



FERNBROOKE HOUSE

BATHGATE | WEST LOTHIAN



RETTIE





FERNBROOKE HOUSE

BATHGATE, WEST LOTHIAN, EH48 4LQ

An exceptional contemporary home which has been designed to assist in minimising future running costs with a state of the art ground source heat pump, 18KW of photovoltaic cells and 27 KW of battery storage. In addition, there is a separate annexe, generous garden and is located within easy commuting distance of Edinburgh and Glasgow.

Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Lounge, Cinema Room with bar, open plan Kitchen/Dining/Snug Room, Utility Room, Separate WC.

First Floor: Galliered Landing, Principal Bedroom suite with dressing room and bathroom, three further bedrooms with ensuite facilities (one with spiral staircase to large loft space), Office/Bedroom 5.

Annexe: Kitchen/Living Room, two Double Bedrooms, Bathroom, Services Room.

Exterior: Fernbrooke House is set back from the road with the approach via a driveway that sweeps towards the front of the house which provides ample car parking as well as access to three garages. In addition, there is a separate large office. The rear garden is terraced and provides areas for outside dining and a covered hot tub.

Electric Gates. CCTV.

Annexe. Three Garages. Office space.

Private garden grounds of notable color and diversity.

Approx. 0.77 Acres.

For sale as a Whole.





SITUATION

Fernbrooke House is located approximately 1 mile north of Bathgate and 7 miles to the south of Linlithgow in the heart of West Lothian and conveniently positioned between the M8 and M9 motorways.

Bathgate provides local shopping facilities, a dentist and doctor's surgery. Livingston (7 miles) provides a range of retail facilities, including the Almondvale Shopping Centre and the Livingston Designer Outlet Village. In addition, there are sports and leisure facilities and a hospital.

Linlithgow sits in one of the most historic areas in Scotland, surrounded by landmarks such as Blackness Castle, Linlithgow Palace, St Michael's Church and Linlithgow Loch. The town has a strong sense of community and a thriving centre for everyday shopping where two supermarkets and a number of independent retailers cater for everyday needs. The town itself offers recreational pursuits to include golf, fishing, tennis, rugby, rambling walks and water sports. Linlithgow also has a strong network of local cultural and musical organisations and annual events including the Folk Festival, Children's Gala Day and the Linlithgow Marches.

There is a good range of schools locally, with primary and secondary schooling in Bathgate and Livingston. There is a choice of private schools in Edinburgh and Glasgow. Edinburgh private school buses operate a service from Livingston where children are picked up and dropped off each day.

There are several local golf courses, including the Championship course at Dalmahoy and the popular Deer Park Course at Livingston. There is hill walking and mountain biking in the Pentland Hills and trout fishing in nearby lochs and reservoirs, including Beecraigs and Linlithgow.

There is excellent access to Edinburgh, approx. 22 miles away, and the M8 and M9 motorways are close by. There are also railway stations at Bathgate and Linlithgow with regular services to Edinburgh, Glasgow and Stirling and Edinburgh Airport is approximately 13 miles away by car.







GENERAL DESCRIPTION

Fernbrooke House is a bespoke architect designed house built in 2006 and finished externally in a combination of stone and render under a pitched slate roof. The house provides, contemporary and generously proportioned living accommodation over two levels that offers flexibility of use which can be summarised as follows.

Accessed off the road, Fernbrooke House is approached through electric decorative metal gates and stone gate pillars which opens out into a generous monobloc driveway that sweeps towards the front of the house and provides an approach to the Annexe and garaging. Monobloc steps lead to a timber door with etched glass panels providing access to the Entrance Vestibule with pitched slate roof and skylights. The Entrance Porch has two large storage cupboards providing ample storage space with one cupboard housing the Tesla batteries.

Glass paneled doors open into the welcoming Entrance Hall with ceiling spotlights and limestone floor, giving access to the principal rooms on the ground floor. The Entrance Hall is an impressive galleried space and showcases an imperial staircase with two flights of stairs that rise to the first floor landing and gives the entrance hallway a feeling of grandeur.

From the Hall a timber and part glazed door leads into the cinema room, which is generously proportioned with a separate bar area with shelving units and feature drop lights. A notable feature of this room is the stone fireplace with gas fire and electric blackout blinds to create the cinema room. Patio doors provide access to the rear patio area. The neighboring Snug area offers ample room for relaxing or socialising and adjoins the open plan Kitchen and dining area which has been thoughtfully configured to align with modern lifestyle trends with sociable and relaxed family living. The breakfast bar with seating creates a more relaxed dining area. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a Teka induction hob with extractor fan over, integrated Vino Thek wine cooler, sink with drainer and separate food grinder, integrated Hotpoint oven and integrated dishwasher. The Kitchen benefits from ceiling spotlights and tiled floor. A door provides access to the Utility Room with worktop, integrated storage cupboards and double sink with drainer. A part glazed door provides access to the side of the house. From the Dining area, an archway leads to the Lounge with feature fireplace and patio doors leading to the rear garden.

