

# CLASHFARQUHAR

EAST LOTHIAN, EH32 0NN



CULLERTON'S

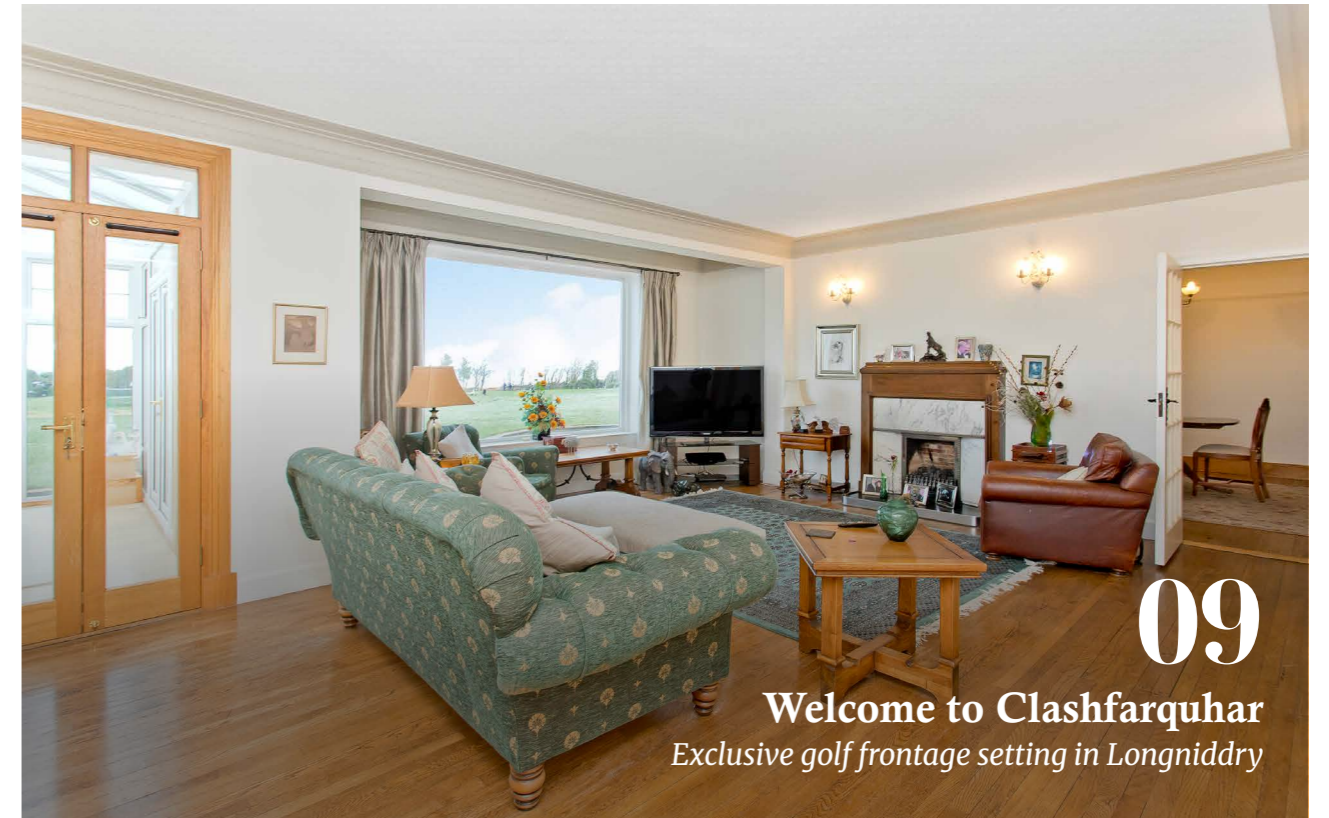
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— The property expert behind the personalised service  
**MARK CULLERTON**

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

*Mark Cullerton*



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*Exclusive golf frontage setting in Longniddry*

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# A SUBSTANTIAL ARTS & CRAFTS FAMILY HOUSE





