North Berwick House

Region: East Lothian **Sleeps:** 12

Overview

As featured in The Times under "25 stylish UK self catering stays for 2021".

North Berwick House holds a wonderful location, set within a peaceful sixty-acre private estate, just a short distance from the seaside town of North Berwick. For those who enjoy a little hustle and bustle, the vibrant city of Edinburgh which is home to a wide variety of family-friendly attractions as well as excellent restaurants and shopping, is just a fifty-minute drive away.

North Berwick House is a completely unique home, it seamlessly combines a 200-year-old Gardeners Cottage with a mid-century modern house, built in 1960 by the Scottish architect Sir James Dunbar-Nasmith. Having been recently renovated, the home today retains its original contemporary character while boasting up-to-date stylish interiors and all the amenities those fortunate enough to enjoy a stay here could possibly need. The home can comfortably accommodate up to twelve guests across its six beautifully-appointed bedrooms.

The majority of the accommodation is on the ground floor which enables guests to enjoy the wonderful surrounding gardens. The living accommodation comprises of an impressive drawing room which boasts an open fire and a Bluthner Leipzig baby grand piano, a cosy TV room, a formal dining room and an open-plan kitchen and breakfast room which comes complete with all the tools to whip up a delicious meal. There is plenty of space for the whole group to gather and socialise making this the ideal home for a special occasion such as a family reunion. On the ground floor are four of the bedrooms, a super-king master suite with panoramic windows over the garden and a luxury en-suite bathroom, a second super-king room which has access to an adjacent family bathroom and two king-size rooms both with en-suite facilities. Upstairs, are the final two bedrooms, a super-king room and a twin room, which both share the use of an adjacent shower room.

The outside space at North Berwick House is truly magical, choose to roam the sixty-acre estate on foot or on bicycle or forage for seasonal produce in the walled garden. After action-packed days spent exploring the surrounding area choose to relax on the terrace with a refreshing beverage or indulge in a family-friendly game of croquet, the choice is yours!









Facilities

Weddings • Tennis Court • Golf Nearby • Recommended • Working Fireplace/Woodburner • Eco Friendly (Sustainable) • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Ideal for Teens • Special Offer • Has Offer • Has Discount • Manor • Quirky (Unique) • Wow Factor • Cots (Cribs) • Pets on Request • Beach Nearby • Ground Floor Bed & Bath •

Parking Space • Heritage Collection • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Tumble Dryer • Smart TV • Outdoor Games • Heating • Supports the local community (locally owned) • Croquet • Supports the local community (promotes local businesses) • Ideal for Babies & Toddlers • Boules/Petanque • Committed to Renewable and Green Energy • Darts • Promotes Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • Protects and conserves local Heritage • Travel by Train possible • High Chair(s)

Interior & Grounds

House Interiors

Ground Floor

- Drawing room with Bluthner Leipzig baby grand piano and views over the walled garden
- TV room with Smart TV and selection of games
- Open-plan kitchen and breakfast room with Rangemaster oven, induction hob, fridge/freezer, dishwasher and dining facilities for 12
- Separate catering kitchen
- Formal dining room with seating for 12 and an open fire
- Cloakroom with WC
- Garden master suite with super-king bed, en-suite bathroom with deep floor standing bath tub and walled garden views
- Bedroom with super-king bed *(can be set up with twin beds on request)*
- Family bathroom
- Bedroom with king-size bed, garden views and en-suite bathroom
- Bedroom with king-size bed and en-suite shower room

First Floor (This forms part of the original Gardener's House)

- Bedroom with super-king bed *(can be set up with twin beds on request)*
- Bedroom with twin single beds
- Family shower room

Outside Grounds

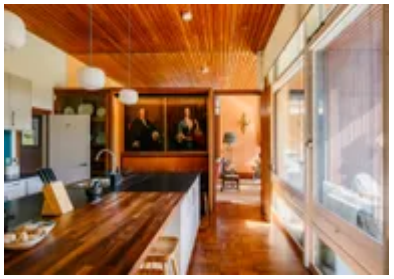
- Walled garden and guests can help themselves to seasonal produce
- Parking
- Tennis court
- Terrace
- Dining facilities
- Croquet & boules
- Two hole pitching range
- There are extensive grounds (5 acres) surrounding the property. *Guests are welcome to walk and cycle around the wider estate which extends to 60 acres*

Additional Facilities

- Wi-Fi
- Smart TV
- Hairdryers
- Washing machine & dryer
- Snooker
- Table tennis
- Darts

Little Sustainability Gems About the Property

The house is recently renovated and now fully insulated and heated by a new Groundsource renewable energy system.









Location & Local Information

North Berwick House holds a rural location, just a 5-minute car journey from the seaside town of North Berwick where a selection of helpful amenities and attractions can be found.

The capital of Scotland, Edinburgh, is less than a 50-minute car journey from North Berwick House, and with its Medieval Old Town and Georgian New Town, it is bursting with excellent attractions, including, iconic Edinburgh Castle and the Palace of Holyroodhouse, the excellent Scotch Whisky Experience and Edinburgh Gin Distillery as well as Camera Obscura & World of Illusions and the Edinburgh Zoo, which the whole family will enjoy! For guests travelling in from afar, Edinburgh Airport is less than a 45-minute car journey away making for a short transfer time.

For keen golfers, a variety of world-class golf courses are within easy reaching distance of North Berwick House. North Berwick Golf Club and Glen Golf Club are both less than 10-minutes away, Muirfield is less than 20-minutes away, while most famous of all, St Andrew's, is 75-minutes from the house. Please ensure that you check which days of the week they are open to visitors, have a suitable handicap and make sure to book in advance!

Local Amenities

Nearest Airport	**Edinburgh Airport (58km)**
Nearest Beach	**Milsey Bay Beach (4.2km)**
Nearest Golf	**North Berwick Golf Club (4.8 km)**
Nearest Restaurant	**Cucina Amore, North Berwick (4.2km)**
Nearest Supermarket	**Tesco Superstore, North Berwick (3km)**
Nearest Town/City	**Edinburgh (44km)**
Nearest Town/City	**North Berwick (4km)**









What we love

- It is not every day you get the opportunity to enjoy a stay in an architectural gem such as this!
- The gardens are truly special and provide guests with a completely private and tranquil retreat whatever the season
- Most of the house is on the ground level with wide doors providing easy access for guests as well as ground floor bathrooms
- Surrounded by many of the worlds' most famous golf courses (Muirfield, Gullane & North Berwick), North Berwick House is the perfect base for a magnificent golfing experience and guests can practice on the two hole pitching range in the walled garden

What you should know...

- Due to the rural location, mobile coverage can vary depending on network.
- North Berwick House offers complete privacy, however guests should note that the gardener works every morning and will be out-and-about working in the extensive walled garden area during guest stays.

Terms & Conditions

- **Security deposit:** £800 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Two well-behaved dogs are allowed on request for an additional charge of £25 per dog, per stay. Please keep them off the furniture.

- **Other Ts and Cs:** A travel cot & highchair available on request. Please bring your own cot linen.

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & vaping are not permitted.

- **Minimum stay:** 5 night approximately end-May to end-August and Easter. 3 nights during all other periods.

- **Heating costs included?:** Yes. Logs or firewood also provided.

- **Internet access?:** Wi-Fi internet access included.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are strictly not allowed.

- **EPC Rating:** F