Completing the Ground Floor is the WC with his and her sinks with storage units below and mirrors above, bidet, wall mounted storage unit and ceiling spotlights. The ground floor accommodation is ideal for entertaining with three flexible reception rooms alongside a generous entrance hall and the more informal living space of the large Dining Kitchen.

The handmade ash staircase rises to the first floor landing which provides access to the Bedroom accommodation. Accessed off the landing is the Principal Bedroom Suite with adjacent walk-in wardrobe and Bathroom. The Principal

Bedroom is sumptuously proportioned and features a sash window with electric blind and ceiling spotlights. The accompanying Bathroom, which is tiled, with WC, bidet, walk in shower cabinet, bath unit, wash hand basin with storage unit below, twin sash windows and ceiling spotlights. From the Principal Bedroom the landing leads to three further Double Bedrooms with ensuite facilities and Double Bedroom 5, which is currently utilised as an Office with ample storage cupboards and large Velux window.

There is a large loft space which can be accessed via a spiral staircase from one of the Double Bedrooms. The Loft runs the full length of the house, and the area comprises one large room with several Velux windows and is carpeted. The room offers substantial opportunity to extend the current accommodation.

Fernbrooke House benefits from a piped under floor heating system and a zoned central heating system that allows every room to be heated independently. The accommodation is generous and thoughtfully laid out with practical and family living in mind.

The overall accommodation extends to about 6,731 sq.ft (625.4 Sq.m) in all including Annexe and garaging.

ANNEXE AND GARAGE

Adjacent to Fernbrooke House is the Annexe which is laid out over a double garage with twin electric up and over doors. The building is constructed of harled concrete block under a pitched slate roof. The flat provides excellent auxiliary accommodation comprising two double bedrooms, an open plan living, dining and kitchen area and bathroom. The ground floor of the building is predominantly made up of a large garage which is currently set up as a fully equipped gym. The Annexe benefits from heating via a ground source heat pump and double glazing throughout. Subject to obtaining the necessary consents, the garage could be converted into further accommodation, creating what would essentially be another four bedroom house.

GARAGING

Neighbouring the annexe and double garage are another two garages and a timber shed. In addition, there is a home office with a separate kitchenette. The timber shed provides useful storage for garden machinery and equipment.

