

Windygates,
Windygates Road, North Berwick



Strutt
& Parker

Land and property. Since 1885.



Reception hall | Sitting room | Drawing room | Family room
Kitchen/dining room | 8 Bedrooms | Play room | Study | 3 WCs
3 Bathrooms | Pantry | Laundry | 4 Store rooms | Garden
About 1.01 acres in all

Offers Over £2,600,000







One of the finest mansion houses in North Berwick with fully refurbished accommodation and exceptional panoramic sea views

The property

Windygates is an impressive, elevated period house, providing almost 6,000 square feet of exquisite living and entertaining space arranged over three generous floors and in turnkey condition. The property is a Category B Listed house dating from 1893, featuring splendid exterior details, including red sandstone ashlar dressings, crow stepped gables and a pantile roof, with recently modernised accommodation throughout finished to a high standard featuring elegant and stylish fittings. Sea views can be enjoyed on all 3 storeys at the front of the house across the Firth of Forth and to Fife.

The welcoming reception hall with recently installed wooden parquet flooring, a fireplace with a log burning stove and panelled walls, features doors leading to the two reception rooms at the front. The sitting room and the drawing room, both of which are generously proportioned feature large sash windows, handsome open fireplaces and exceptional sea views. Towards the rear there is a comfortable family room and a contemporary open-plan kitchen and dining room featuring sleek, stylish modern units, a central island with a breakfast bar and integrated appliances. The kitchen dining room features space for a large dining table for family meals or entertaining guests, while the pantry and adjoining laundry provide further space for appliances and home storage.

Staircases from the inner hall and the kitchen lead to the first-floor accommodation, which includes six bedrooms and a play room. The principal bedroom benefits from its own dressing room with sea view and a luxury en suite bathroom with a freestanding bathtub, dual washbasins and a walk-in shower. The first floor also has a family bathroom with a bathtub and a separate shower. Stairs continue to the second floor, where there are a further three bedrooms, plus a second family bathroom, one of which offers the option of providing a luxury guest suite which benefits from further sea views.









Garden & Grounds

The house is set on a peaceful, leafy, secluded residential lane and surrounded by private gardens, from which you can take in the spectacular views towards the Firth of Forth and beyond. At the front of the property there is a driveway with space for several vehicles, as well as generous gardens with a split-level, terraced lawn, mature clipped hedgerows and shrubs and a central pathway with steps leading down from the entrance. At the rear, the garden features further pristine lawns and a paved terrace for al fresco evening dining, with borders of hedgerows and high timber fencing.

Location

The charming seaside town of North Berwick lies in a sought-after position on the East Lothian coastline, 25 miles east of Edinburgh and with easy access to beautiful beaches and stunning links golf. The town offers various everyday amenities, including shops, restaurants, cafés and supermarkets, as well as various leisure facilities, parks and golf at North Berwick Golf Club and Glen Golf Club. Further facilities are available in Haddington, 10 miles away, while Edinburgh is also easily accessible with its first-class shopping, cultural and leisure attractions. Independent schooling in the vicinity includes Belhaven Hill School, Loretto School, Cargilfield School, and Fettes College.

Transport connections include the A1 within 10 miles, while national rail services are available from North Berwick station (about 0.4 miles). The East Lothian coastline is home to around 22 golf courses, including four world-class courses within seven miles of the house - Muirfield, Renaissance, Gullane and North Berwick's West links. East Lothian offers around 40 miles of stunning coastline, including award-winning sandy beaches and is ideal for watersports enthusiasts.

Postcode region: EH39 4QP

General

EPC rating: D

Local Authority: East Lothian Council

Services: Mains water, gas, electricity and drainage.

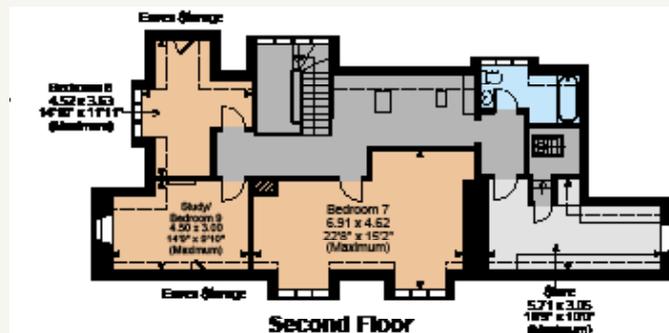
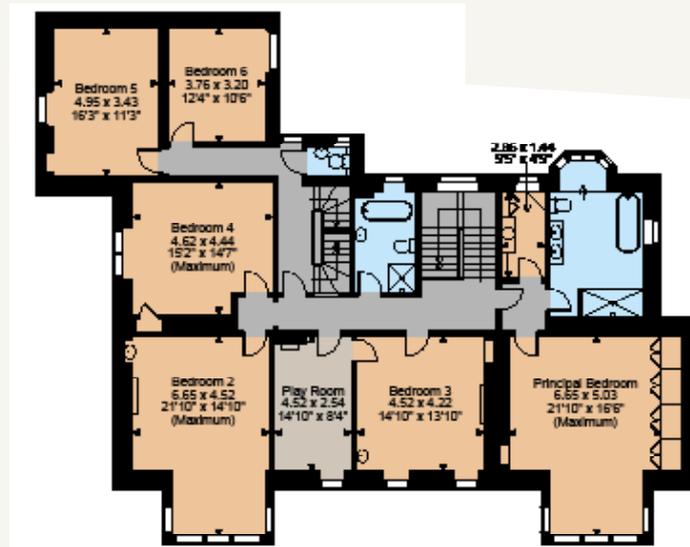
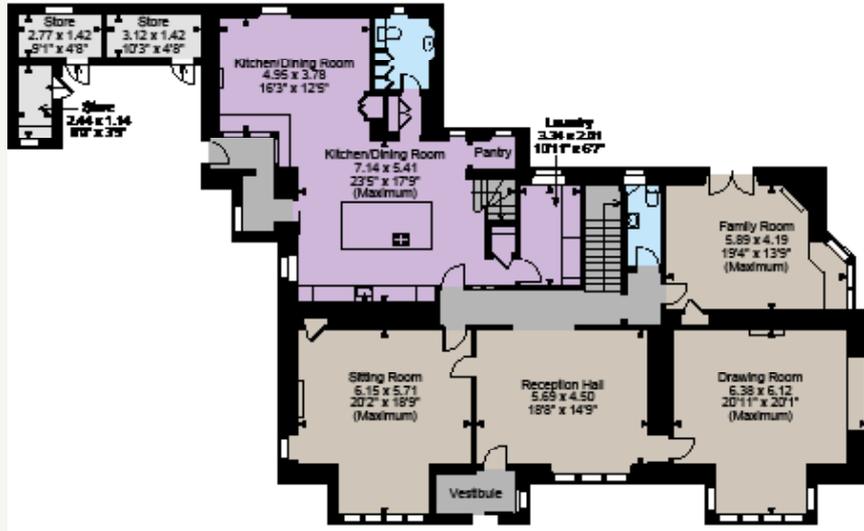
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

Tenure: Freehold

Covenants, Easements and Rights of Way: The property will be sold subject to all covenants, easements and Rights of Way whether specifically mentioned in these particulars or not.

Windygates, Windygates Road, North Berwick
Main House internal area 5,978 sq ft (555 sq m)
Stores internal area 130 sq ft (12 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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