

COULTERS[©]

CHAPELHILL COTTAGE, CHAPELHILL

DIRLETON, EH39 5HG



4 BED



2 BATH



3 PUBLIC



TAKE A LOOK INSIDE

Rarely available opportunity to secure a spacious detached period home set within the heart of the sought after village of Dirleton.

The property benefits from an appealing and flexible layout with accommodation over two floors with a blend of period and modern finishes.

KEY FEATURES



Charming and rarely available detached period house



4 double bedrooms



Wonderful, generous and mature gardens



Appealing and flexible layout



Garage and driveway



Located in the heart of a sought after village



EPC Rating - D



Council Tax Band - H





The generous mature gardens add to the attraction of this wonderful home and surround the property providing excellent privacy. The gardens are mainly laid to lawn and are planted with an excellent selection of shrubs and trees.

To the side is a large patio accessed from the kitchen/dining/family room with the added benefit of a Valoriani Classic 120, traditional Italian Cotto Clay Oven which has been built into an old brick pig sty ideal for alfresco dining. There is also a chicken run, two useful timber sheds, a garage and off street parking.





MORE INFORMATION

The accommodation comprises -

Glazed porch; welcoming entrance hall with stairs to the first floor; sitting room to the front with a woodburning stove and fitted shelving; attractive conservatory maximising the wonderful outlook over the gardens; large kitchen/dining/family room with an excellent selection of fitted units and ample room for dining and relaxing, patio doors lead directly to the garden; a useful shelved pantry and separate utility room are accessed from the kitchen; double bedroom 4 and shower room.

On the first floor there are three double bedrooms and a large family bathroom with separate shower.

The property benefits from gas centrally and is mainly double glazed.









THE LOCAL AREA

Dirleton is situated on the coast 25 miles east of Edinburgh and is within easy commuting distance. There is a fast and efficient train service to Edinburgh from nearby Drem (approx. 3 miles) and North Berwick (approx. 2 miles). The airport and motorway links are easily accessible via the A1 and the Edinburgh City Bypass.

The village is in the middle of East Lothian's famous "Golf Coast" renowned for golf courses, including the three courses of Gullane, playing host to many championships including the Scottish Open in 2015. Muirfield, a regular host to The Open Championship, The Renaissance Club and Archerfield as well as the two courses at North Berwick are also within easy access.

Dirleton has a hotel, village pub and coffee shop, while nearby Gullane has a lively mix of shops and restaurants including The Bonnie Badger, The Old Club House, La Potinière, The Main Course and Chez Roux at Greywalls Hotel. The larger towns of North Berwick and Haddington provide a wider range of shops and supermarkets. There is a primary school in Dirleton with secondary schooling at the highly regarded North Berwick High School. Private schooling is available locally with Loretto School in Musselburgh, The Compass in Haddington or numerous options in Edinburgh.

EXTRAS

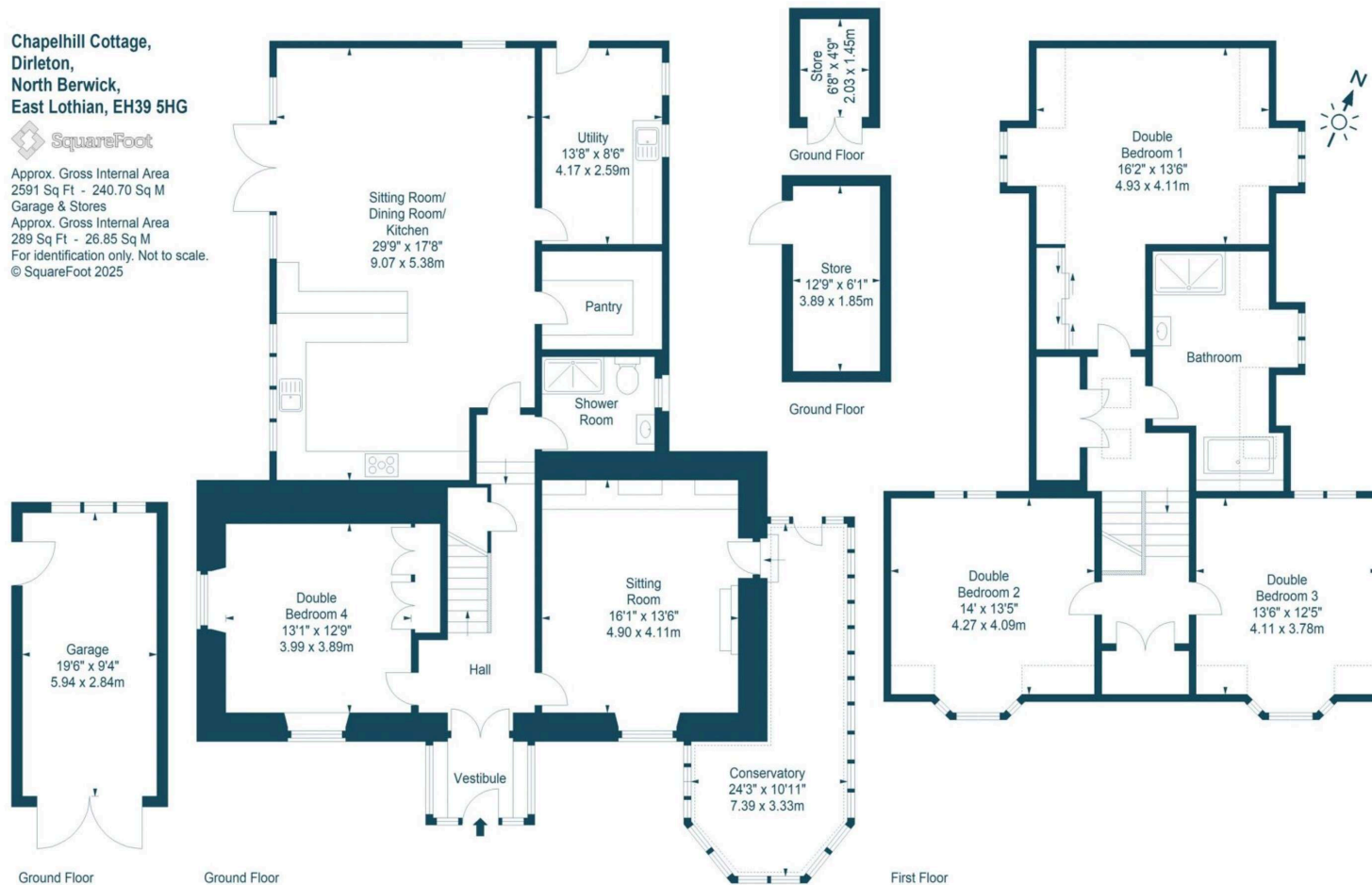
Blinds, light fittings, fitted floorcoverings and integrated appliances are included in the sale price. The external wood fired oven and sheds are also included. The large exterior dining table and benches are specifically excluded from the sale.

HOME REPORT VALUATION: £850,000

Chapelhill Cottage,
Dirleton,
North Berwick,
East Lothian, EH39 5HG



Approx. Gross Internal Area
2591 Sq Ft - 240.70 Sq M
Garage & Stores
Approx. Gross Internal Area
289 Sq Ft - 26.85 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.