

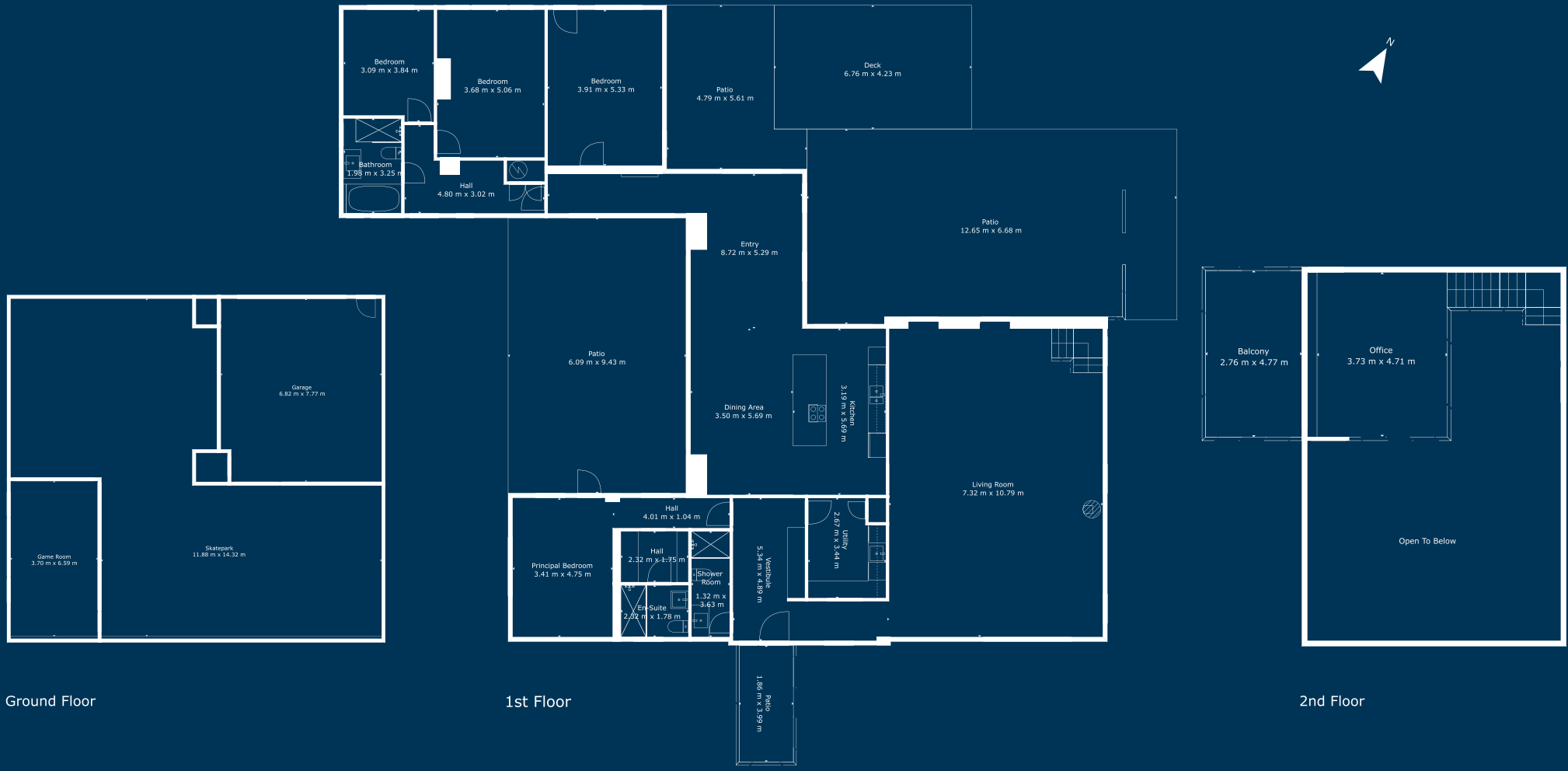


Some homes are memorable because of their location. Others because of their design. Very few successfully combine both. At 1 Rhodes Holdings, exceptional architecture, breathtaking coastal views and a remarkable connection to the surrounding landscape come together to create a home that feels truly special.

