



KINGSTON HOUSE

North Berwick, East Lothian



AN ELEGANT COUNTRY HOUSE IN A BEAUTIFUL AND PRIVATE EAST LOTHIAN SETTING

Kingston House has been in the same family for over 100 years and represents a rare opportunity to acquire a substantial and characterful country house in one of East Lothian's most desirable locations. The combination of principal house, income producing cottage, mature grounds and lifestyle amenities creates a well balanced and highly attractive proposition.

Summary

Six bedrooms | Five bathrooms | Three reception rooms

Three bedroom cottage | Stables | Tennis court

In all about 17.78 acres

Distances: North Berwick - 2 miles, Haddington - 7 miles

Edinburgh - 25 miles, Edinburgh Airport - 32 miles

(All distances and times are approximate)

KINGSTON HOUSE

Kingston House is a handsome and substantial B Listed country residence set within approximately 17 acres of mature grounds in a highly desirable position close to North Berwick. The house combines classic Georgian proportions with well balanced, adaptable accommodation, creating a highly appealing family home of considerable presence and charm.

Approached via a long private driveway, the house is beautifully positioned within its grounds, with a strong sense of arrival and privacy. The setting is particularly appealing, surrounded by open farmland yet within easy reach of the East Lothian coastline and the amenities of North Berwick.

Internally, the house offers over 7,000 square feet of well proportioned accommodation arranged over four floors. The principal reception rooms have excellent scale and ceiling height, with large sash windows drawing in natural light and providing attractive views across the gardens, to the hills to the South and to the sea and Fife to the North.



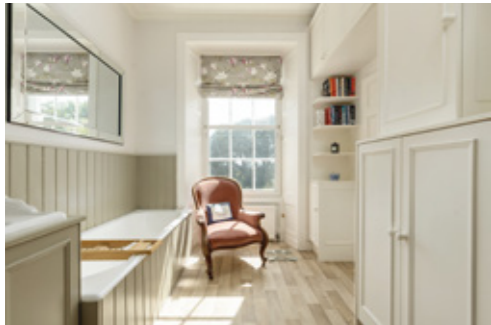


The drawing room is especially impressive, extending to over 35 feet & with views to the North & South, while the formal dining room provides an elegant space for entertaining. A further sitting room/snug offers another relaxed area for everyday living.