## Property Name

Clashfarquhar

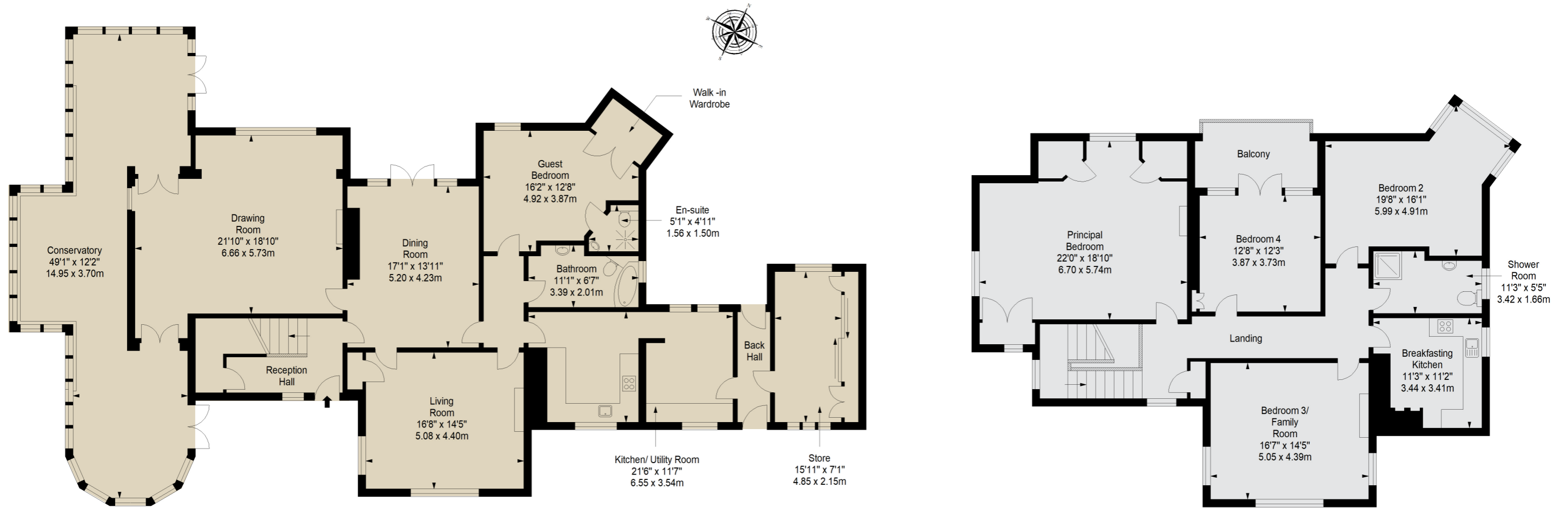
## Location

Longniddry EH32 0NN

## Approximate total area:

368.4 sq. metres (3965.5 sq. feet)

 - Ground Floor  - First Floor



# NEARLY 4,000 SQUARE FEET OF ACCOMMODATION



**N**estled next to the rolling fairways of Longniddry Golf Club, Clashfarquhar is a substantial Arts and Crafts family house, set within an extensive landscaped plot that appears to flow effortlessly into the open green beyond. Its elegant proportions and retained architectural detailing are found throughout its nearly 4,000 square feet of accommodation, which includes four reception rooms, five bedrooms and three bathrooms, alongside a first-floor kitchen arrangement that allows the upper level to function, if desired, as a largely self-contained suite. Boasting one of East Lothian's most sought-after coastal settings, houses of this calibre rarely come to market.

## GENERAL FEATURES

- Exclusive golf frontage setting in Longniddry
- Spacious Arts and Crafts double storey house
- Large, landscaped plot with uninterrupted views
- Within walking distance of the train station
- Home Report value - £1,300,000
- EPC Rating - E

## ACCOMMODATION FEATURES

- Reception hall with oak panelling
- Drawing Room commanding spectacular views
- Living Room with a traditional fireplace
- Wrap-around conservatory with seating and dining
- Formal dining room with direct garden access
- Country-styled, contemporary kitchen with utility room
- Second dining kitchen on the first floor
- Four double first-floor bedrooms with lovely views
- Ground floor bedroom with its own en-suite
- Family bathroom and a separate shower room

## EXTERNAL FEATURES

- Magnificent, landscaped garden grounds
- Multiple sandstone paved terraces and a balcony
- Gated driveway and turning circle
- Converted single garage into a workshop
- Mainly double glazed with central heating



