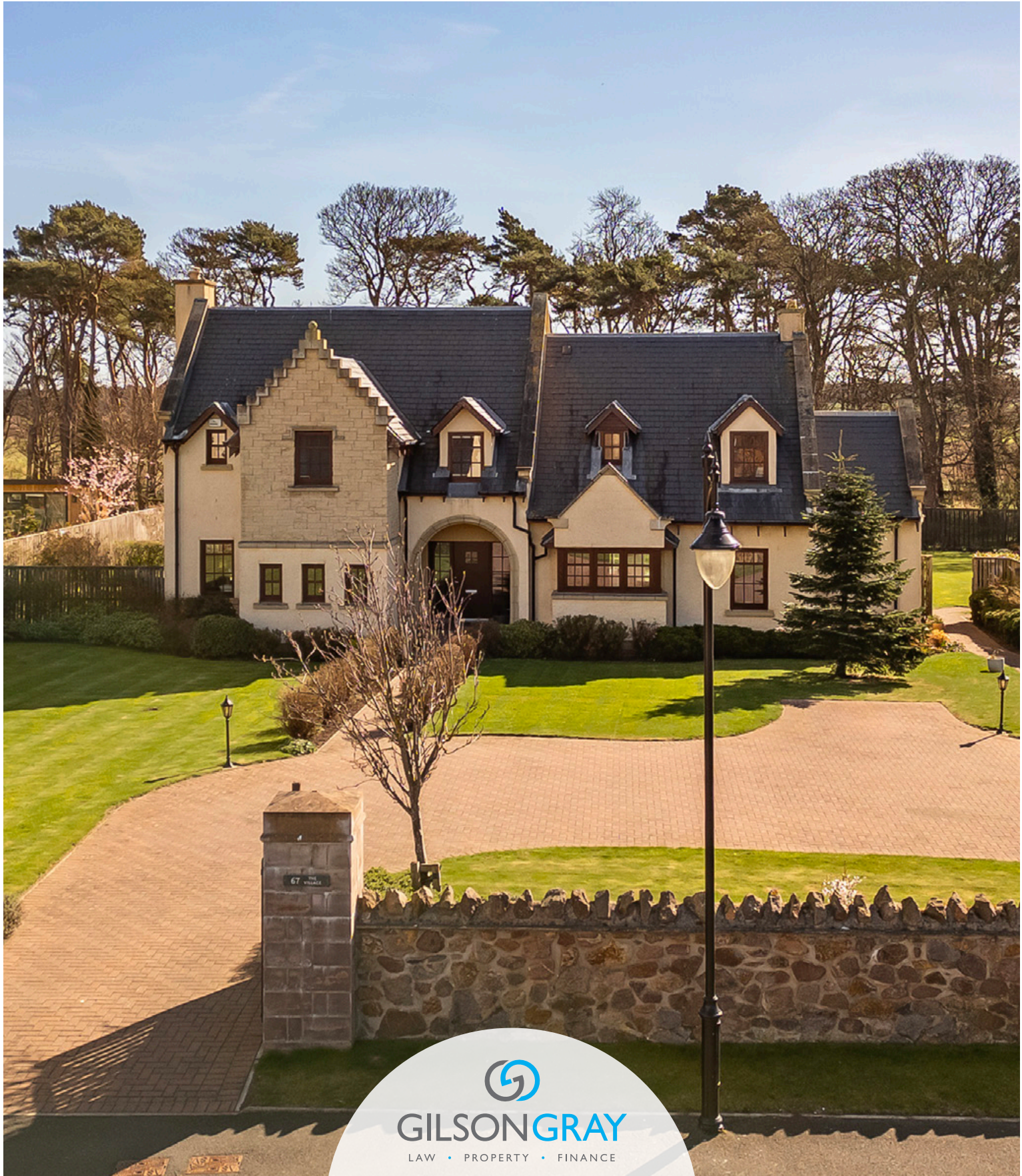


# 67 THE VILLAGE

Archerfield, Dirleton, East Lothian, EH39 5HT



**GILSON GRAY**

LAW • PROPERTY • FINANCE



Archerfield Estate is a sprawling  
550-acre Listed Wildlife Site and home  
to two of East Lothian’s most renowned  
golf courses



