



PRESTON HOUSE

LINLITHGOW, WEST LoTHIAN



RETTIE



An exquisitely restored and architecturally distinguished Scots Baronial mansion house, appointed to afford the highest standard of contemporary living, in an opulent period setting.

PRESTON HOUSE

PRESTON ROAD, LINLITHGOW, WEST LOTHIAN

Preston House is ensconced within approximately 4 acres of beautifully landscaped grounds, in an enviable and private setting, accessed along a sweeping tree lined driveway.

Set on the very periphery of the ancient town of Linlithgow, the property has an outlook over the neighbouring countryside and commands arresting views from the first floor, offering glimpses of the spire of St Michael's Parish Church, set against the backdrop of the Forth Valley and the distant Ochil Hills.

Accommodation

Reception Hall, Main Hall, Drawing Room, Dining Room, Library and Orangery.

Kitchen, Breakfast Room, Family Room, Playroom and Study.

Butler's Pantry, Boot Room, Laundry and Cloakroom with WC.

Studio/Home Gym, Games Room, Billiards Room/Lounge.

Leisure and Wellness Suite featuring Indoor Swimming Pool and Hot Tub, Spa with Sauna and Mezzanine/Therapy Area, twin Shower/Changing Rooms, and Plant Room.

Principal Bedroom Suite with Dressing Room, Bathroom, and WC. Four further Double Bedrooms with en-suite facilities, two Double Bedrooms, Nursery/Bedroom 8, Family Bathroom, and Shower Room.

Exterior

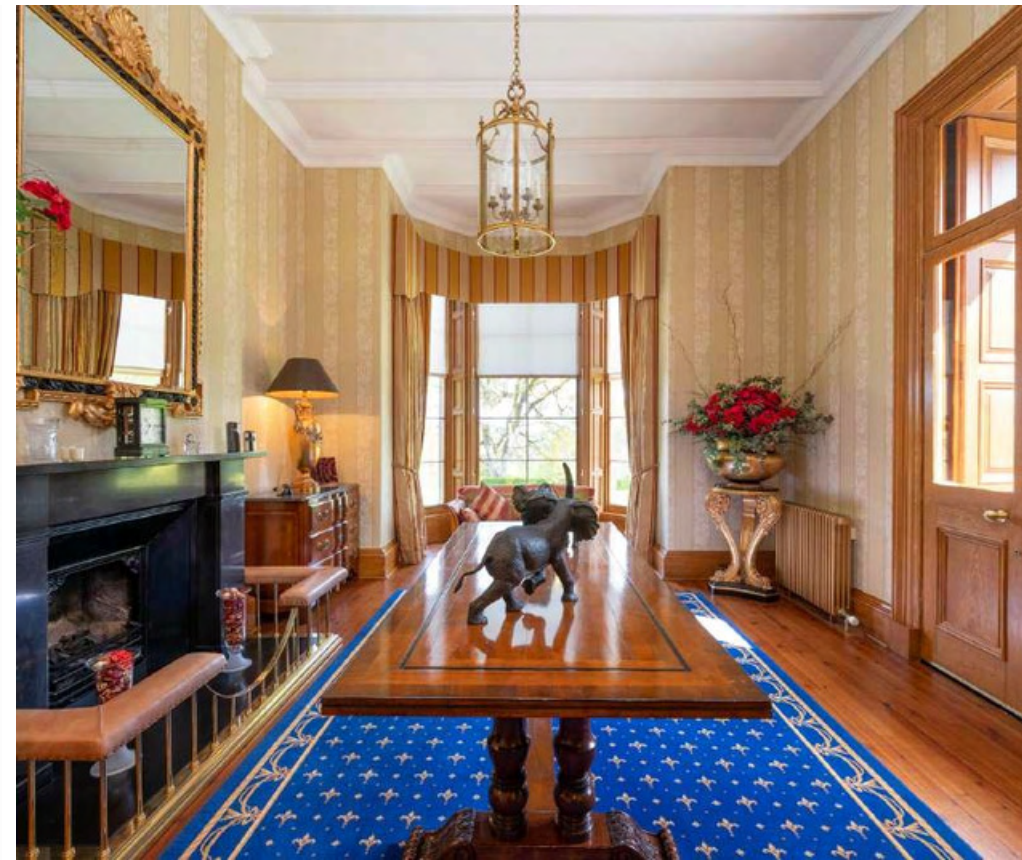
Manicured grounds of approximately 4 acres providing the house with a glorious setting and a genuine sense of privacy.

Fittingly graceful lawn gardens with rose beds, pergolas ordained in climbers, burgeoning herbaceous borders, and traditional rhododendrons. All lent character by a great many mature broadleaf and evergreen trees. Quality summer pavilion. Smartly-finished patio areas. South-facing decked terrace by the Pool House with hot tub.

Stone-pillared entrance with electric wrought iron gates. Sweeping private driveway, plateauing around an elegant stone fountain to the front of the house. Former carriage courtyard with five-car garage, accessed via electric gates. A caged fruit and kitchen garden and two modern garden machinery sheds.







Situation

Edinburgh City Centre 20 miles (33km); Glasgow City Centre 35 miles (57km). (All distances are approximate).