Set within an enviable position on the outskirts of North Berwick, the property enjoys panoramic views stretching across the sea to the Bass Rock, while the iconic North Berwick Law provides an equally dramatic backdrop.

Surrounded by open countryside, yet only moments from the town, this is a home that offers a rare balance between privacy, nature, and convenience.





Ground Floor

1st Floor

2nd Floor

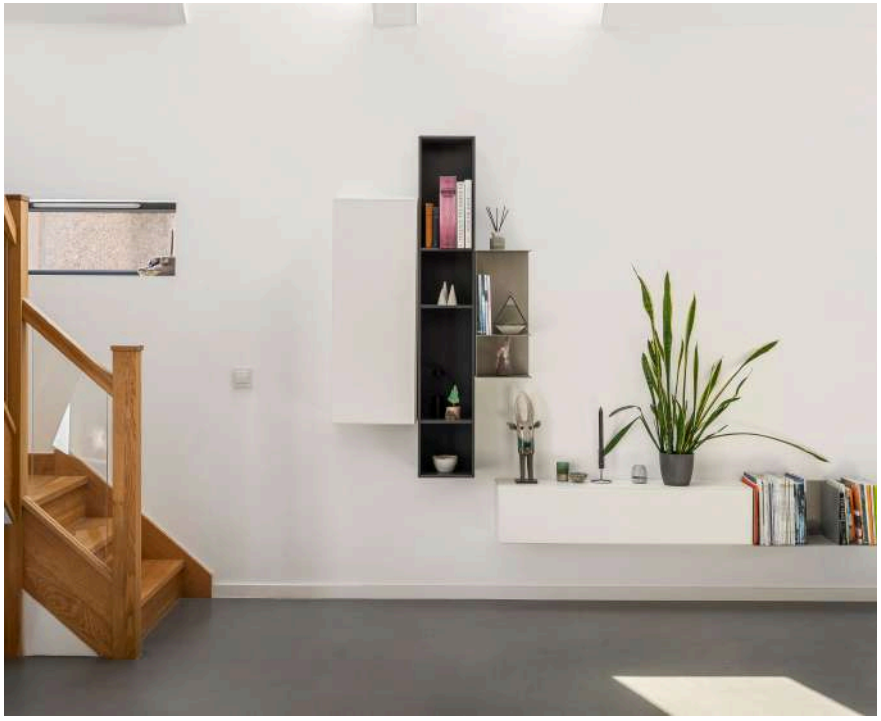
Originally a traditional cottage, the property has been transformed through a striking architect-designed extension that beautifully blends old and new.



From the moment you enter, the sense of space and intention is immediately apparent. A bright entrance hall draws you towards the heart of the home, a stunning open-plan kitchen, dining and living space where polished concrete floors, clean architectural lines and carefully curated materials create a calm and sophisticated atmosphere.

Expanses of glazing frame ever-changing views of the sea, Bass Rock and gardens beyond, while large sliding doors blur the boundary between inside and out. The sitting room is equally impressive.

Dramatic in scale yet wonderfully inviting, the room is centred around a feature wood-burning stove and enhanced by reclaimed timber detailing, creating warmth and texture against the contemporary backdrop.





Large picture windows capture views towards North Berwick Law and the beautifully landscaped gardens. Above, a mezzanine level provides a versatile retreat that could serve as a home office, reading room or additional sitting area.

From here, doors open onto a balcony where the outlook is nothing short of spectacular. Whether watching the sun rise over the sea, enjoying the changing colours of the landscape or taking in the famous Bass Rock silhouetted against the evening sky, it is a space designed for slowing down and appreciating the beauty of its setting. The principal suite continues the home's refined aesthetic, featuring a dressing area and a beautifully appointed en-suite shower room.





The remaining bedrooms are located within the original cottage, where traditional proportions, sash windows and period character provide a charming contrast to the contemporary extension.

These rooms are served by a stylish family bathroom complete with separate bath and walk-in shower, while an additional shower room and practical utility room further enhance the functionality of the home.









Externally, the property is every bit as impressive as the accommodation within. The detached garage is a striking architectural statement in its own right, showcasing a blend of brick, metal and larch cladding that mirrors the design language of the main house.