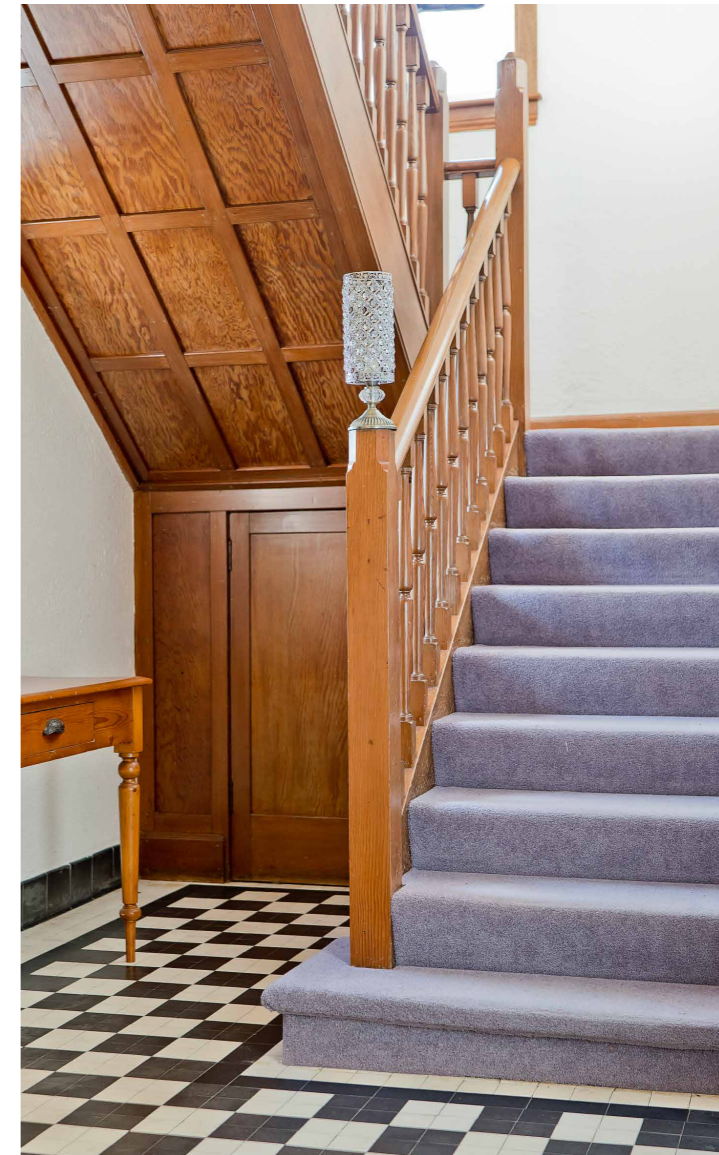
Clashfarquhar

# A SOUGHT-AFTER COASTAL SETTING





*A warm*  
**WELCOME**



**C**lashfarquhar is approached via a broad, sweeping driveway that immediately establishes a sense of arrival. Set well back from King's Road, the house reveals itself gradually, framed by precisely maintained lawns, mature planting and clipped hedging, with generous gated parking and turning space. From the approach, the outlook across the fairway draws your eye, reinforcing the feeling of space and openness that defines the property.

A solid oak front door, set within a traditional stone surround, opens into an entrance hall. The chequered tiled floor and oak timber detailing, from finely panelled walls to the staircase and balustrade, reflect the quality of craftsmanship and materials of the Arts and Crafts period.



# A SUPERBLY SCALED

## *Drawing room*

**T**he drawing room is a superbly scaled, light filled reception space, arranged to make the most of the house's exceptional outlook. A broad picture window draws the eye across the gardens and golf course, bringing a constant sense of openness to the room and creating a wonderfully uplifting setting. Solid wood flooring, crisp cornicing and elegant wall lighting lend a clean, composed backdrop, while the traditional fireplace provides a natural focal point for evenings in.



# AN EXTENSIVE



## Wrap-around Conservatory

**F**rom here, glazed doors open directly into the wrap-around conservatory. This extensive and beautifully bright addition feels less like an occasional room and more like a true extension of the living space. With its generous proportions, full glazing, central heating, and ceiling fans, it is flooded with natural light throughout the day, ensuring and year round comfort and efficiency. Its design allows for both relaxed seating and dining areas. From here, views extend across the surrounding gardens and out towards the golf course beyond, while leading directly onto the sandstone paved terrace - ideal for an indoor-outdoor lifestyle.



# THE HEART OF THE HOME



*The living room and dining room*



Positioned at the heart of the house, the living room and neighbouring dining room form the natural centre of day to day family life, offering generous proportions and excellent flow.

The living room is a welcoming and well balanced space, centred around a traditional fireplace that provides a natural focal point. A large picture window looks out across the front gardens, drawing in light throughout the day, creating a calm and versatile space, allowing the room to adapt comfortably to both relaxed family living and more formal entertaining.

# THE KITCHEN



# A BALANCE OF CONTEMPORARY LIVING

*and subtle country influences*

The ground floor kitchen is a refined and practical space, designed to balance contemporary living with subtle country influences. Finished in a muted sage toned Shaker style, the cabinetry sits beautifully alongside solid stone worktops. A recessed sink is positioned beneath the window, drawing in natural light and garden views, while an induction hob with extractor hood, integrated dishwasher, integrated fridge and double eye height oven ensure the kitchen is exceptionally well equipped for modern family life.