Preston House stands in manicured grounds on the Southern periphery of the ancient town of Linlithgow. With farmland bounding the property to the North, the setting affords the house with a high degree of privacy, while offering all the benefits of edge-of-village style living - being within easy walking distance of all of Linlithgow's amenities.

Linlithgow's position in Central Scotland, within commuting distance of both Edinburgh and Glasgow, has earned it enduring popularity. It 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 daily shopping, where two supermarkets and a number of independent retailers cater for everyday needs.

For the outdoor enthusiast, Beecraigs Country Park is located c. 3 miles south of Linlithgow and provides a range of leisure and recreational interests within its 370 hectare (913 acre) estate. The town itself offers recreational pursuits including golf, fishing, tennis, rugby, and water sports. It also has a network of local cultural and musical organisations and annual events including the Folk Festival, Children's Gala Day and the Linlithgow Marches.

Linlithgow is a popular location due to its convenient road and rail links. Edinburgh City Centre is approximately 20 miles away by car and the M8, M90 and M9 motorways are close by. There is also a railway station within walking distance, with services to Edinburgh, Glasgow and Stirling. Edinburgh Airport is approximately 13 miles away by road.

There are several nursery and primary schools in Linlithgow and Linlithgow Academy has an excellent reputation. All of Edinburgh's leading independent schools are within commuting distance.





General Description

Preston House is an A-Listed Victorian mansion house, in the Scots Baronial style, which has been the subject of a masterful restoration project, undertaken with great deference to the architectural integrity and history of the original building.

Built to serve as the centrepiece of a landed estate, the fully restored mansion balances the gravitas of a lustrous country house, with all the warmth one would expect from a traditional family home, and has been appointed with a collection of luxury finishes, to afford the highest standard in contemporary living.

The design of the house has been attributed to the renowned Victorian architectural partnership of Burn & Bryce and the mainstay of the house is thought to date to 1844. The pairing are lauded for their formative contributions to the Scots Baronial style - with William Burn regarded as pioneering the movement, before partnering with his former apprentice, David Bryce. Preston House may have been one of the pairings final projects before their inimitable partnership dissolved, after which Bryce went on to further shape the movement – designing many of Edinburgh’s most beloved buildings, including Fettes College.

The house’s architectural pedigree and distinction has earned it a mention in The Buildings of Scotland (Lothian Except Edinburgh) for the design of its Northern elevation, which features Bryce’s favourite bay windows, canted on the ground floor, before being corbelled out to square on the first floor (C. McWilliam, 1978). In this edition of the Pevsner Architectural Guides, C. McWilliam also notes that the square corner turrets bear resemblance to those on Pinkie House in Musselburgh.



On approach, Preston House impresses a true sense of arrival, with smart stone pillared electric gates opening onto a tarmac driveway, which sweeps up to and around an elegant stone fountain to the front of the house.

The statuesque sandstone façade evokes a fairytale-esque majesty – its elaborate roofline, so characteristic of the Gothic Revival style, aggrandized by crowstepped gables, as well as a rounded turret and a collection of corbelled square-plan turrets, all finished with fishscale-slatted rooves, topped by finials. The prolific masonry detailing is quite delightful and includes corbelling to the first floor, corncing, and ball finials.

Adding to the antiquated grandeur, the Eastern elevation of the house is flanked by an impressive carriage archway, which is crowned with a marvellous birdcage bellcote and set into a stone wall with a elegant arcade. The archway provides access into the former service courtyard, which has been transformed for modern living, providing a five-car garage.

Of note, the main entrance door is set within a distinguished Renaissance style doorcase, with an elaborate entablature which supports the imposing coat of arms of the Seton family, carved in stone. In addition, there is a charming, bowed orangery appended to the western elevation; Burns' design for which is thought to have originated from unexecuted plans for Falkland Palace.

Internally, Preston House is defined by sumptuous period proportions and a catalogue of rarefied period features, including highly intricate corncing, Jacobean-style strapwork ceilings, and ornate marble chimney pieces.

Comprehensively refurbished, the well-coordinated interior has been curated with an eye for detail and quality. The décor features a coordinated tapestry of materials and finishes, which accent the heritage of the building, including luxury wall-papers and plush carpeting, as well as timber flooring and quality tiling.

The house's public rooms are imbued with tasteful grandeur, being impressive in both their scale and decoration. The height of the ceilings creates an almost stately atmosphere and the elegant, floor-to-ceiling bay windows - known to be a staple of Bryce's designs - enhance the impression of space.

In a layout thought typical of Bryce's domestic designs, the house has a collection of private and functional rooms, once reserved for the residents and staff. This accommodation allows Preston House to lend itself to sociable and relaxed contemporary living. It incorporates a substantial country kitchen, which has space for day-to-day dining, as well as three generously proportioned reception rooms. Amongst them, there is an atmospheric family room, complete with an inglenook fireplace with a wood burning stove and doors out to a patio terrace.





The original doors of Preston House open into a vestibule, with a pair of glass panelled doors into the reception hall beyond.

Originally designed as a foyer for receiving guests, the reception hall is finished for impact, with a lofty bay window and a grand black marble fireplace, trimmed with leather bench seating. By modern standards, the size of the room is such that it can easily be imagined as a reception room in its own right, with ample room for lounge or dining furniture.