Inside, it houses a games and recreation space, including bespoke indoor skate ramps incorporating elements from North Berwick's former skate park. The landscaped gardens have been thoughtfully designed to complement both the house and its coastal surroundings, creating a relaxed, contemporary outdoor environment.



Expanses of lawn are framed by open countryside, providing a wonderful sense of space and freedom, while the surrounding landscape becomes an extension of the garden itself. Further enhancing the property's versatility is a substantial barn outbuilding.



The property also enjoys approximately three acres of additional land. Whether utilised for equestrian pursuits, home business opportunities, creative projects or simply enjoyed as additional outdoor space, the possibilities are considerable.









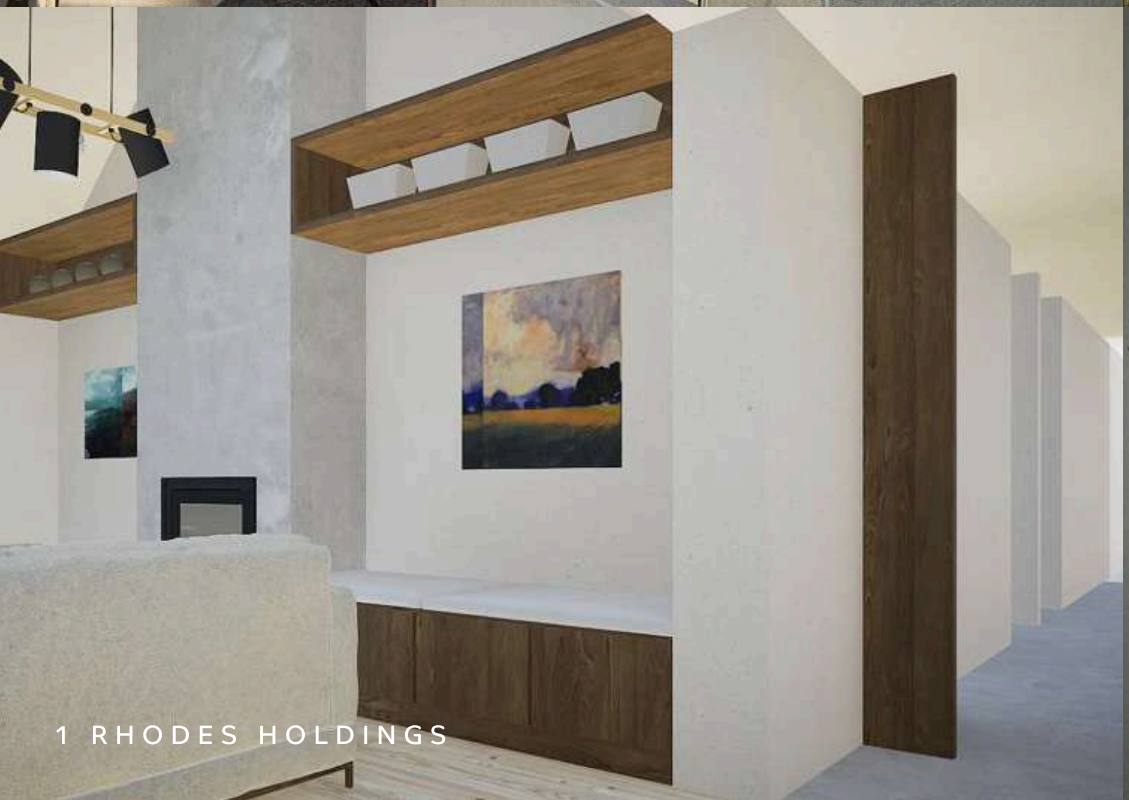
1 Rhodes Holdings is far more than a beautifully designed house. It is a home shaped by its landscape, created with exceptional attention to detail and designed for a lifestyle that embraces space, creativity and connection to the natural world. Combining architectural excellence, unforgettable views, and remarkable flexibility, it represents one of North Berwick's most distinctive residential offerings.

The current owners have also commissioned further architectural proposals by renowned architects Brown & Brown to enhance and extend the original cottage element of the home, offering exciting future potential for incoming owners.