Flowing directly from the kitchen, the utility room is notably generous in scale and offers excellent flexibility. Currently arranged as a separate working space, it provides substantial storage and laundry facilities with space for additional freestanding appliances, while benefiting from direct access to the back hall, which in turn leads out to the garden. The scale of the room also presents potential to be opened through to the kitchen, creating a significantly larger kitchen, if desired.

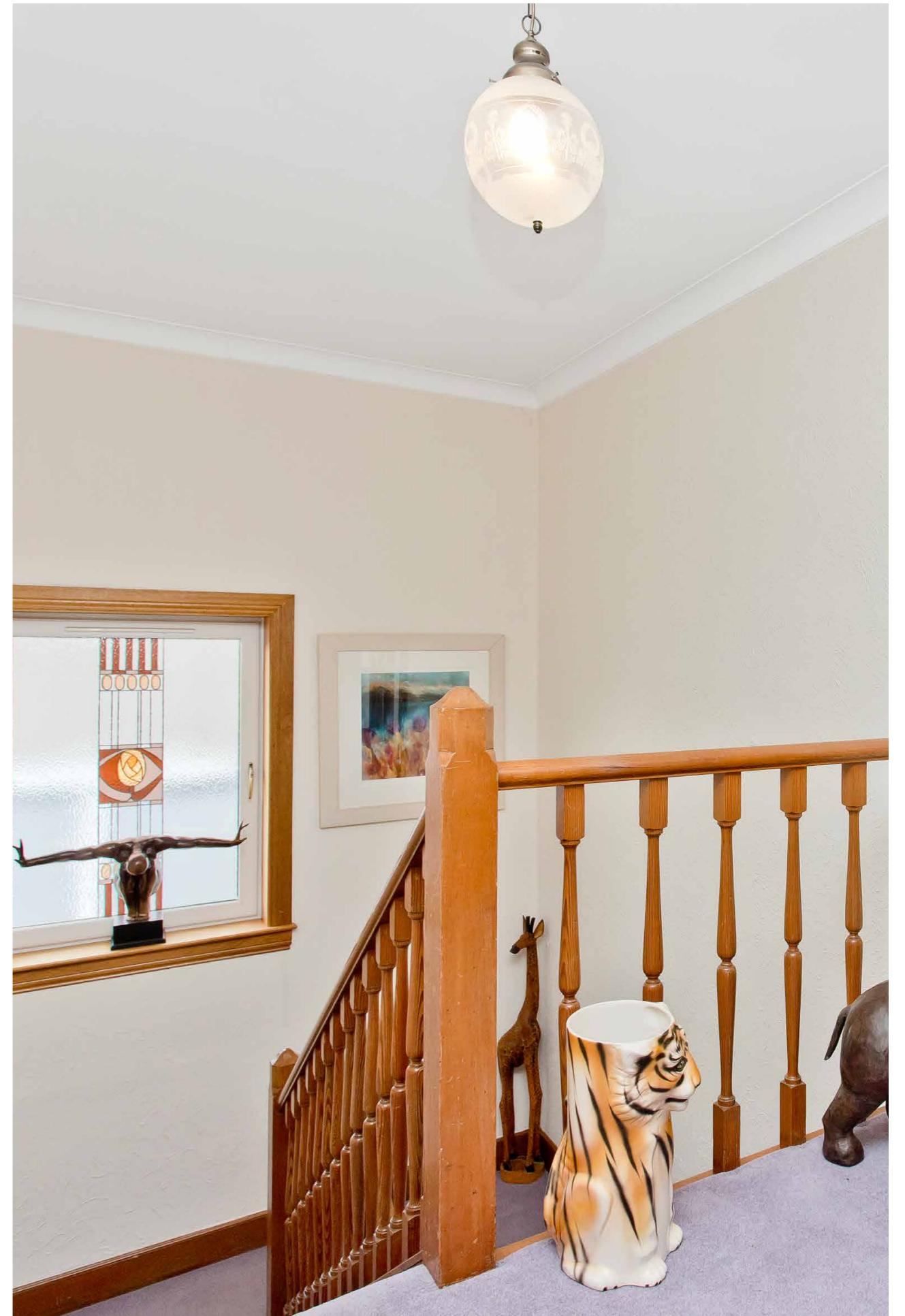




# THE FIRST FLOOR KITCHEN

**O**n the first floor, the eat in kitchen offers a more traditional and distinctly characterful alternative. Fitted with solid wood cabinetry in a classic country style, it has a warm and established aesthetic. Comfortably proportioned and filled with natural light, it works equally well as a relaxed breakfast kitchen, a private family space for older children, or as part of a largely self contained upper level.