The stately main hall has a lofty ceiling, decorated with delicate yet impressive Jacobean-style strapwork. The space is governed by a statement galleried staircase, with handsomely carved timber balustrading and newel posts, and also features a large grey marble chimneypiece. At one end, a tall, tripartite window casts natural light into the expansive room.

The drawing room ceiling is traced with similar geometric strapwork detailing, incorporating ornamental drops and finished with regal gold paintwork.

Having rare depth, the drawing room cornice has a sculptural effect and features a floral and acanthus leaf garland. It is set above a delicate plaster frieze, with traditional swag and drop detailing and picture railing. Textured, tasteful wallpaper finishes the walls. The centrepiece of the room is a fireplace with a marvellous marble chimneypiece in a honeyed golden hue, which is carved with plenteous or ornamentation, including a central crest and has a black granite hearth. The room extends into a splendidly tall bay window at one end, which has an outlook over the garden to the side, while to the West there is a tall tripartite window with a view stretching across the principal lawn garden.

The enamouring bowed orangery is appended to the West of the drawing room and accessed through a pair of traditional glass doors. It has a generous fenestration, featuring a set of traditional French doors and an array of floor-to-ceiling windows, combining to provide panoramic views over the garden. It has traditional flagstone flooring, matching the stone window mullions.

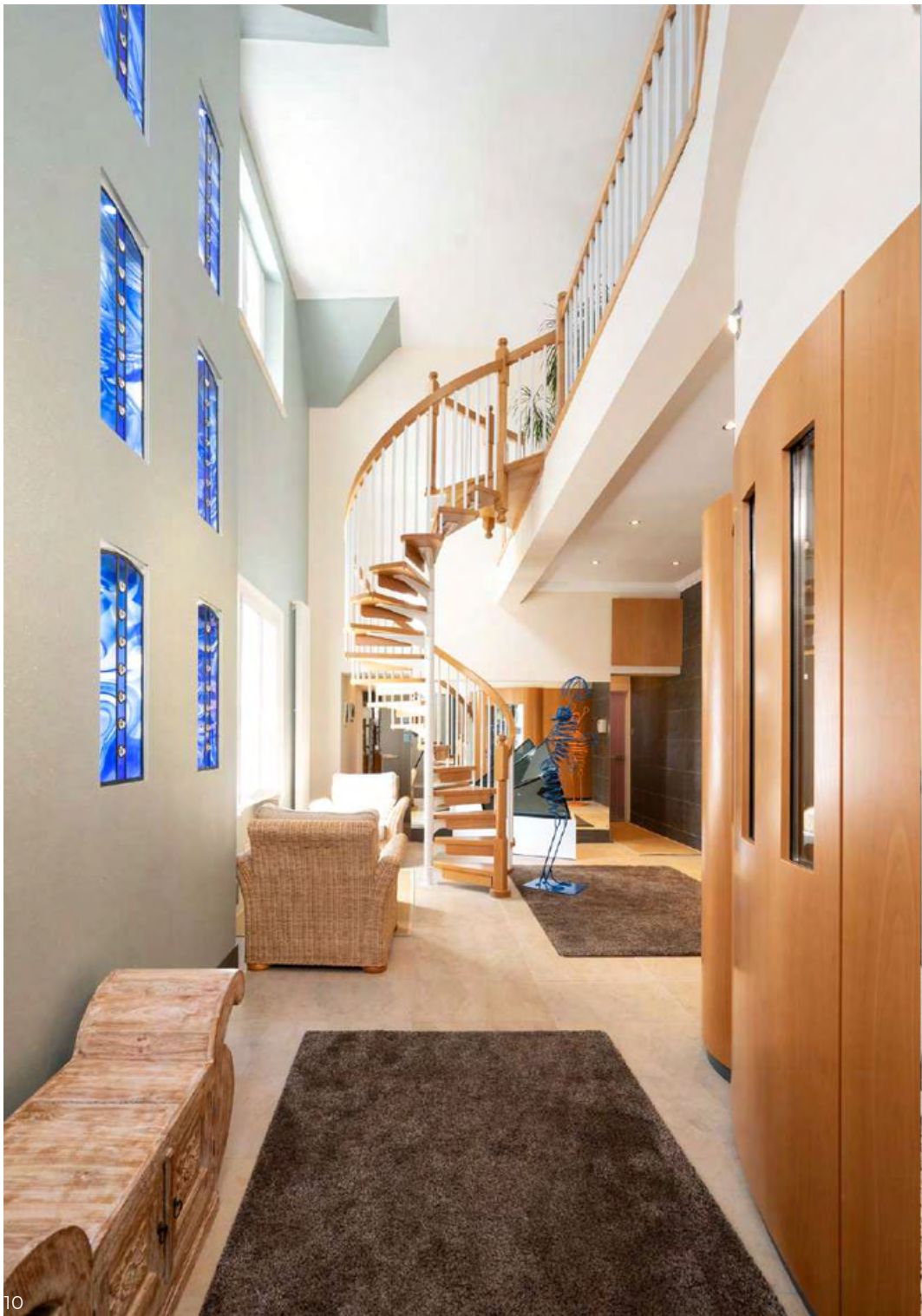


The library has a refined atmosphere, with ornate ceiling detailing and corning to match the neighbouring drawing room. A pair of bespoke library bookcases, featuring corniced architraves, flank the room's fireplace. A wide mirror on the wall opposite enhances the impression of space and has a handsome frame and architrave. The fireplace is set within a red marble chimneypiece, with a serpentine entablature with a central frieze adorned with an acanthus leaf and foliate bouquet, and a pair of curved jambs topped with finely carved corbels featuring scrollwork and acanthus detail.