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PROPERTY  
NAME

67 The Village

LOCATION

Archerfield, Dirleton  
East Lothian  
EH39 5HT

APPROXIMATE TOTAL AREA:

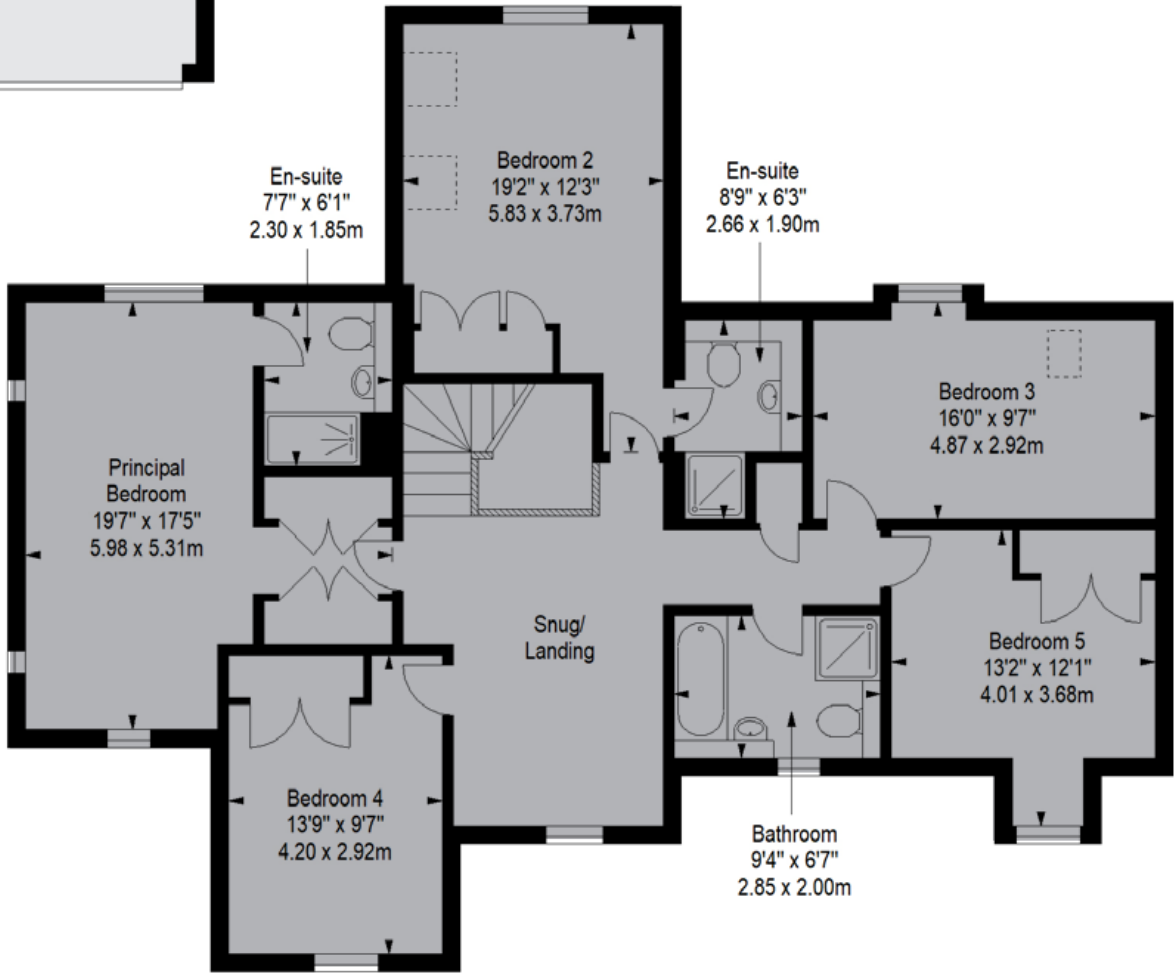
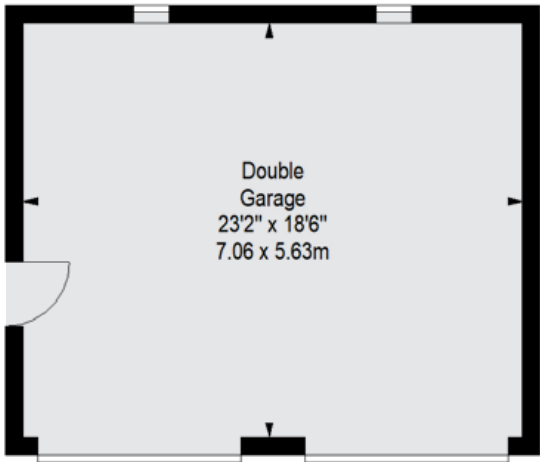
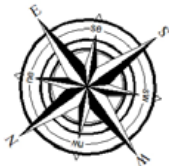
309.4 sq. metres (3330.4 sq. feet)

