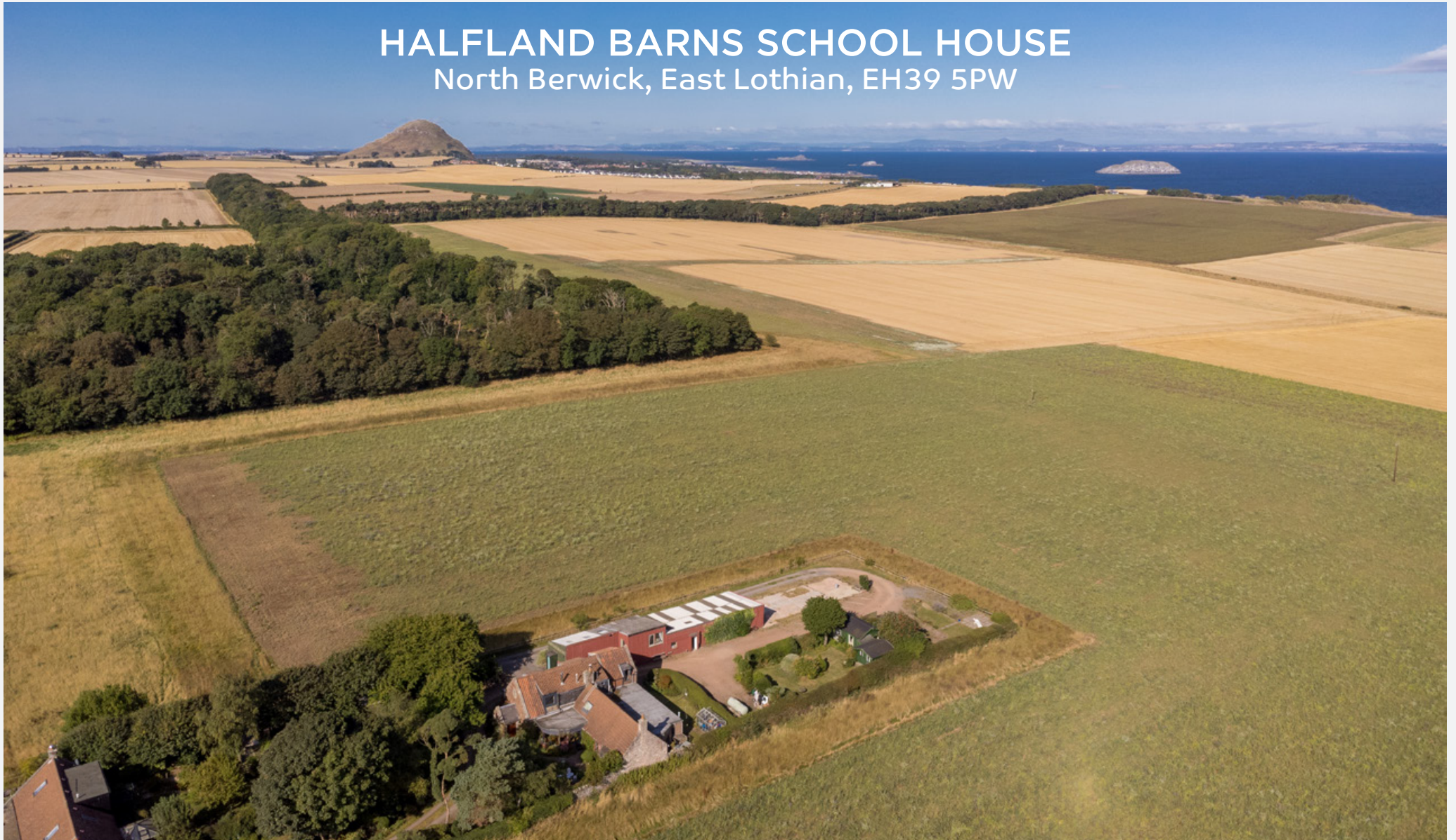


HALFLAND BARNs SCHOOL HOUSE

North Berwick, East Lothian, EH39 5PW



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Halfland Barns School House

North Berwick, East Lothian, EH39 5PW

Charming detached family house with delightful garden grounds and sea views



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- Generous accommodation with stunning views
 - Large open plan sitting room/dining room
 - Family room & kitchen/breakfast room
 - Garden room & conservatory
 - Six well proportioned double bedrooms
 - Family bathroom & two shower rooms
 - Useful utility room
 - Mature garden grounds
 - A summer house used for holiday lets
 - Ample driveway parking
 - LPG central heating & double glazing
 - Additional land & outbuildings also available, by separate negotiation at Offer Offers £125,000





DESCRIPTION

Peacefully located in delightful, mature garden grounds, Halfland Barns School House offers a wonderful opportunity to secure a charming detached six bedroom multi-generational family home and a summer house which has been successfully used for short term lets. The property further benefits from excellent privacy, with stunning sea and countryside views, and the added appeal of easy access to a number of beautiful beaches, the town's excellent local amenities, good schooling and the train station.

Halfland Barns School House offers generously proportioned family accommodation, arranged over two floors, and comprises of an entrance vestibule, spacious sitting room/dining room with a wood burning stove opening to both a conservatory and a bright garden room, a delightful family room leading to the kitchen/breakfast room, 6 double bedrooms, a family bathroom, two shower rooms and a useful utility room. The property has the additional benefit of a delightful, well stocked private garden with an artesian well, a private driveway and ample private parking.