The dining room, with its dramatic Jacobean-style timber panelled ceiling, provides a wonderful setting for formal entertaining. There are two lofty South-facing windows, which cast natural light across the room, while to the West a tripartite window protrudes slightly into the garden, offering views over the lawn. The room features a most impressively proportioned chimneypiece, in a black marble with gold veins.

Conveniently linking the dining room with the kitchen, the traditional butler's pantry has been ushered into the modern day with the installation of timeless yet contemporary wall and floor units, finished with accent lighting, glass display cabinets, and a wine fridge. It also houses a shelved walk-in pantry.

The classic country kitchen is tastefully appointed with a range of farmhouse style wall and floor units, accented by quality granite work surfaces, recessed downlighting, timeless tiled splash backs, and rustic stone floor tiling. Aligning with the heritage aesthetic, the kitchen features a four oven Aga, incorporating two hot plated and a four ring gas hob, as well as an Aga fridge/ freezer in a matching shade, and a Belfast sink with a one and a half basin and swan neck mixer tap. The comprehensive collection of quality appliances include an integrated dishwasher and a Neff combination microwave/oven.





In the centre of the kitchen, there is an island unit which provides a generous surface area for culinary preparation and is appointed with an additional sink and swan neck mixer tap. A breakfasting table extends from the island, which is ideal for sociable day-to-day dining, and there is space for occasional lounge furniture. The adjoining breakfast room is a versatile and dual aspect reception room, finished with timber flooring.

The family room is positioned in close proximity to the kitchen, in a layout which aligns with trends in modern living. A spacious lounge, it is lent atmosphere by virtue of a polished flagstone floor and a wood burning stove, which is recessed within an inglenook fireplace with a rustic timber mantle. The room has a pair of doors which invite out to an extensive patio terrace - the ideal spot for alfresco entertaining, sheltered to the North and East by the sandstone elevations of the house.

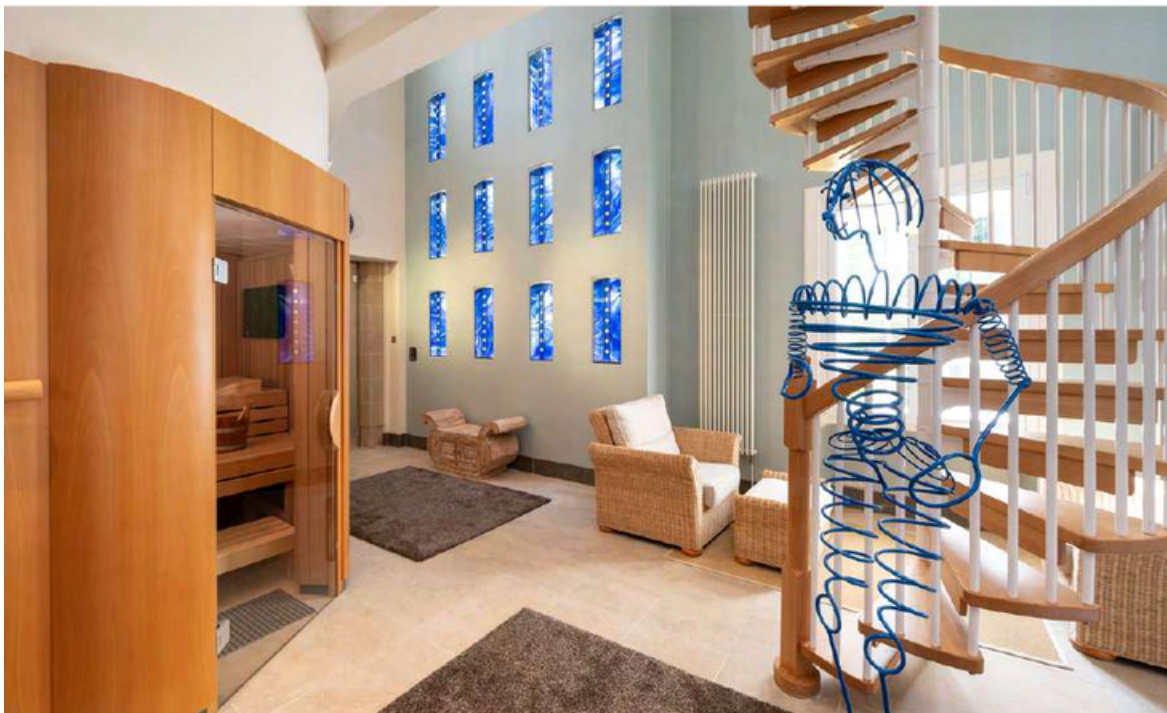
The rear hall provides access to a collection of rooms which are ideal for the rigmarole of family living, including: a playroom; a large laundry with fitted units and a Belfast sink; and a boot room, fitted with bespoke coat and shoe racks, as well as bench seating. It also houses the traditional back staircase.