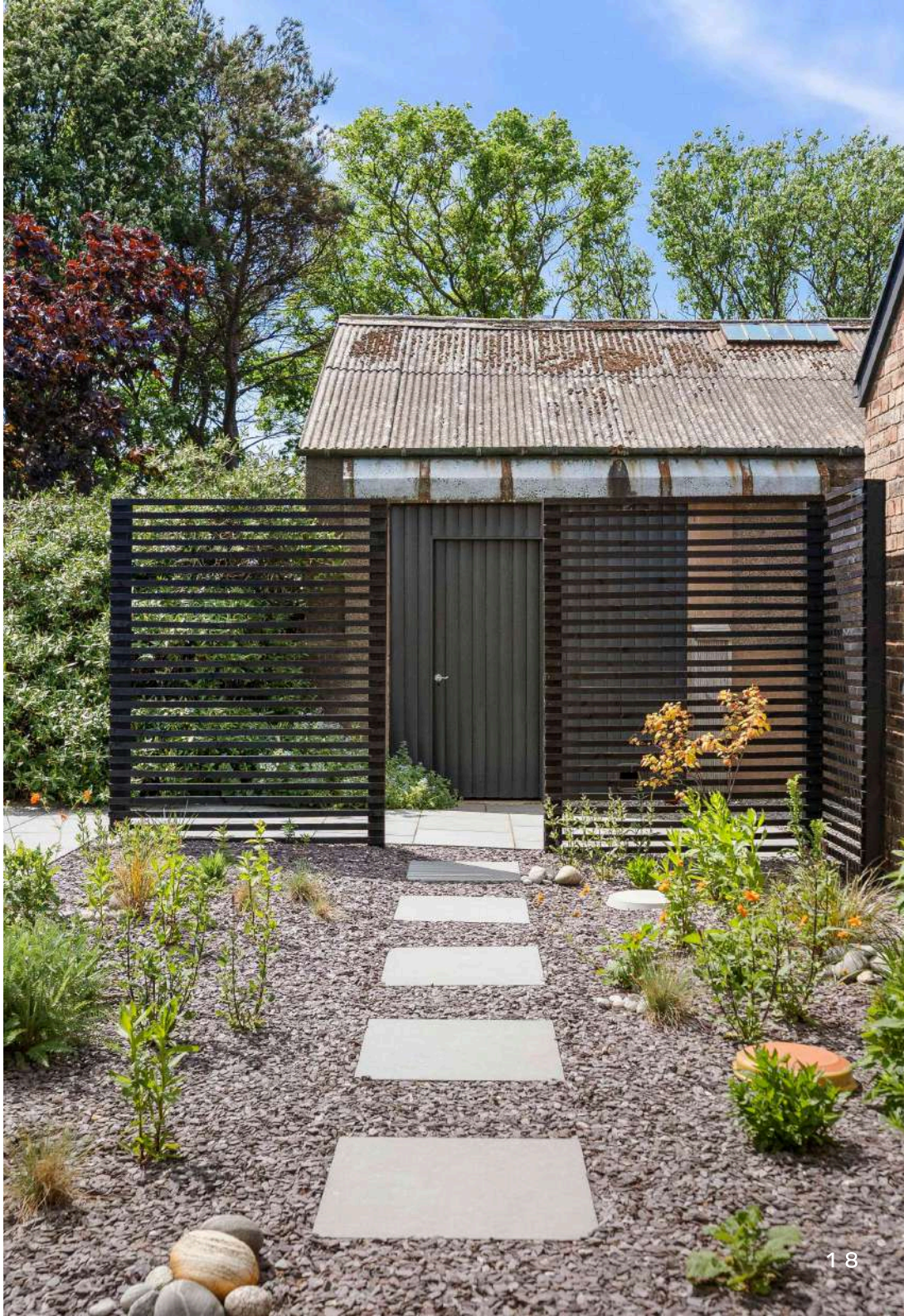




LOCATION

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county.

It has a busy high street, with a wide range of local shops and restaurants and there is a Tesco and Aldi supermarket on the outskirts.



Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

All fitted floor coverings, curtains, blinds, light fittings, integrated hob, extractor hood, fridge/freezer, ovens, microwave, dishwasher, and freestanding washing machine, tumble dryer are included in the sale. Dining/pool table by separate negotiation.





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