The summer house is situated within a secluded part of the garden grounds and has uninterrupted views across the Firth of the Forth to Fife. It offers comfortable accommodation comprising of a sitting room/kitchen fitted with a range of units and all appliances, a double bedroom and a shower room.

The additional land and versatile range of outbuildings (highlighted in yellow on the site plan) is also available, by separate negotiation at Offers Over £125,000. The outbuildings currently comprise of 3 studios, two generous storage rooms and an office/bunk house, with open sea views, fitted with a kitchen with a range of units and appliances, and a shower room.

LOCATION

Situated on the outskirts of North Berwick with easy access to local amenities and wonderful views. The town 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 supermarket on the outskirts. Excellent local primary schooling and the well-regarded High School are accessible by free local school bus transportation. Private schooling at all levels is available at Loretto in Musselburgh and in Edinburgh. 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. 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

School House: All fitted flooring, fitted carpets, blinds, light fittings, the hob, oven, microwave, fridge/freezer, washing machine and the greenhouse are included in the sale price. The curtains and all garden furniture including the benches, ceramic sculpture pots and planters are excluded from the sale.

Summer House: All fitted flooring, curtains, light fittings, the hob, oven, microwave, fridge/freezer, washing machine and electric radiators are included in the sale price.

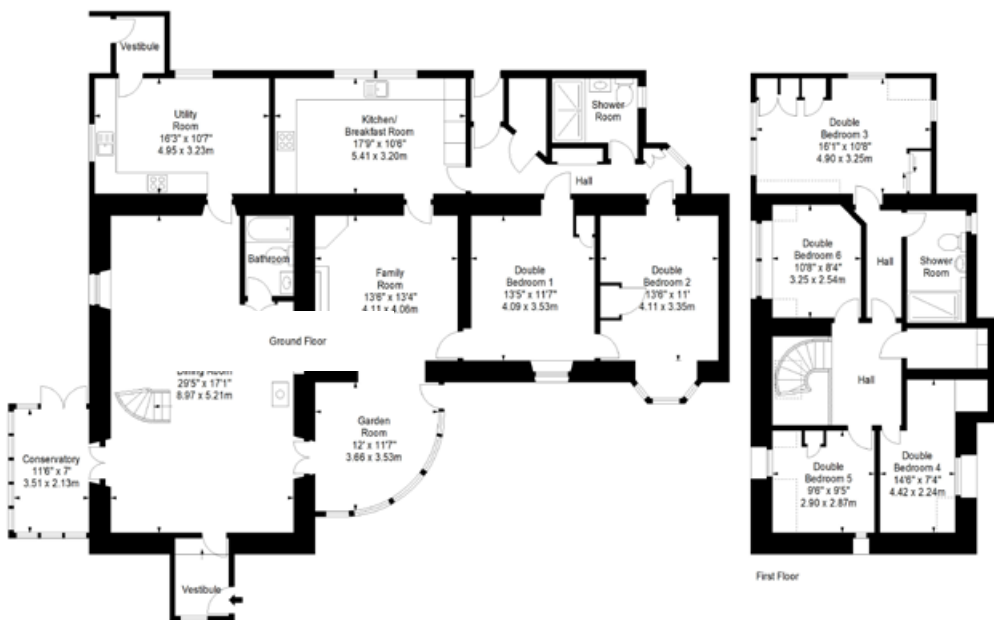
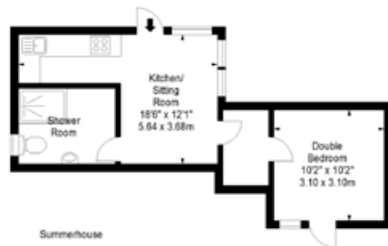








Approx. Gross Internal Area
2800 Sq Ft - 260.12 Sq M
Out Buildings
Approx. Gross Internal Area
2168 Sq Ft - 201.41 Sq M
For identification only. Not to scale.
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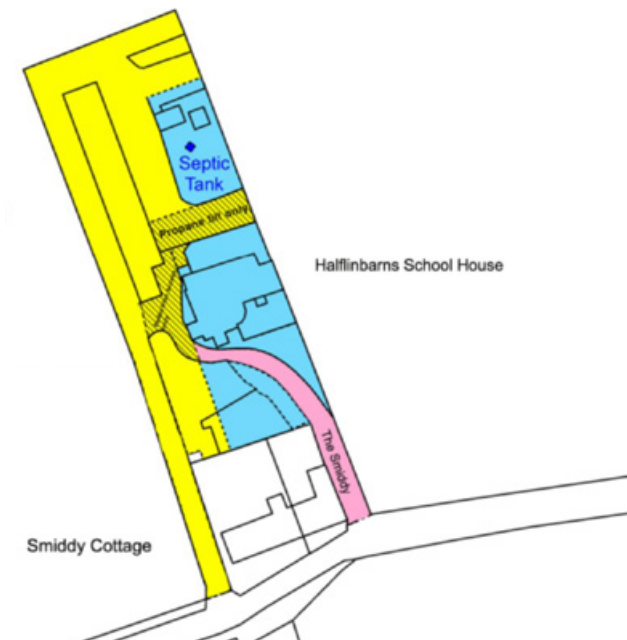
Proposed Site Plan

Blue: Halfland Barns School House, Garden Grounds & Summerhouse

Pink: Halfland Barns School House vehicle access only

Yellow: Additional land & outbuildings available by separate negotiation at Offers Over £125,000

Yellow shaded: Shared Pedestrian access



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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.