The former service wing at Preston House has been inventively reimagined, to provide a suite of accommodation, designed to afford luxury contemporary living. Off the rear hall, there is a sizable and a light-filled home office followed by a home gym or games room, both of which are finished with contemporary downlighting and modern wood flooring. On the floor above, the billiards room stretches to almost 40 ft in length, incorporating a lounge area. It is appointed with a full-size Kent & Sussex snooker table, set under a Burroughes & Watts shade.

The hotel-grade spa and its facilities are accessed from the home gym/games room, where a door opens into a design-led, double-height atrium. The atrium has limestone-style floor tiling and showcases a superb glass installation by Scottish artist, Susan Bradbury, enhanced by accent lighting. It houses space for lounge furniture, as well as a high quality KLAFS sauna cabin with solarium settings. A statement spiral staircase winds up from the atrium to the mezzanine above, which is currently utilised as a therapy area and has dual-aspect windows, which flood natural light into the space below.

The spa's crowning component is the indoor swimming pool which, lying beneath a striking apex ceiling, measures approximately 14 meters in length and has a floor depth of approx. 1.2 m (consistent from end-to-end). The pool house is finished to an exemplary standard with a Miboxer smart mood lighting system, blonde tiled margins, and a Seymour hot tub. Stretches of floor-to-ceiling windows punctuate the walls on either side of the pool, while a set of large French doors open out onto a decked terrace, with its own outdoor hot tub.

The spa is served by a pair of stylish changing/shower rooms positioned off the atrium, which are finished to an equally high standard, with granite-style tiling to the walls and floors, changing benches, wall-mounted mirrors, and heated towel rails.





From the main hall, the handsome staircase rises to a galleried landing where, in harmony with the floor below, the ceiling is adorned with impressive Jacobean-style strapwork. It serves as a vantage point for admiring the towering stained-glass window designed by Susan Bradbury – a piece of art in its own right, which gently filters the natural light from the south-facing window, dappling the walls with a kaleidoscope of soft colours. The upper landing provides access to four of the properties eight bedrooms and four bath/shower rooms, all of which are thoughtfully arranged into three private suites - each set off their own vestibule.

The three double bedrooms are most sumptuous in size, instilling them with a sense of sanctuary and supplying space to accommodate lounge furniture and writing desks, as well as wardrobes and dressing tables. They are lent character by coving and picture railing, and all extend into one of the home's distinctive squared turrets – charismatic features, all with a pair of high-level windows.

In all bath and shower rooms, the finest quality of sanitaryware, bathroom furniture and finishes have been utilised to achieve a tasteful heritage aesthetic, without compromising on contemporary luxury. Vintage-inspired pieces, including Victorian-style deluge shower heads and statement vanity stands with marble surfaces and matching mirrors, have been paired with fixtures selected from designer bathroom outfitters, such as noken and Gamadecor. They are all finished with areas of tasteful limestone-style tiling and timeless timber flooring, as well as a heated towel rail.

The principal bedroom suite is particularly well-appointed, incorporating a bathroom with a separate WC, and a dressing room. In the ensuite, the vanity stand is appointed with twin basins and the traditional roll-top bathtub is positioned by the window, allowing for tranquil indulgence in the elevated views, which stretch to the distant Ochil hills. The dressing room has ergonomic open wardrobes fitted on three walls, as well as a deep cupboard built into its rounded turret, and benefits from a window affording ample natural light.







The nursery, which is positioned within the north-western suite, is suitably sized to serve as a fourth bedroom and has its own charm, with a traditional fireplace. It is set across from a family bathroom, which has a P-shaped bath with a Victorian-style deluge showerhead above.