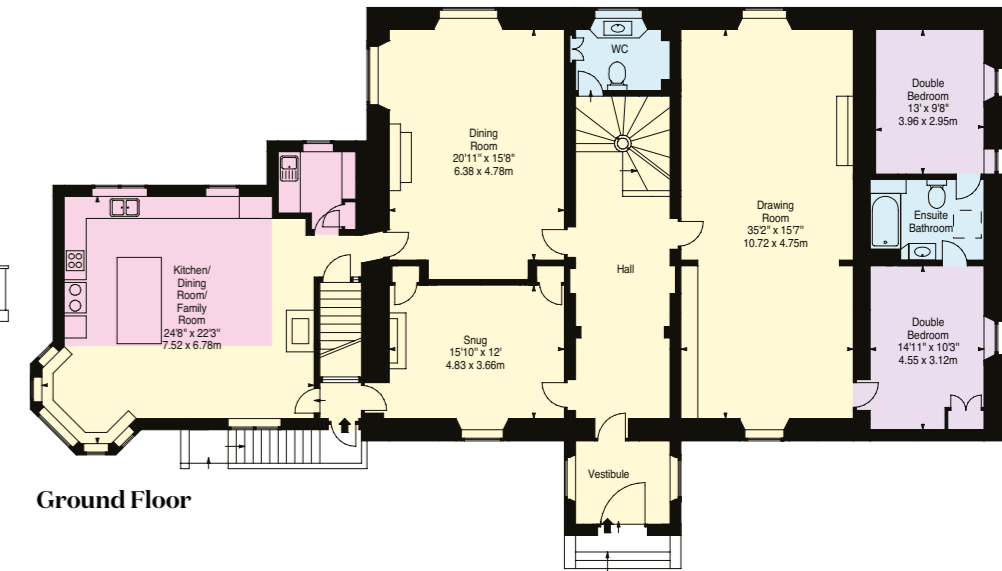
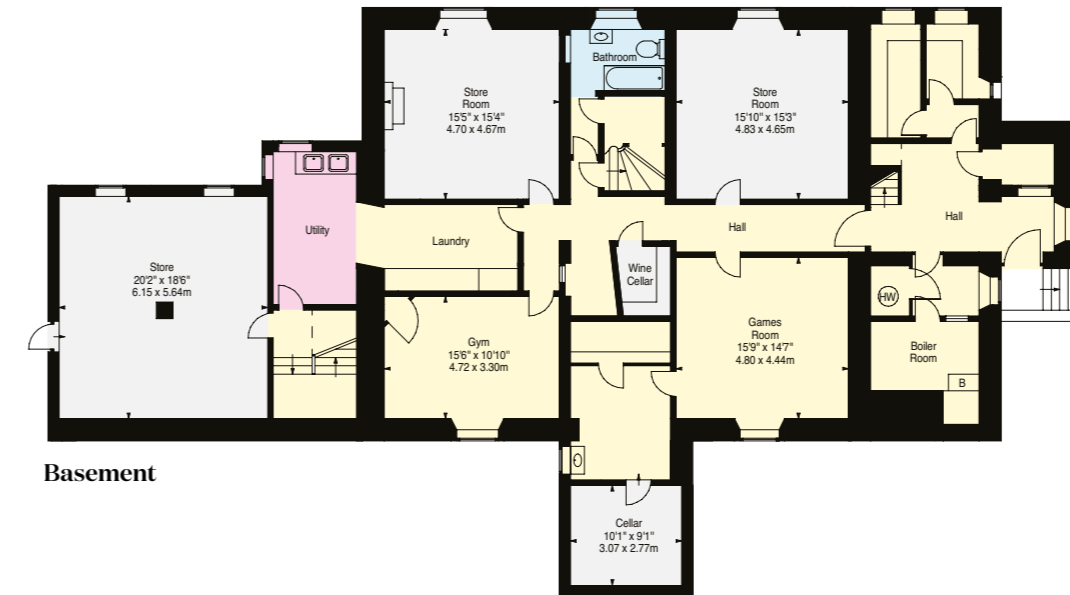
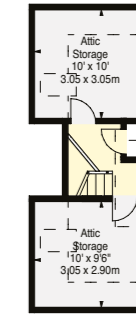
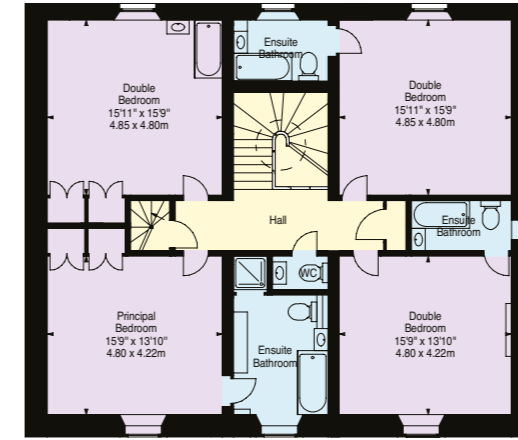
At the heart of the house is a well-designed kitchen, dining and family room, creating a natural hub for modern family life. This space connects well with the wider accommodation and enjoys a light, open aspect over the gardens & great views to the sea & beyond.

