

SIMPSON & MARWICK



Hall House, High Street, Aberlady, East Lothian, EH32 0RA



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EPC: D (64)
Council Tax -

Period charm with modern living by the coast.



- Distinctive B-listed three/four-bedroom period home
- Dating from 1884 with attractive crow-stepped gables
- Superb village centre location, moments from Aberlady Bay
- Beautiful period sitting room with high ceiling & original features
- Further reception room offering excellent flexibility
- Stylish contemporary kitchen/dining room
- Three generous bedrooms plus versatile fourth bedroom/reception room
- Modern shower room & separate bathroom
- Private enclosed rear garden with lawn, decking & borders
- Stone former wash house providing useful additional storage
- Front garden & private covered pend access
- Excellent combination of period character & modern comforts

Occupying an enviable position in the heart of the sought-after coastal village of Aberlady, with Aberlady Bay and its beautiful coastline just behind, Hall House is a handsome B-listed three/four-bedroom home dating from 1884. With its distinctive crow-stepped gables, impressive stone construction and wealth of period detailing, this is a home that combines historic character with stylish modern living.

Entering through the substantial stone walls of Hall House, an impressive vestibule leads into the beautifully proportioned sitting room. With its high ceiling, large windows, original stripped wooden floors and original fireplace, which has been carefully stripped and refurbished to accommodate a wood-burning stove, this is a wonderful room in which to relax. Two Edinburgh presses provide useful storage and add to the character of the room, while the period detailing is beautifully complemented by the contemporary comforts of the home. The vestibule also provides access to a further reception room, offering excellent flexibility as a formal dining room, snug, study, or additional sitting room depending on individual requirements.

To the rear, the kitchen/dining room provides a striking contrast, with sleek contemporary styling and an excellent range of fitted units by Kitchens International, generous quality worktops and matching risers, together with Marmoleum flooring. There is plenty of space for dining, while a useful utility/pantry area with shelving adds further practicality and storage. A door leads directly out to the private rear garden. A convenient cloakroom with WC completes the ground floor. A beautiful wooden staircase with cast iron detailing leads to the first floor, where a bright and attractive landing gives access to the bedrooms and bathrooms. There are three generous bedrooms, along with a further spacious room currently used as a second sitting room. This versatile room, complete with a feature wood-burning stove, could equally lend itself to use as a fourth bedroom, family room, or additional reception space, depending on the needs of the new owner. The first floor is completed by a sleek modern shower room and a separate bathroom, providing excellent facilities for family living.

Externally, the property has a small and attractive front garden, laid with paving and gravel and softened by natural screening from mature hedging. A covered vennel/store provides useful private access through to the rear of the house. The enclosed rear garden is a particularly appealing feature, offering a good degree of privacy with its traditional walls, lawn, decked seating areas and established borders. A substantial stone store, formerly an old wash house provides valuable additional storage and could offer further versatility. External electricity is also available.

Hall House is a rare opportunity to acquire a distinctive B-listed home in one of East Lothian's most desirable coastal villages. Beautifully combining period architecture and original features with a stylish contemporary kitchen and modern bathrooms, the property also offers wonderfully flexible accommodation and a private garden. With Aberlady Bay quite literally on the doorstep, this is a home that offers a unique combination of character, comfort and an exceptional coastal setting.

Location

Hall House is situated in the heart of Aberlady, a picturesque coastal village in East Lothian. The area offers a fantastic lifestyle with beaches, golf courses, and scenic countryside walks nearby. Aberlady provides local amenities, primary schooling, and excellent transport links to Edinburgh, making it an ideal location for those seeking a balance of village charm and city accessibility.

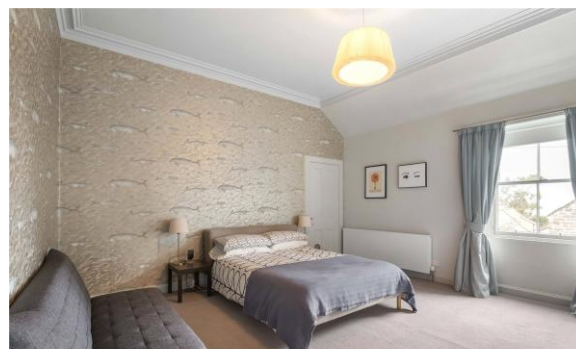
The village benefits from a local Primary School just a short walk away, and lies within the sought-after catchment area for North Berwick High School. For those considering private education, options include Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, along with a wide selection of schools in Edinburgh. With its welcoming community, the village appeals to both families and older residents, offering a charming and well-rounded lifestyle.

Fixtures and Fittings

All blinds, curtains, floor coverings, selected light fittings, integrated oven, hob, dishwasher, and freestanding fridge/freezer, washing machine, and tumble dryer are included in the sale price.

Viewing Details

By appointment contact Simpson & Marwick



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For Identification purposes only.
Not to scale.

Hall House, High Street

Aberlady, East Lothian, EH32 0RA

Approx. Gross Internal Area:
2185.07 Sq Ft (203 Sq M)

Simpson and Marwick

88 High Street
North Berwick, East Lothian, EH39 4HE

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		