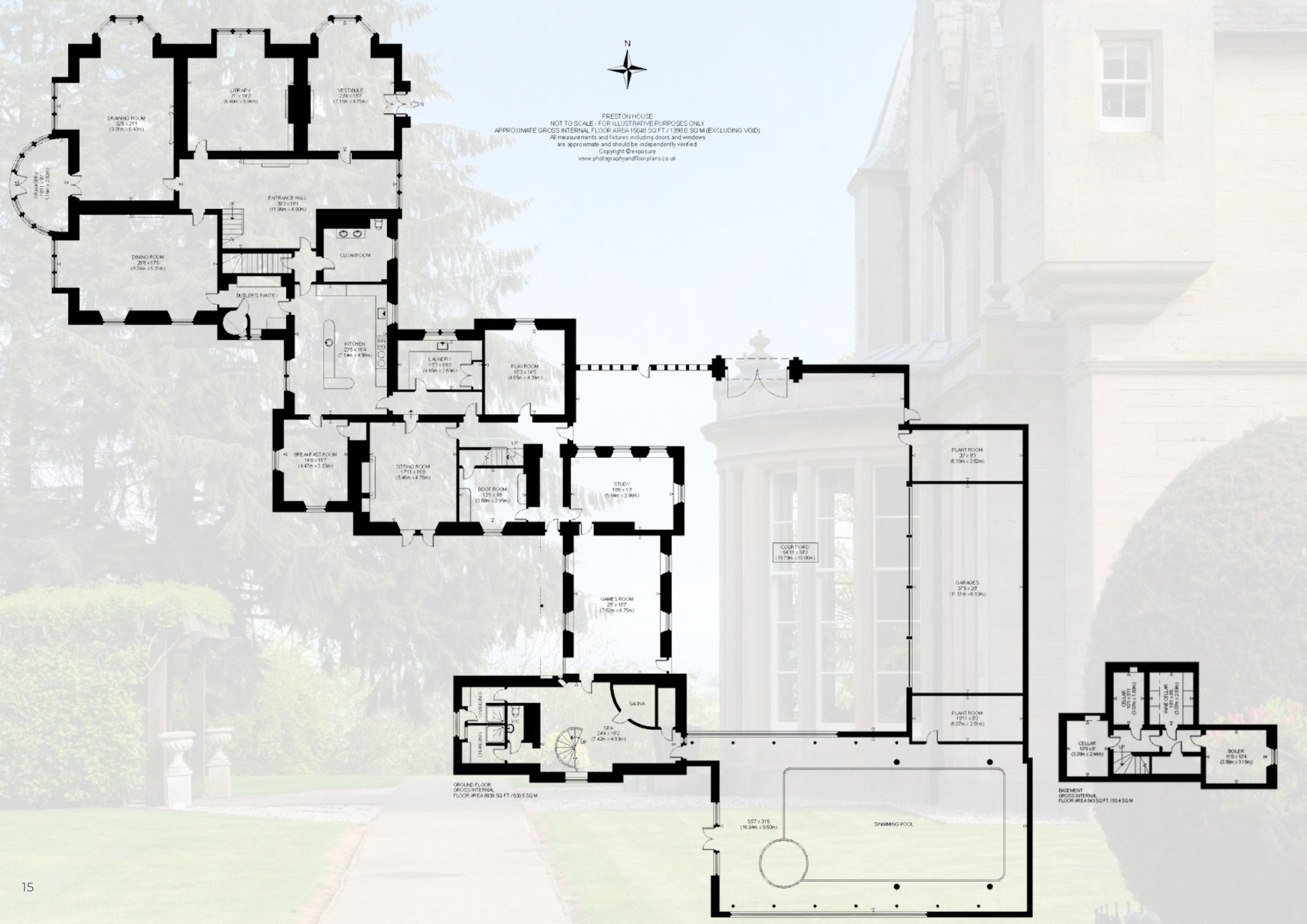
From a quarter landing on the main staircase, there is a door leading to a large and bright upper hallway, which has ample room for occasional furniture and features a tall sash and case window overlooking the garden.

The upper hallway provides access to four generously proportioned double bedrooms, two of which benefit from en-suites. It also leads to the spacious family shower room, which features a vanity stand with a Gamadecor sink inset into the marble surface and a SystemPool shower by Porcelanosa, complete with massage jets, a deluge showerhead, and a handheld attachment.

Grounds

The gardens at Preston House benefit a property of its stature and rival the house in their character, extending to approximately 4 acres. The curtilage of the house has been landscaped and planted over many years and features a sweeping tarmac driveway, with ample room for car parking and turning to the front of the house and carriage entrance.