Upstairs, the bedroom accommodation is generous and well arranged, with a number of bedrooms benefitting from en suite bathrooms. The principal suite is particularly well proportioned, while additional bedrooms provide flexibility for family and guests. A useful lower ground floor offers further recreational space including a games room and gym, alongside practical areas such as laundry, storage & a large boot room/bike store at the back door.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
7051 Sq Ft - 655.04 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

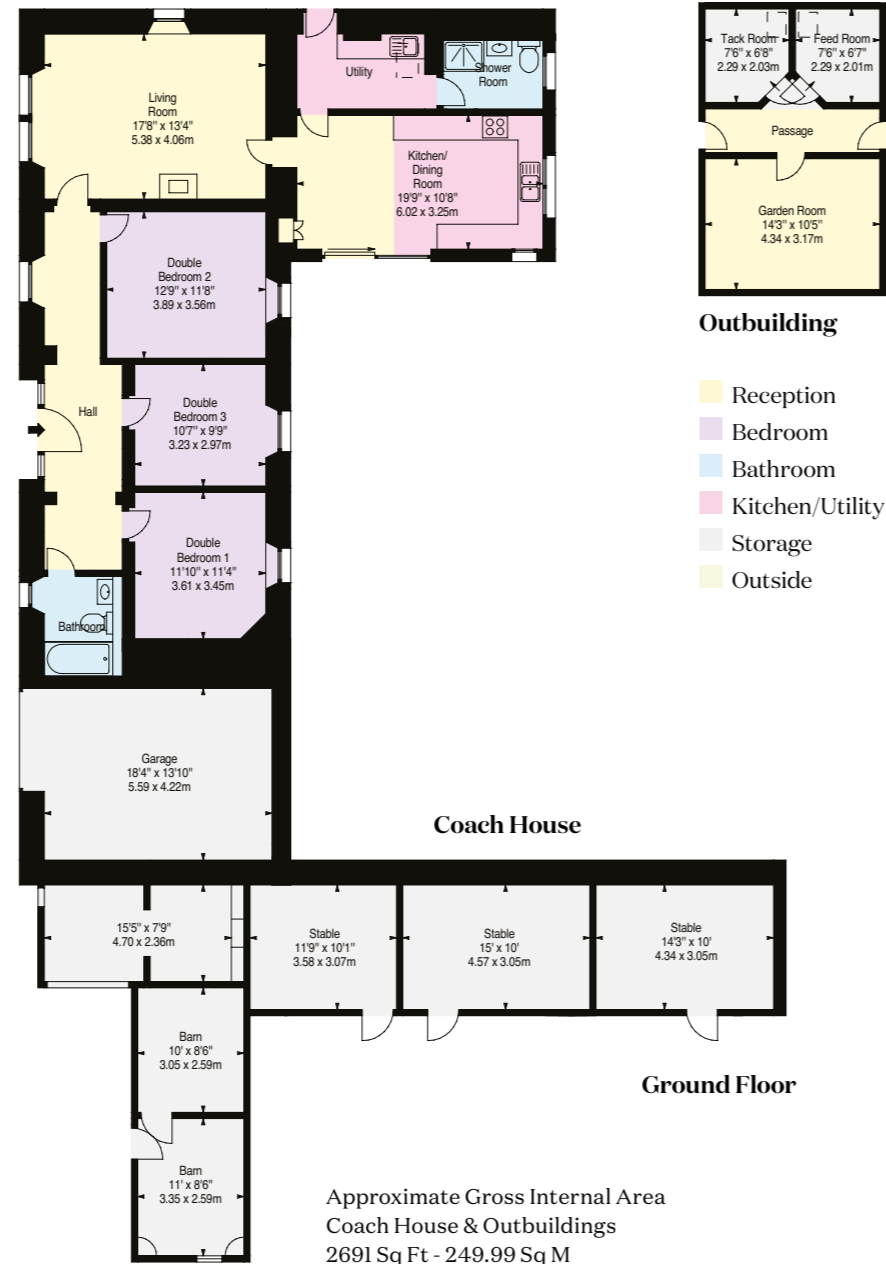


THE COACH HOUSE

The Coach House is a charming and well presented C Listed three bedroom cottage located within the grounds. It is currently run as a successful holiday let through Crabtree & Crabtree, providing an attractive income stream.