# THE BEDROOMS

*A series of calm, private retreats*





## *A generously proportioned principal bedroom*

**T**he bedroom accommodation at Clashfarquhar is arranged as a series of calm, private retreats, offering space, light and flexibility across two levels, with four bedrooms upstairs and a beautifully positioned guest suite on the ground floor.

The Principal Bedroom sits quietly on the upper floor, enjoying an elevated outlook and a wonderful sense of ease. Generously proportioned and filled with soft natural light, it feels immediately restful. Built-in window seating and storage create a subtle rhythm to the room, inviting slow mornings, open views and a sense of everyday luxury.



*Bedroom Three is an uplifting,  
creative retreat*

Bedroom Three is one of the most flexible and uplifting rooms in the house. Triple aspect and bathed in daylight throughout the day, it is currently arranged as a family room, where light and outlook take centre stage. Whether imagined as a family room, or a sitting room for the upstairs suite, a creative retreat or a generous bedroom, it is a space that evolves naturally with changing lifestyles.



# THE REMAINING BEDROOMS

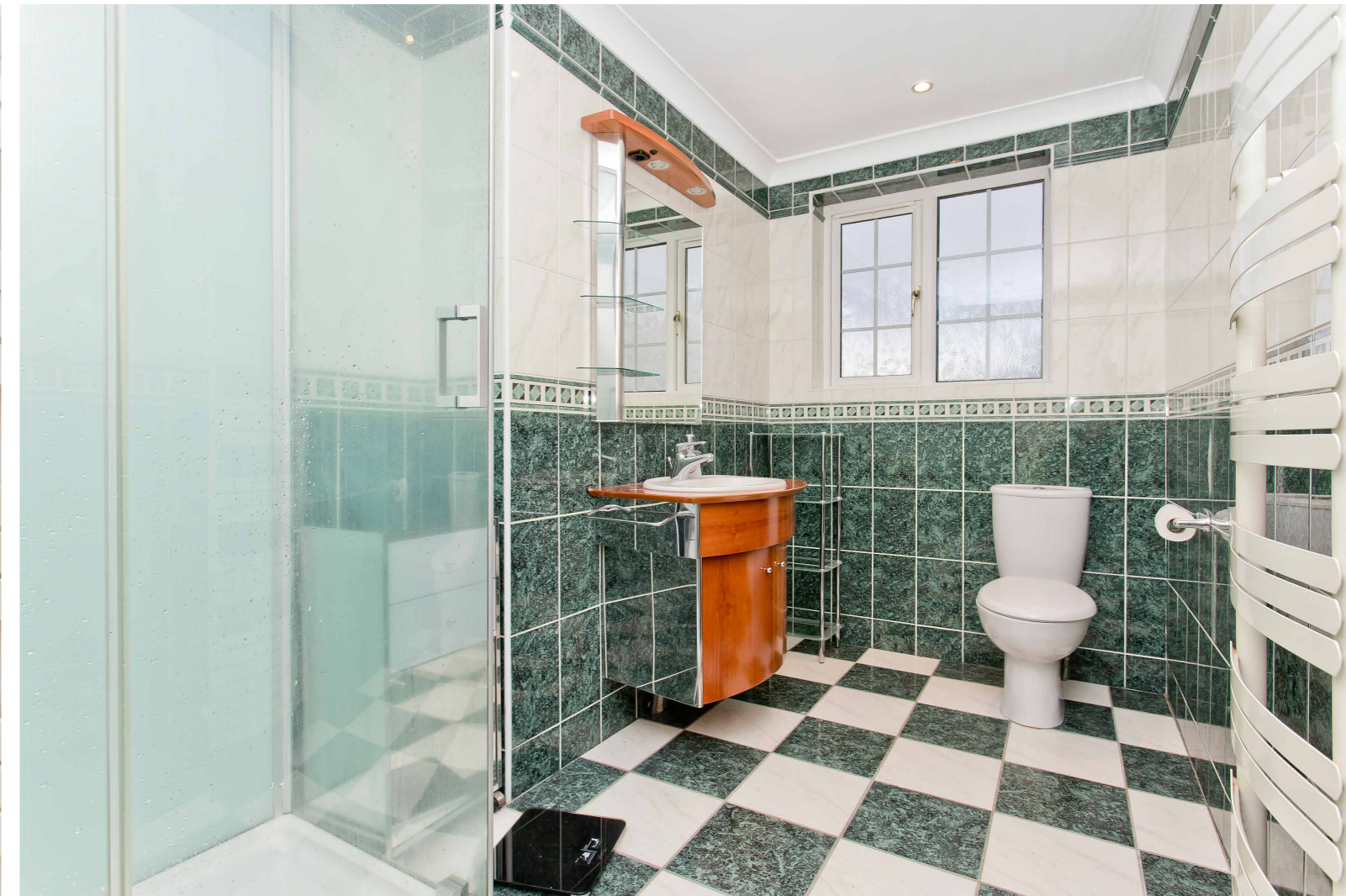


*Balcony and view from bedroom four*

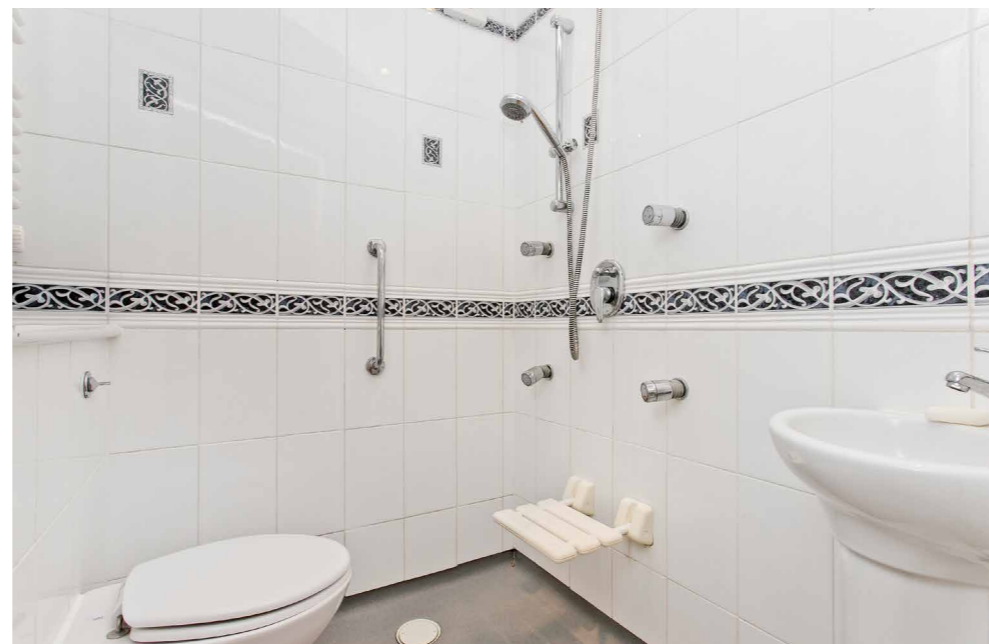
Bedroom Two is another inviting double bedroom, light-filled and well balanced, with a peaceful atmosphere that lends itself equally well to family living or hosting guests. Its proportions allow the space to feel composed rather than formal, with an easy flow that makes it effortlessly adaptable.

Bedroom Four introduces a rare and delightful feature, opening directly onto a covered balcony. This sheltered outdoor extension adds a quiet sense of escape, offering a private place to pause, read or take in the view. Inside, the room feels bright, intimate and quietly special. The fifth bedroom, located on the ground floor, is arranged as a guest suite with its own ensuite facilities. Calm, spacious and discreetly positioned, it offers comfort and independence for visitors, multi-generational living or those seeking step-free accommodation.

# THE BATHROOMS AND SHOWER ROOMS



*Well proportioned and thoughtfully arranged, offering generous space and excellent natural light*

