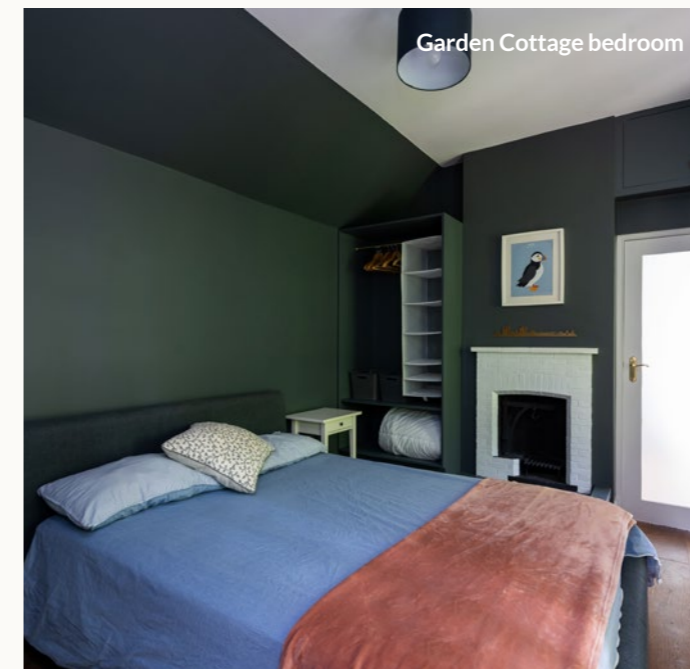
An entrance vestibule with stained glass opens into a reception hall with original timber panelling. The ground floor provides well-balanced living and entertaining space with two spacious reception rooms including a dual-aspect drawing and dining room with timber panelling and a bright sitting room with a large bay window, both featuring working fireplaces. The kitchen dining room forms the hub of the house, designed by Christopher Howard with granite work surfaces, a central island and a gas and electric four-oven Aga. There is ample space for dining, with direct access to the garden. The adjoining former butler's pantry has been converted into a bar, with a serving hatch to the drawing room. A conservatory by Mozolowski & Murray creates a light-filled extension to the living space, opening onto the garden. Also on this floor are a study or seventh bedroom, a utility room, a bathroom and two shower rooms.

Upstairs, the principal bedroom includes a decorative fireplace, a Juliet balcony overlooking the garden, an en-suite bathroom with freestanding bath and separate shower and a large dressing room with built-in storage. Four further double bedrooms, all retaining period features, are served by a contemporary, tiled family bathroom with a bath, a shower, WC and wash hand basin.





Garden Cottage



Garden Cottage bedroom



Garden Cottage sitting room

**Outside**

The house is set within approximately 0.64 acres of beautifully maintained grounds. A private driveway provides ample parking and leads to a generous single garage with electric doors. The picturesque gardens, which lie to both the front and rear, are predominantly laid to lawn and framed by mature trees, shrubs and herbaceous planting, creating a sheltered and attractive environment that is particularly well suited to family use. Within the grounds sits the Garden Cottage, originally a tennis pavilion and now converted into a comfortable self-contained annexe comprising a sitting room, bedroom and en-suite shower room. This provides ideal accommodation for guests, staff or potential short-term letting subject to necessary consent. Further outbuildings include a generous single garage, a greenhouse, a timber garden store with original coal and log store.

**Location**

Meadowside lies within the conservation area of North Berwick, a highly desirable coastal town known for its beaches, vibrant