The accommodation is well laid out, with a kitchen and dining space, comfortable sitting room, three bedrooms, a bathroom and shower room. Its separation from the main house allows for both privacy and flexibility, making it equally suitable for guest accommodation, staff use or continued letting.





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GARDEN AND GROUNDS

The gardens and grounds are a defining feature of Kingston House, offering an exceptional sense of privacy, structure and variety. They have been thoughtfully designed and carefully maintained over many years, creating a setting that feels both well established and quietly impressive.

Immediately surrounding the house are expansive areas of formal lawn, framed by mature specimen trees and established planting. These gardens have a parkland quality, with dappled light filtering through the canopy and long, uninterrupted views that enhance the scale and setting of the house. A series of sheltered seating areas and terraces allow for enjoyment at different times of day.





Beyond the formal lawns lies a beautifully arranged walled garden, which is a standout feature of the grounds. Enclosed by traditional stone walls and laid out with a strong sense of symmetry and structure, it includes a productive vegetable garden, gravelled beds and well defined planting areas. A greenhouse sits within the garden, while a charming summerhouse is positioned nearby, close to the tennis court, creating a setting that is both practical and visually appealing. The enclosed tennis court sits comfortably within the landscape, well screened by planting and carefully positioned so as not to interrupt the wider outlook.

There is a strong sense of journey through the grounds, with pathways, archways and gated openings leading between different areas of garden. These transitions create moments of interest and discovery, such as the secluded sections of planting and the more informal orchard and kitchen garden areas.

Tucked away within a wooded area is a particularly distinctive feature, a beehive shaped grotto, intricately decorated with shells from the East Lothian coastline. This unusual and characterful structure adds a layer of history and individuality, and sits quietly within the trees, reinforcing the sense of privacy and seclusion that defines the grounds.

Beyond the more formal gardens, the land opens out into approximately 17 acres in total, including a series of well maintained paddocks which are ideally suited to equestrian or smallholding use. These are complemented by a range of useful outbuildings, including traditional stone stables and stores, which enhance both the practicality and versatility of the property.

Overall, the grounds offer a rare combination of formal garden design, productive space and open land, all set within a highly private and beautifully established setting that complements the house perfectly.



SITUATION

Kingston House is located just a short distance from North Berwick, one of East Lothian's most sought after coastal towns, renowned for its quality of life and outstanding natural surroundings. The town offers a wide range of independent shops, cafés and restaurants, a popular harbour and beautiful sandy beaches, all of which contribute to its strong appeal as both a permanent home and a weekend destination.

East Lothian is particularly well known for its exceptional golfing, with world class courses including North Berwick Golf Club, Gullane, Muirfield and Archerfield all within easy reach. The surrounding coastline also offers excellent walking, sailing and watersports, while the wider countryside provides opportunities for riding, shooting and other country pursuits.

The area is well served for schooling, with a number of highly regarded state schools as well as access to leading independent schools in Edinburgh.

Despite its peaceful and rural setting, Kingston House is extremely well connected. North Berwick provides regular train services to Edinburgh, with journey times of around 30 minutes, making it ideal for commuting. Dunbar also offers mainline services to Edinburgh and south to London. The A1 is easily accessible, providing straightforward road connections both north and south, while Edinburgh city centre lies approximately 25 miles away and Edinburgh Airport can be reached in around 45 minutes.

This combination of coastal lifestyle, excellent leisure amenities, strong schooling and convenient connectivity makes the location one of the most desirable in East Lothian.

GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 0131 222 9600

Directions: What3Words: ///loving.stated.warp | **Postcode:** EH39 5JE

Services: Kingston House - Oil fired boiler for heating and hot water / propane fired AGA. Mains water and drainage.

Coach House - Gas fired heating and hot water. Mains water. Drainage to a septic tank.

Local Authority & tax band: East Lothian Council – Kingston house - Tax Band H. Coach House – Tax Band D.

Fixtures & Fittings: Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price will be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



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