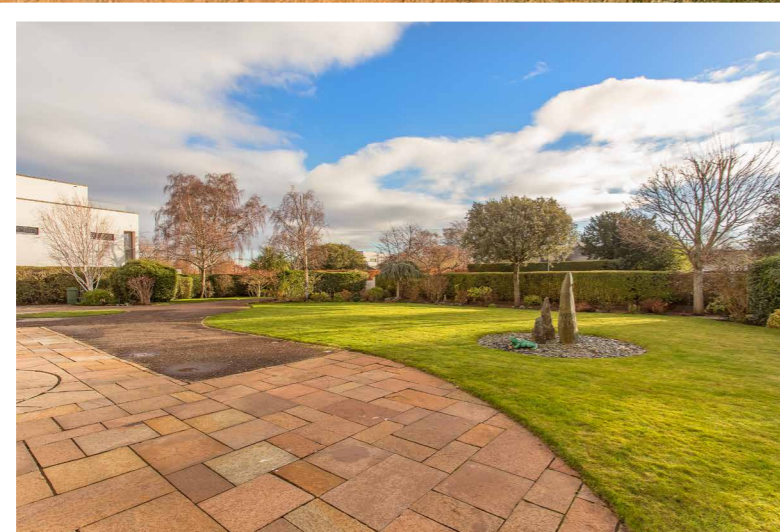
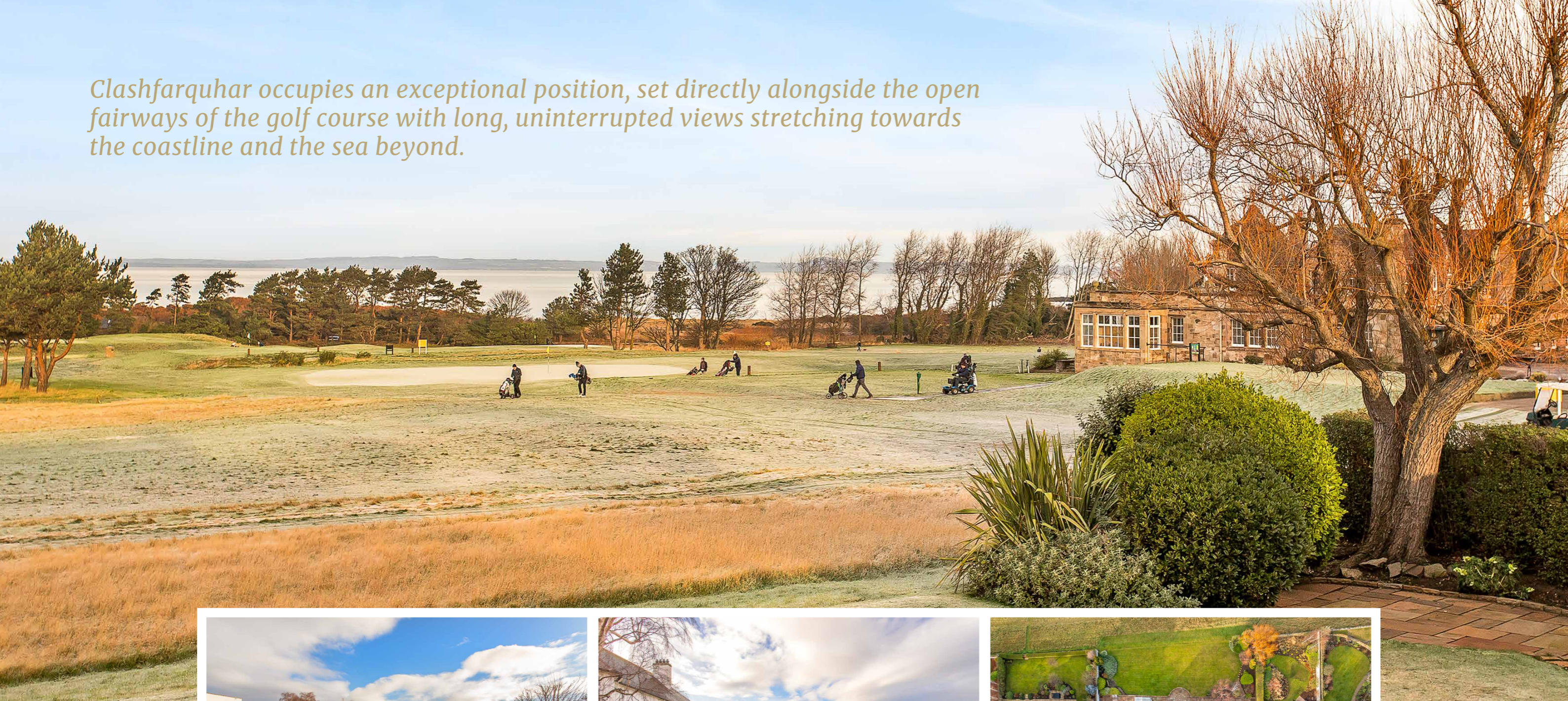


While they would benefit from modernisation, each room provides a strong foundation and clear potential for refinement. The main bathroom is located on the ground floor and is notably spacious, accommodating a full-sized bath and generous circulation space. Its scale creates a calm, comfortable environment and allows for an elegant reworking should a purchaser wish to introduce a more contemporary finish. The first floor shower room is well positioned to serve the upper bedrooms, offering a practical layout and good natural light. Cleanly arranged and comfortably sized, it lends itself easily to updating without compromise to space or flow. The ground floor guest bedroom benefits from its own en-suite wet room, designed with accessibility in mind. Step-free and open in layout, it offers excellent convenience for guests or multi-generational living, while also providing scope for a more luxurious reinterpretation.