GROUND-FLOOR

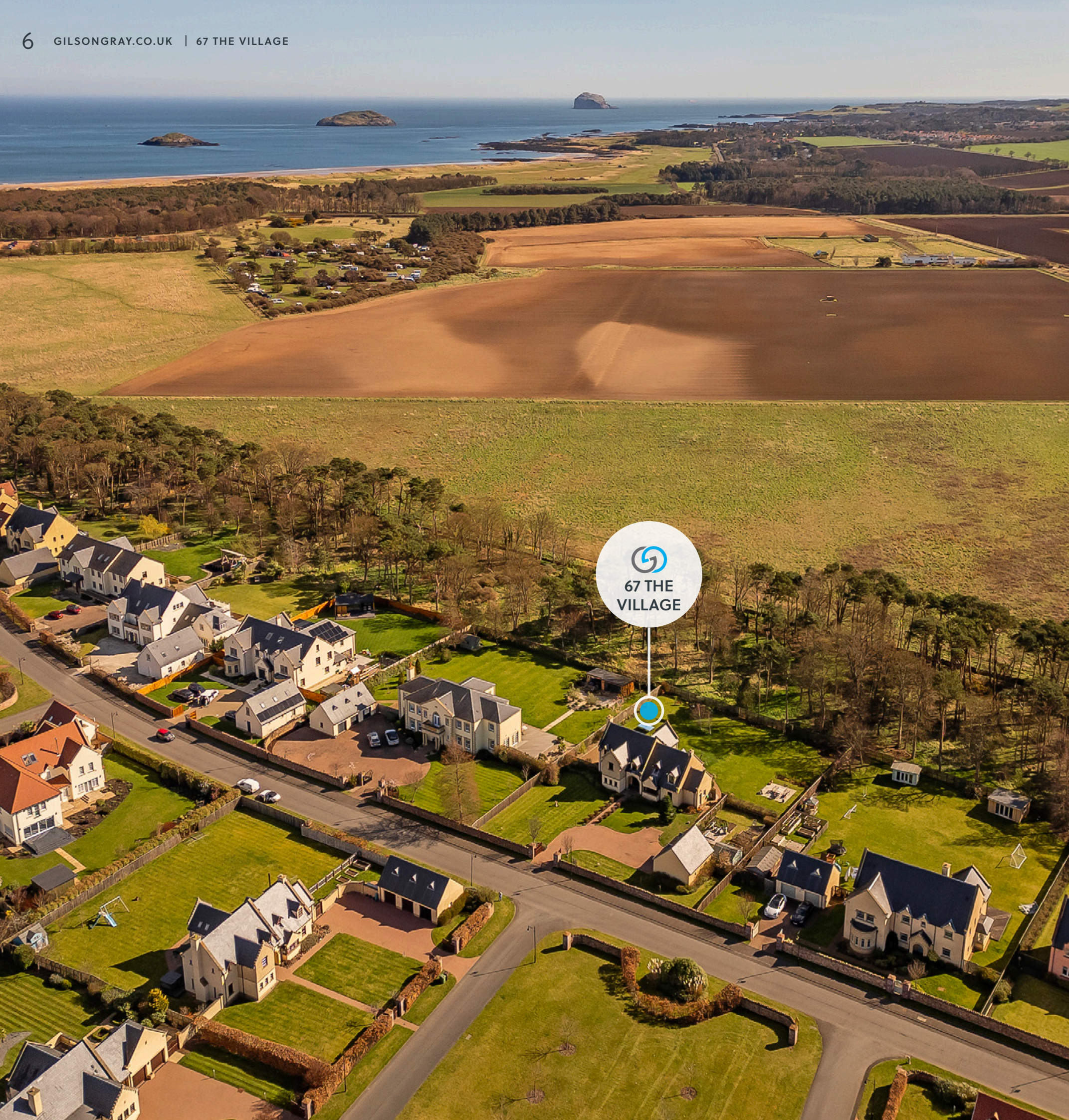
FIRST-FLOOR

EXTERNALS

The floorplan is for illustrative purposes.  
All sizes are approximate.







Outstanding detached house in the Archerfield Estate, offering two reception rooms, a fabulous breakfasting kitchen/family/dining room, a study, five bedrooms, two en-suite shower rooms, and a four-piece family bathroom, plus delightful gardens, a detached double garage, and a multi-car driveway.

## GENERAL FEATURES

Generous detached house in The Village on Archerfield Estate

Spacious and flexible, family orientated accommodation

Beautifully presented interiors with modern fixtures and fittings and tasteful décor

EPC Rating - C | Council Tax band - H

## ACCOMMODATION FEATURES

Reception hall with two-piece WC and storage

Triple-aspect living room with fireplace and French doors onto deck

Sunroom/dining room, also with adjoining deck in garden

Fabulous breakfasting kitchen, dining, and family room with separate utility room

Five double bedrooms (four with built-in wardrobes)

Two en-suite shower rooms

Four-piece family bathroom

## EXTERIOR FEATURES

Vast, delightful garden grounds with adjoining natural woodland

Situated on a 550-acre estate with two renowned golf courses

Detached double garage and multi-car driveway





## Generous detached house in The Village on Archerfield Estate

Offering a luxury family home in the exclusive “The Village” in Archerfield Estate, this five-bedroom, three-bathroom (plus a separate WC) detached house has a wealth of flexible living space and occupies a generous plot, with vast gardens and outstanding private parking, including a detached double garage and a multi-car driveway. Archerfield

