

SIMPSON & MARWICK

CHAPELHILL HOUSE, DIRLETON, NORTH BERWICK EAST LOTHIAN, EH39 5HG

OFFERS OVER £1,050,000 EPC E



Chapelhill House is an exciting and highly individual home, occupying a wonderfully private elevated position with outstanding views across East Lothian, towards North Berwick Law, the Hopetoun Monument and the Lammermuirs. Set within approximately 0.6 acres of exceptionally generous and beautifully established garden grounds, the property offers a rare combination of privacy, space, flexibility and an enviable outdoor lifestyle.

A welcoming entrance vestibule provides excellent storage and leads to a WC. The bright sitting room enjoys lovely garden and rural views, a feature gas fire and pocket doors opening into the kitchen/ dining room.

The kitchen is fitted with attractive Shaker-style units and an AGA, with useful utility space.





A wonderful sunroom provides an immersive connection with the garden, creating a peaceful space from which to enjoy the changing seasons and surrounding greenery.

A separate office offers an ideal space for home working, while there is also a family bathroom and a spacious family room with built-in storage. This versatile room could readily be adapted to provide an additional bedroom if required and leads through to a further conservatory overlooking the gardens.



Upstairs, a beautiful landing features built-in bookshelves and leads to the main bedroom, which enjoys dual-aspect windows and fantastic views towards North Berwick Law. There are also three further bedrooms, including two generous double bedrooms with lovely views over the gardens. The fourth bedroom benefits from a useful kitchenette area and connects to a generous studio room, offering further flexible living space. The studio could, if desired, be adapted to create a fifth bedroom, or used as separate accommodation or a home office.



With its own external access, this area offers excellent flexibility and potential for use as a self-contained space or holiday let, subject to any necessary consents. A shower room and an additional bathroom complete the upper accommodation, while a partially floored attic provides further storage.







The gardens are a real highlight of Chapelhill House, extending generously around the property across approximately 0.6 acres and providing an exceptional sense of space and privacy. Beautifully established, they feature mature planting and a wonderful variety of areas to enjoy. Expansive lawns create a beautiful setting for the house, while a patio provides an ideal spot for outdoor dining and entertaining. A greenhouse and raised beds offer excellent opportunities for gardening and growing your own produce, complemented by mature apple trees.

The grounds are approached through double gates onto a substantial driveway. A detached garage and store are positioned towards the front, while the double integral garage benefits from an electric door and sink.

Chapelhill House is a rare and characterful property, where the exceptional 0.6-acre gardens, spectacular outlook and highly flexible accommodation combine to create a truly special East Lothian home.







LOCATION

Dirleton is one of East Lothian's most attractive villages situated between Gullane and North Berwick close to excellent sandy beaches, principally Yellowcraigs, and close proximity to the Championship golf courses of Archerfield and The Renaissance Club. The village has a local primary school and is within the catchment for the well-regarded North Berwick High School. Private schooling is available at Compass in Haddington, Loretto in Musselburgh and further choices within Edinburgh.



Nearby North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at The Marine hotel. North Berwick also boasts a busy high street together with a wide range of local shops and restaurants. Tesco and Aldi supermarkets are available on the outskirts of North Berwick.





East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.



Fixtures and Fittings

All fitted floor coverings, blinds, curtains, selected light fittings, and AGA, freestanding dishwasher, washing machine, cooker and undercounter fridge, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick.





CHAPELHILL HOUSE

Dirleton, North Berwick, East Lothian, EH39 5HG

Approx. Gross Internal Area:
2507.99 Sq Ft (233 Sq M)





For Identification purposes only.
Not to scale.

Edinburgh
0131 581 5700

North Berwick
01620 892000

Aberdeen
01224 606210