# BEAUTIFULLY PROPORTIONED GARDENS



*Clashfarquhar occupies an exceptional position, set directly alongside the open fairways of the golf course with long, uninterrupted views stretching towards the coastline and the sea beyond.*



The setting feels wonderfully open, yet remains private and sheltered, with the changing light, sky and landscape forming a constant backdrop to daily life.

The gardens are beautifully proportioned and predominantly laid to lawn. Broad, level lawns extend out from the house, ideal for family life, relaxed entertaining or quiet moments taking in the outlook. Mature planting, clipped hedging and established borders provide structure and seasonal interest, while carefully placed trees soften the setting and frame the views.

A series of paved sandstone terraces wrap around the house, offering sunlit spaces for outdoor dining, entertaining and seamless connection to the conservatory, which opens directly onto the garden and draws the landscape into the heart of the home.

To the front, a gated driveway provides generous parking and turning space for multiple vehicles. A single car garage sits alongside the house, fitted with a traditional door. Internally, this space has been converted into a workshop with extensive built-in storage and is therefore no longer suitable for vehicle parking, though it offers excellent utility for hobbies, storage or future reconfiguration.

To the rear and sides, the garden takes on an almost park-like quality, opening directly onto the golf course and beyond, with uninterrupted green space, sea views and sky. It is a setting that feels both coastal and country, one that elevates Clashfarquhar into a truly special place to live.



life in  
**LONGNIDDRY**

From its position on King's Road, Clashfarquhar enjoys one of Longniddry's most privileged settings, where village life, coastline and open green space come together with remarkable ease.



With the fairways of Longniddry Golf Club directly opposite and the village centre just over half a mile away, this is a home that allows daily life to unfold on foot, while offering a setting that feels open and deeply connected to the landscape. The picturesque Longniddry is a village defined by balance. There is a strong sense of community here, supported by a well regarded primary school, local shops, cafés and a welcoming pub, all easily reached from the house. At the heart of village life is the Longniddry Community Centre, which houses the local library and offers a wide programme of arts, cultural and leisure activities, reinforcing the village's social and creative spirit. The train station is also within comfortable walking distance, providing regular services to Edinburgh Waverley in around 20 to 25 minutes, making commuting, schooling and city life effortlessly accessible. For families seeking private education, Loretto School in nearby Musselburgh is within easy reach by car or rail, offering one of Scotland's most highly regarded independent schooling options.



The coastline is an integral part of daily life. Longniddry Bents, with its wide sandy beach and open dunes, lies just under a mile from the property and forms part of the John Muir Way, offering miles of walking and cycling routes along the Firth of Forth. Early morning swims, long shoreline walks and sunset views quickly become part of the weekly rhythm.

Golfers are exceptionally well served. Longniddry Golf Club sits directly next to the house, while some of Scotland's most celebrated links courses lie just minutes to the east. Gullane, under four miles away, is renowned not only for its championship courses but also for its elegant village atmosphere, excellent restaurants, cafés and beautiful beaches, making it a natural extension of life in Longniddry. Further along the coast, North Berwick, offers a lively seaside town with independent shops, vibrant dining, a picturesque harbour and sweeping beaches framed by the Bass Rock.





# DISTANCES

ABERLADY	3.5 MILES
TRANENT	3.7 MILES
HADDINGTON	6.9 MILES
MUSSELBURGH	7 MILES
EDINBURGH CITY CENTRE	14.4 MILES
EDINBURGH AIRPORT	22.8 MILES



# NEARBY AMENITIES

# LONGNIDDRY BAY



— *Where truly bespoke service is the cornerstone of our ethos*

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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— *Property Consultant*

NICKY MEIKLE



*For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.*

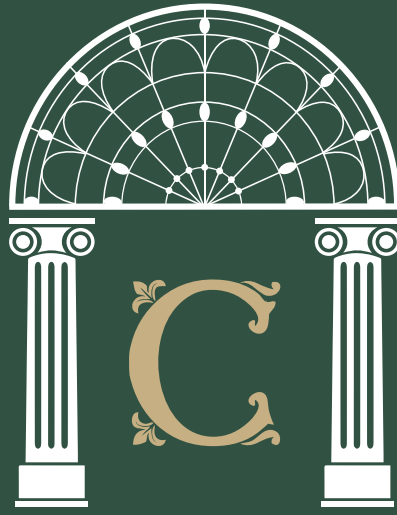
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— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



# CULLERTON'S

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SCAN TO DISCOVER MORE

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