


COULTERS[©]

SEAFORTH, 46 THE VILLAGE

ARCHERFIELD, DIRLETON, EAST LOTHIAN, EH39 5HT

 5 BED

 3 BATH

 3 PUBLIC



TAKE A LOOK INSIDE

Seaforth is an exceptional 5 bedroom detached house with a separate annexe and garage block set in stunning gardens and grounds within the exclusive Archerfield Estate with world class golf courses and stunning beaches in close proximity. This beautifully presented detached house has a wonderful flow to it with a flexible layout ideal for modern day living and entertaining.

Ground floor: vestibule, broad reception hall with an oak staircase rising to the first floor, sitting room with double pocket doors to a large living room with a central enclosed gas fireplace, a bay window with French doors to the rear garden. Double pocket doors open from the living room to the stylish and spacious modern kitchen/dining room with a central island and a breakfast bar and direct access via bifold doors to a large decked area. Off the kitchen is a useful boot room with side external access and an adjoining utility room. Further accommodation on the ground floor includes a study and a WC.

First floor: impressive master bedroom suite with French doors opening to a Juliet balcony with lovely open views over the rear garden and the woodland beyond. There is a spacious en suite bathroom and separate shower and a dressing room with fitted wardrobes. Further bedroom accommodation includes two generous-sized guest



KEY FEATURES



Exceptional 5 bedroom detached house



Located on the exclusive 550 acre Archerfield Estate



Extensive landscaped gardens and grounds, including woodland



Separate studio flat above garage



Detached double garage and ample private parking



World class golf courses and stunning beaches nearby



EPC Rating - D



Council Tax Band - H



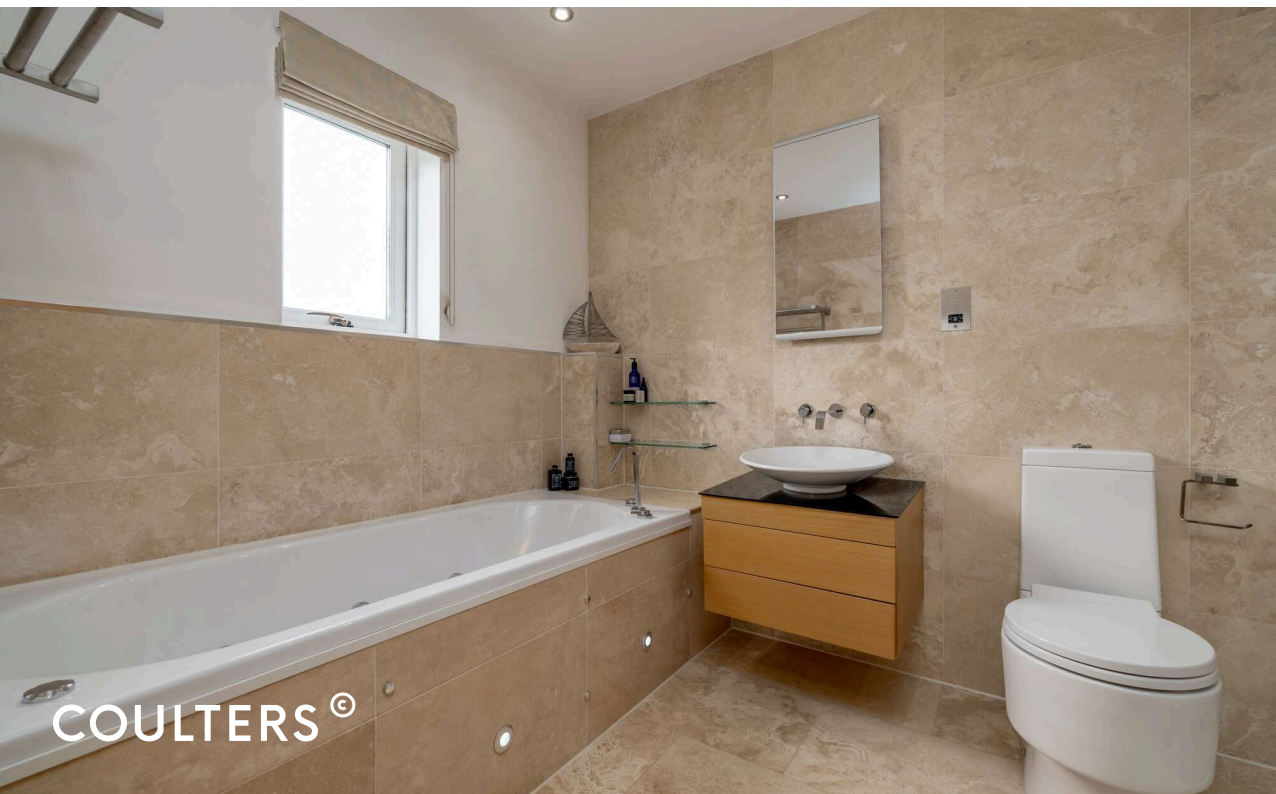


Take a look inside (Cont.)

suites and two further double bedrooms, served by a large family bathroom with a separate shower, all with fitted wardrobes. There is a access to a large loft area.wardrobes. Further bedroom accommodation includes two generous-sized guest suites and two further double bedrooms, served by a large family bathroom with a separate shower, all with fitted wardrobes. There is a access to a large loft area.