Estate is a sprawling 550-acre Listed Wildlife Site and home to two of East Lothian’s most renowned golf courses, and the house is ideally situated for easy access to local amenities, as well as the city and excellent transport links connecting across the county, to the airport, and further afield.



# THE ENTRANCE - WELCOMING YOU INTO 67 THE VILLAGE



The home has instant kerb appeal, impressing from the outset with its traditional-style design and immaculate front garden. The front door is conveniently tucked under a porch and opens into a wide, airy reception hall with a storage cupboard and a two-piece WC, immediately setting the tone for the interiors to follow with rich Karndean flooring and attractive understated décor.



# RECEPTION ROOMS

The home has two spacious reception areas – a living room and a sitting/sunroom. The light-filled, triple-aspect and elegant living room is decorated in pastel tones and carpeted for comfort, and it features a homely fireplace around which furniture can be arranged.







**Spacious living areas,  
comfortable for family life**

The neighbouring sitting room is a versatile space that could lend itself to a variety of uses. It is currently being utilised as a home gym by the current owners, and it could be used as a children's playroom, a teenager's den, or a more formal sitting room. A separate study provides an ideal quiet space for those who work or study from home.



# BREAKFASTING KITCHEN/DINING/FAMILY ROOM

The fabulous open-plan breakfasting kitchen, dining, and family room creates a wonderful open space for everyday family life and entertaining alike, with ample space for a large dining table and chairs and a selection of lounge furniture.