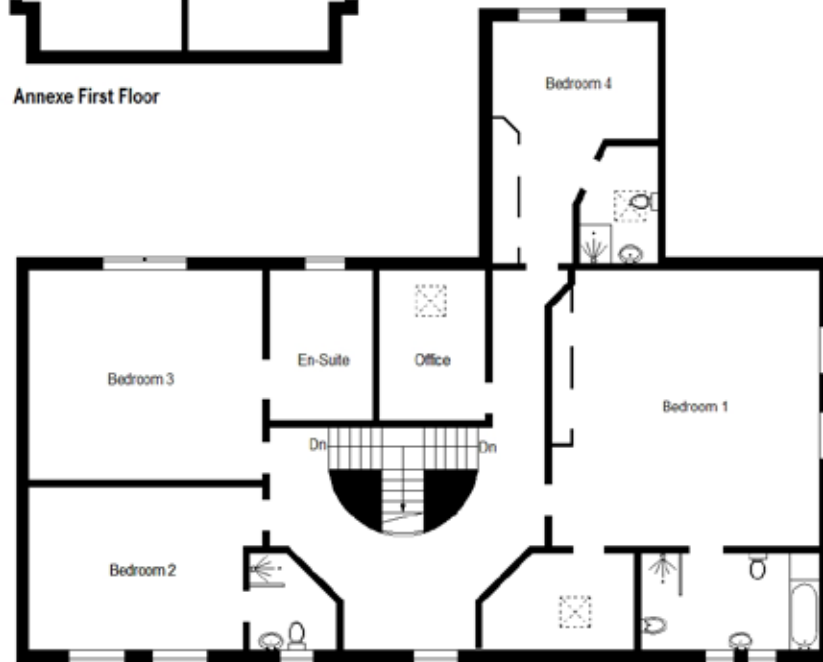
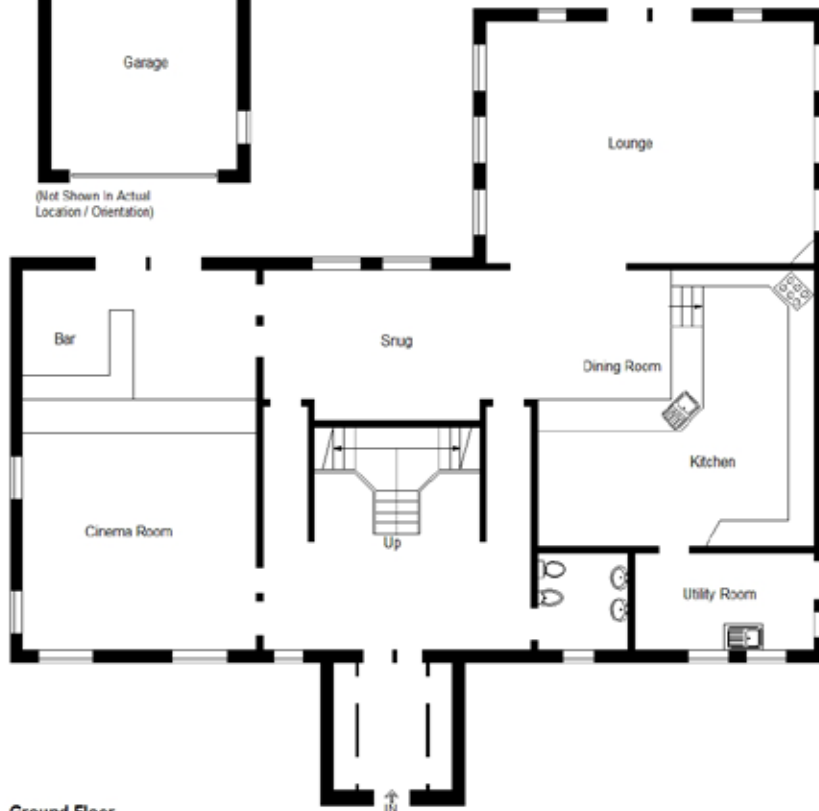
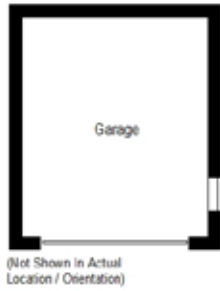
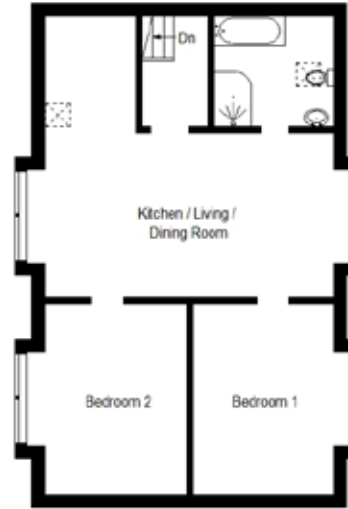
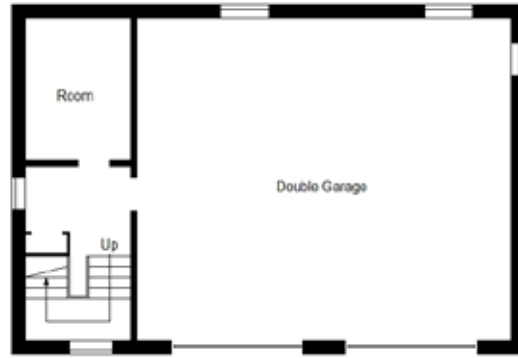
GARDEN AND GROUNDS

The property benefits from a large monobloc driveway with decorative outdoor lantern lights and turning circle to the front of the house and provides approach to the house, annexe and garaging.

The garden grounds are generous in size and are mostly enclosed by an array of specimen trees and timber fencing. The garden is well stocked and has a variety of bushes and fruit trees including Apple, Plum and Pear which are complimented by a range of mature shrubs and herbaceous borders which all combine to provide year-round colour and interest.



Approximate Gross Internal Area = 410.1 sq m / 4414 sq ft
 Annexe Ground Floor = 87.6 sq m / 943 sq ft
 Annexe First Floor = 79.0 sq m / 850 sq ft
 Garage = 23.0 sq m / 247 sq ft
 Office = 25.7 sq m / 277 sq ft
 Total = 625.4 sq m / 6731 sq ft





Annexe



Annexe



Annexe



Annexe



Office



Office

To the rear of the house there are paved areas built on different levels and interspersed by beds of gravel, shrubs and plants. A notable feature of the rear garden is the timber shed with skylight housing the large hot tub with adjacent decking area. Stone steps lead to the solar panels which are located on the top tier of the garden grounds. There is an attractive patio area that can be accessed from the lounge and family room that provides an ideal entertaining space in the warmer months.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH48 4LQ

Renewables

The house has been thoughtfully fitted with 2 state-of-the-art Helotherm ground source heat pumps, 90 solar panels providing a peak generation of 18KW and 27KW of Tesla Powerwall battery storage. The purchaser will not only benefit from a house with cheap running costs but also form a Feed in Tarrif and RHI payment.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The exercise/ endless pool (swimspa) and the gym equipment will be made available by separate negotiation.

Local Authority

West Lothian Council, West Lothian Civic Centre, Houden South Road, Livingston EH54 6SS. Tel: 01506 2800

Classifications

Council Tax Band H
EPC Rating – Band B

Tenure

Freehold

Services

Mains water and electricity. Heating is via a ground source heat pump.

Solicitors

TBC

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Savills and Rettie & Co can be viewed on our website at as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



RETTIE

11 Wemyss Place,
Edinburgh, EH3 6DH

0131 220 4160
mail@rettie.co.uk

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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.