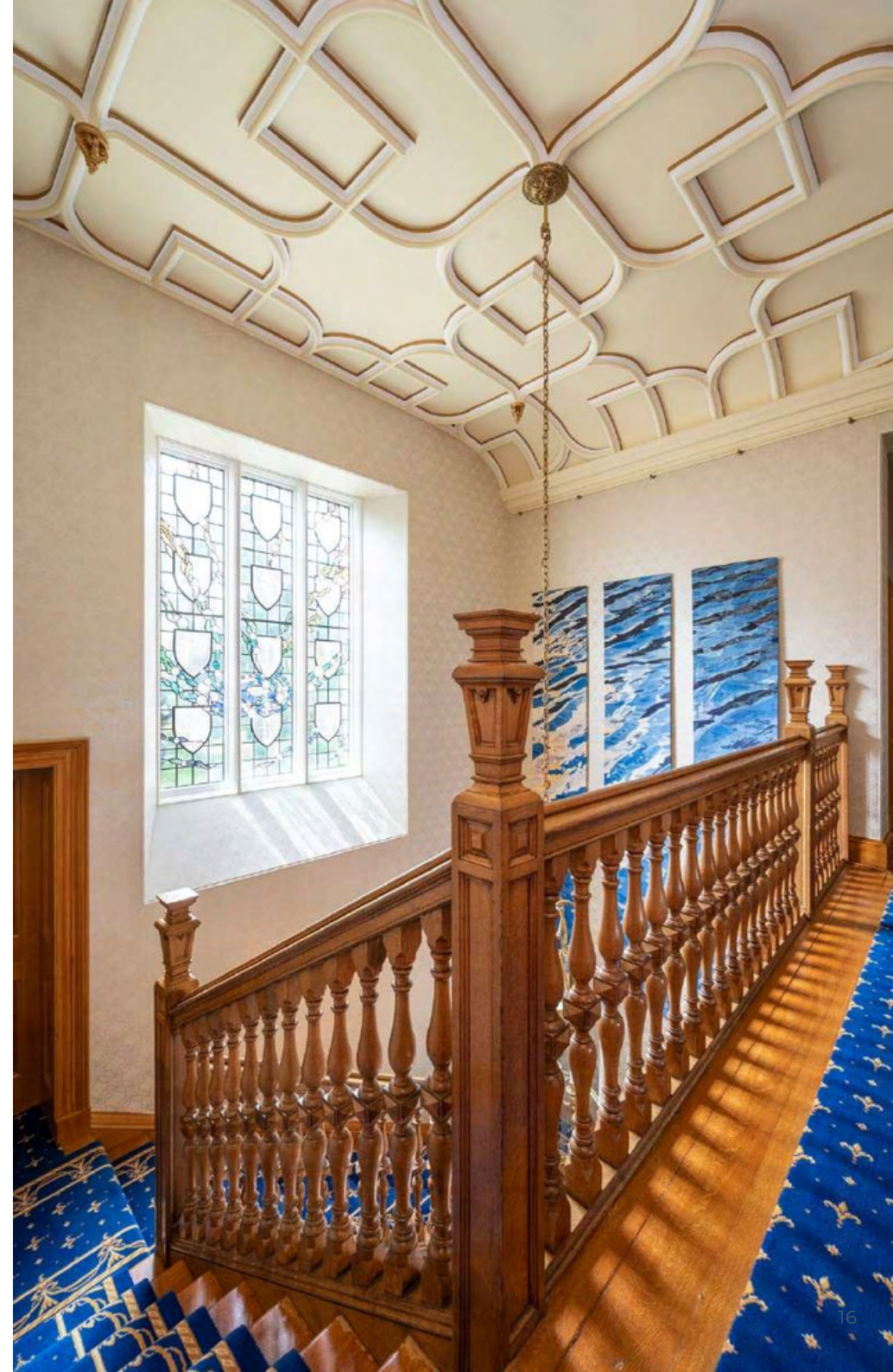
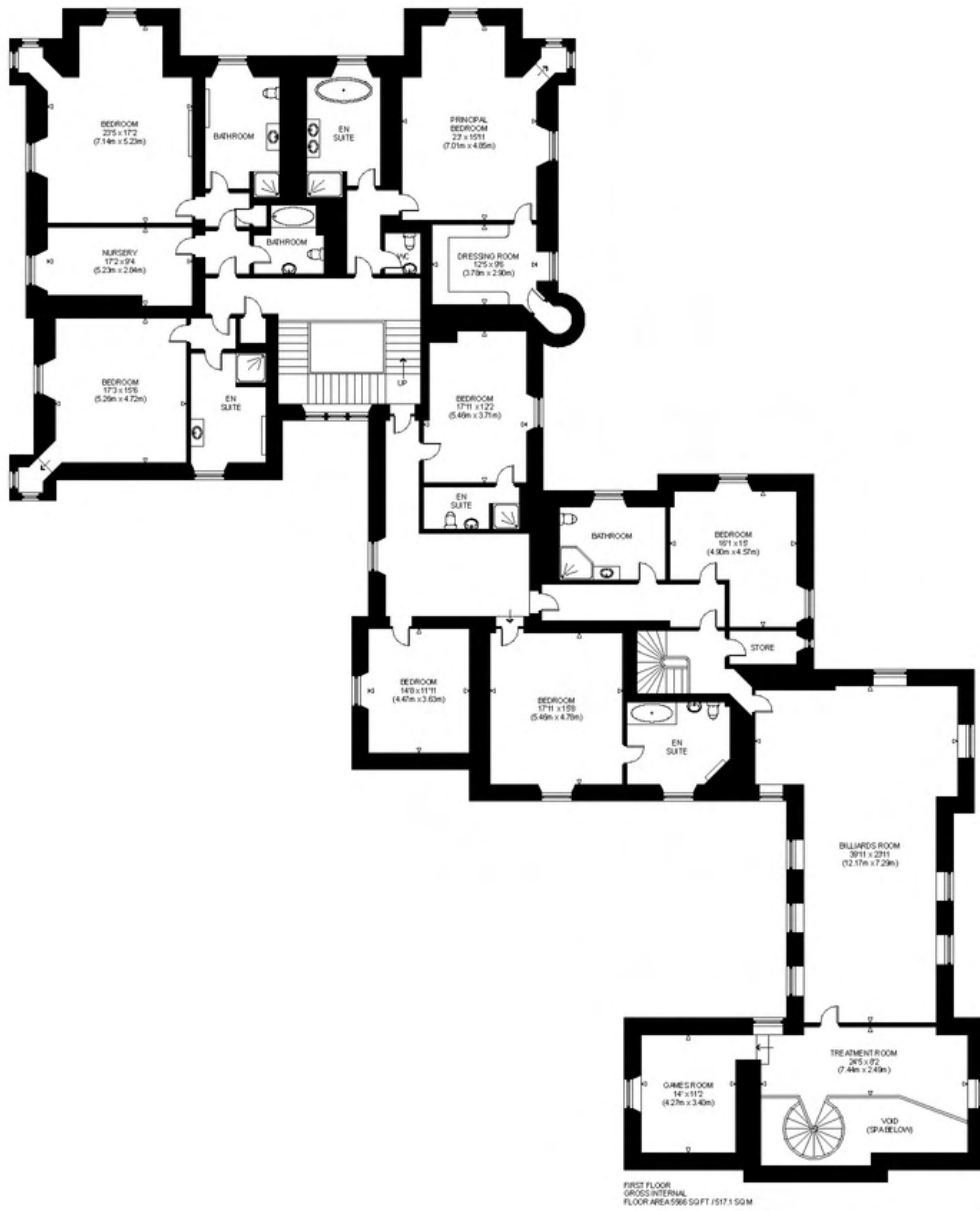
Great stretches of lawn, interspersed with neatly-margined borders, formal rose beds, and a great many mature trees, extend around the house from North to South. Adding further definition, two impressive timber pergolas, ordained with climbing plants, provide wonderful focal points. In the North West of the garden, there is a quality summer pavilion with its own decked terrace.