## Fabulous space for socialising and dinner parties



The sociable room is also perfect for those who love to host dinner parties and cook, coming very well-appointed with contemporary, gloss-cream wall and base cabinets and spacious worktops (two of which are granite), including a central breakfasting island with seating for four. The space is filled with a wealth of natural light through dual-aspect glazing, including French doors opening onto a decked terrace in the rear garden – perfect for summer barbecues and alfresco dining! A utility room (with external access) supplements the kitchen, housing additional cabinetry, storage, and offering a discrete space for laundry appliances.







# THE PRINCIPAL SUITE

The triple-aspect principal bedroom has large double built-in wardrobes and the additional luxury of its own en-suite shower room, whilst three of the remaining four bedrooms are all supplemented by built-in wardrobes, one of which also has an en-suite.







The bedrooms are approached via a staircase and a naturally lit, galleried landing (with storage and loft access) with a snug, ideal as a reading nook or study area. The sleeping areas are all tastefully decorated and carpeted for optimum comfort, and the rear-facing bedrooms enjoy a lovely open outlook over the adjacent woodland.



## FIVE COMFORTABLE BEDROOMS, TWO WITH EN-SUITES







# THE BATHROOMS

Three well-appointed washrooms, perfect for family life

The en-suite shower rooms both comprise large shower enclosures, WC-suites, and vanity storage, whilst a four-piece family bathroom completes the accommodation on offer and comes replete with a bath with a shower attachment, a separate shower enclosure, a basin, and a WC.





# GARDENS & PARKING

Owing to the home's large plot, it is perfectly complemented by a vast, beautifully maintained and delightful rear garden, with direct access to natural protected woodland, part of which is privately owned by the property.



Vast, beautifully maintained gardens and private section of protected woodland, as well as excellent private parking







The favourably southeast-facing garden features a generous, manicured lawn, three decked terraces and patios for outdoor dining furniture and barbecues, a pond and rockery, and a wealth of leafy shrubs and colourful planting, as well as a brand-new greenhouse. There is also a spacious, predominantly lawned front garden, with lovely trees and shrubs. Outstanding private parking is provided by a detached double garage and a multi-car driveway.





Extras: Integrated kitchen appliances comprising an oven, a microwave, a steam oven, a warming drawer, a coffee machine (all Siemens), a gas hob, an extractor hood, a Siemens fridge/freezer, and a Bosch dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: The estate is managed by Archerfield Estates, for which a quarterly fee of £543.62 is payable.



# ARCHERFIELD

The Archerfield Estate is an exclusive gem in the heart of East Lothian

Nestled between the enchanting conservation village of Dirleton, the award-winning town of North Berwick, and the picturesque village of Gullane, the Archerfield Estate is an exclusive gem in the heart of East Lothian. This prestigious setting offers refined living for discerning tastes, providing the perfect blend of coastal charm and countryside elegance in an area of outstanding natural beauty. It offers both serenity and convenience, with North Berwick's fantastic amenities and train station all easily reached. Recently voted by the Sunday Times as the best place to live in the UK, North Berwick is a vibrant place known for its stunning beaches, charming high street, and friendly community. The town is a haven for outdoor enthusiasts too, offering various activities. It has a yacht club, a rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa situated at the Marine Hotel. The town is home to all your essential amenities and highly regarded schools, with private schooling available at Compass in Haddington, Loretto in Musselburgh, and in Edinburgh. Nearby Dirleton boasts a rich history, with its iconic castle and beautifully maintained gardens drawing visitors from near and far. Gullane, on the other hand, has further amenities, a spectacular beach, and some lovely restaurants too. Adding to Archerfield's impeccable reputation, golf aficionados are perfectly placed for some of the finest golf courses in East Lothian, with several world-class clubs in easy reach, including Archerfield Links and Muirfield Golf Club. Beyond the allure of golf, the estate enjoys easy access to countryside strolls and sublime sandy beaches that capture the imagination. The John Muir Way offers further walking opportunities too. Excellent transport links ensure the estate remains well-connected to the bustling city of Edinburgh and beyond. The nearby North Berwick railway station provides regular services to Edinburgh Waverley, allowing residents to reach the capital in just over 30 minutes. Additionally, the A1 motorway and local roads make commuting by car convenient and efficient. Archerfield Estate is more than just a place to live; it is a lifestyle.





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