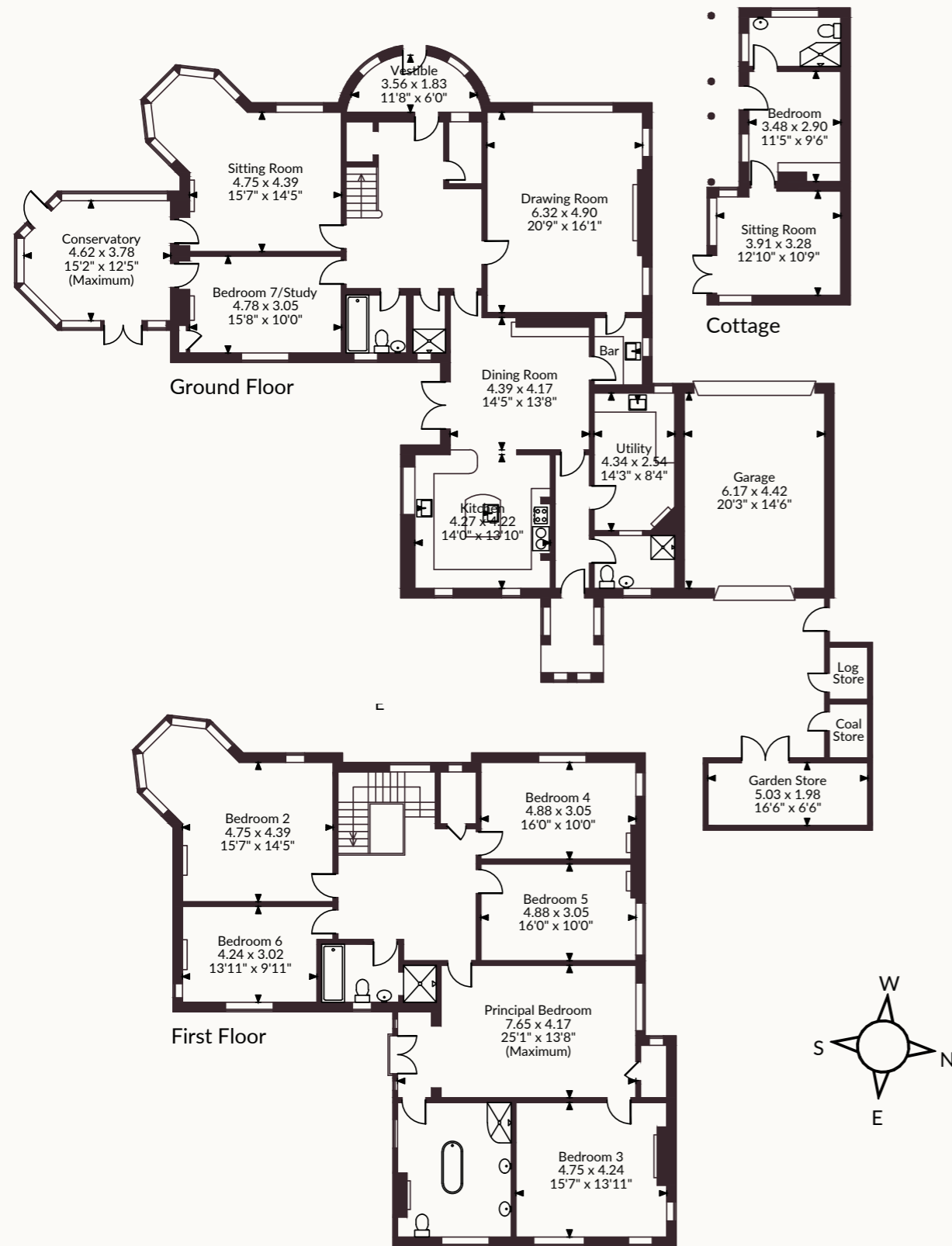
High Street and strong community. The house is located in close proximity to the sandy beaches that stretch along North Berwick. The town was named one of the best beach towns in the UK by National Geographic in 2025. The area offers a wide range of leisure facilities, including sailing, tennis, rugby and a sports centre.

East Lothian's renowned "Golf Coast" is close by, with courses such as world-class Muirfield, Gullane, Renaissance and North Berwick West Links all easily accessible. A short distance from the house, North Berwick West Links is one of the highest regarded Links courses in the world with East Lothian boasting an impressive 22 golf courses in total.

The surrounding coastline offers miles of sandy beaches and open countryside. The town provides well-regarded schooling, alongside private options including Belhaven Hill, Loretto and The Compass School. North Berwick station, less than a mile away, offers regular direct services to Edinburgh in around 35 minutes, while the A1 provides convenient road access to the city, airport and south.



Meadowside, North Berwick  
 Main House internal area 4,298 sq ft (400 sq m)  
 External Outbuilding area 462 sq ft (43 sq m)  
 Total internal area 4,760 sq ft (443 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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#### General

Local Authority: East Lothian Council

Services: Mains water, gas, electricity and drainage.

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Viewing: Strictly by appointment only. More details available by request.

#### National Country House Department


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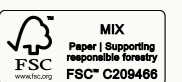
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