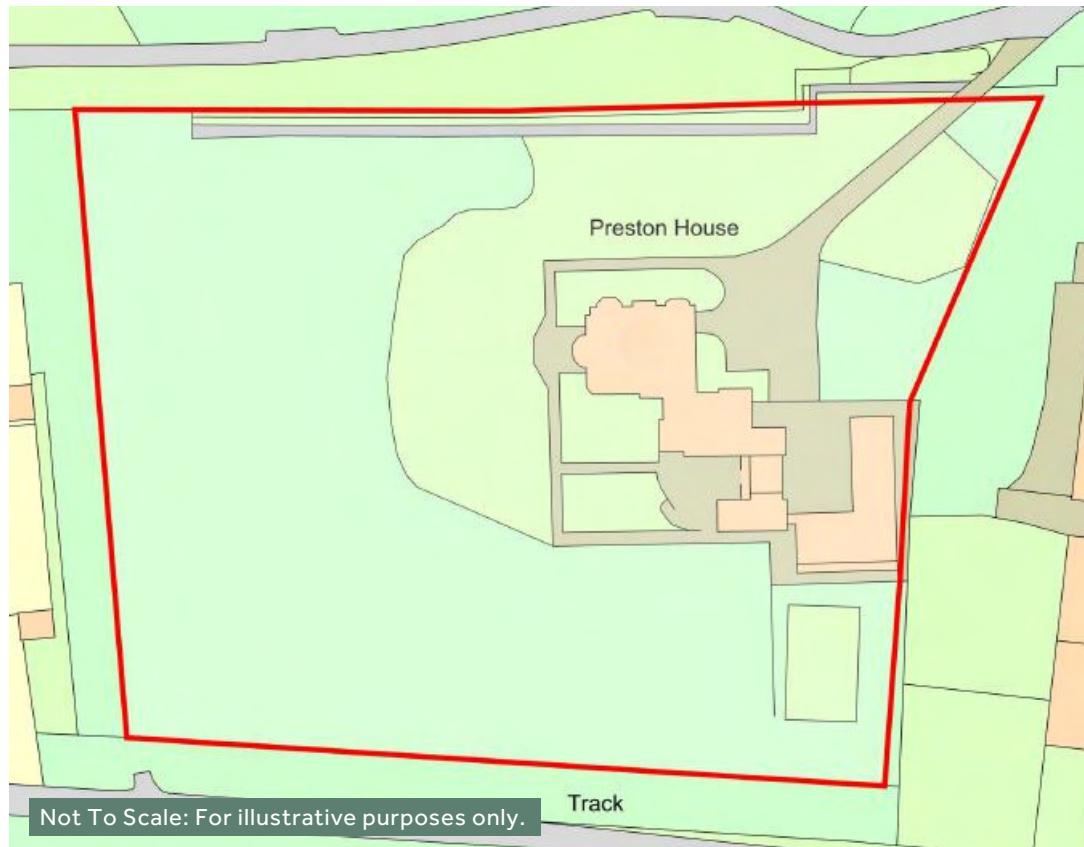
PRESTON HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 15040 SQ FT / 1398.0 SQ M (EXCLUDING VOID)
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 9309 SQ FT / 830.5 SQ M

BASEMENT
 GROSS INTERNAL
 FLOOR AREA 543 SQ FT / 50.4 SQ M







The principal feature of the garden to the South is an extensive patio terrace, which can be accessed of the family room. It is a sheltered sun-trap and the ideal spot for alfresco entertaining.

To the South, there is also a caged kitchen garden, which is set out with former fruit and vegetable beds.

The original service courtyard provides a further private car parking area, set behind double electric gates. It houses the five-car garage with electric doors and two e-vehicle charging points. The garden is further served by two modern sheds, which are designed to store garden machinery and tools.





General Remarks & Information

Viewings

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

Postal Code

.EH49 6QW

Services

Mains electricity, water, gas and drainage.
The pool's plant room is equipped with a Carolex heat pump and a Certikin filter.

Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price.

Burdens

Council Tax Band – H

Classifications

EPC Rating – E

Tenure

Freehold

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. 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 Website

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at www.rettie.co.uk as well as Rightmove, On The Market and The London Office.

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.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, 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 they have not entered into contract in reliance on the said statements, that they are satisfied themselves 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 misstatement 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.

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11 Wemyss Place, Edinburgh,
EH3 6DH
0131 220 4160
www.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.