Annexe/garage: near to the house is a detached double garage with an annexe above providing useful ancillary accommodation, which includes an open plan studio room with a sleeping/sitting room area, kitchen with breakfast bar and an en suite shower room.





MORE INFORMATION

Features within the house include underfloor heating on the ground floor supplied by a ground source heat pump, double glazing throughout and an integrated speaker system.

Outside

Seaforth is set well back from the street on a large plot in a private location with a gated driveway leading to the garage and an expansive parking area.

A real feature of the property are the extensive and beautifully maintained gardens and grounds with sweeping lawns interspersed with paved and gravel paths, herbaceous borders, a variety of trees and shrubs and mature hedging providing defined spaces including the more formal garden areas, a low maintenance and sheltered outside BBQ area and an area of woodland. A path behind the woodland area leads directly to Yellowcraigs beach.







THE LOCAL AREA

Nestled between the enchanting conservation village of Dirleton and the picturesque village of Gullane, the Archerfield Estate is an exclusive gem in the heart of East Lothian. It offers both serenity and convenience, with North Berwick's fantastic amenities and train station all easily reached. 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, The Renaissance Club and Muirfield Golf Club to name but a few. Beyond the allure of golf, the estate enjoys easy access to countryside strolls and sublime sandy beaches that capture the imagination.

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.

EXTRAS

All fitted carpets, curtains, blinds, light fittings, integrated appliances, the washing machine and tumble dryer are included in the sale.

Factoring Fees

The estate is managed by Archerfield Estate for which a quarterly fee of £556.31

HOME REPORT VALUATION: £1,350,000

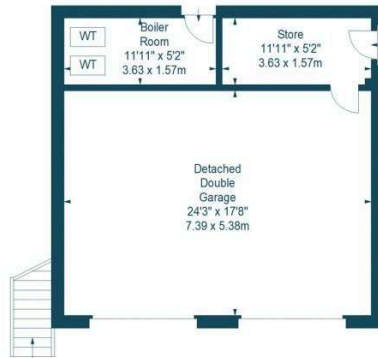
The Village, EH39 5HT



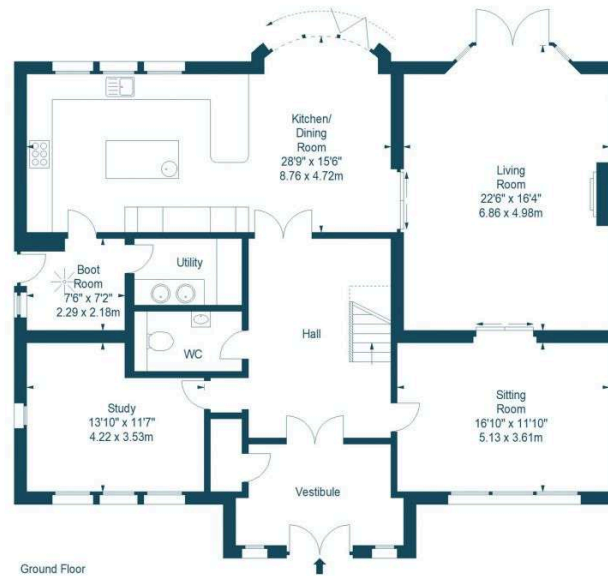
Approx. Gross Internal Area
3231 Sq Ft - 300.16 Sq M
Out Building
Approx. Gross Internal Area
983 Sq Ft - 91.32 Sq M
For identification only. Not to scale.
© SquareFoot 2026



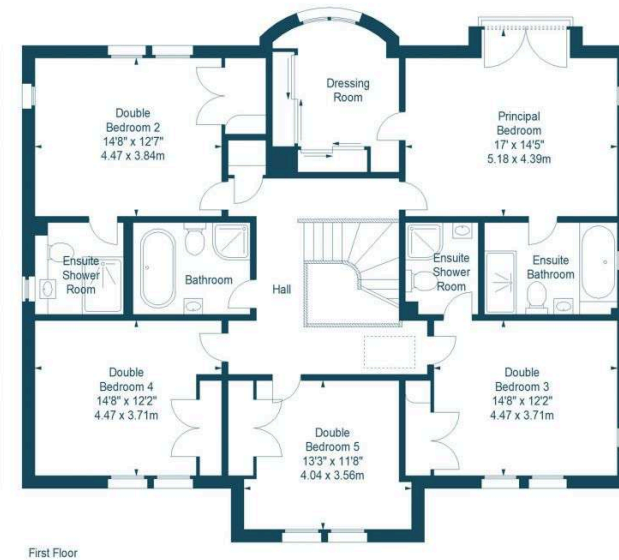
First Floor



Ground Floor



Ground Floor



First Floor

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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.