



LOCHMILL HOUSE

3 Lade Court, Linlithgow, EH49 7QF





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Timeless modern living within a statement family home, ensconced within an idyllic garden, extending to approximately one third of an acre.

Lochmill House is situated within a sought-after pocket of Linlithgow, within walking distance of the town's principal amenities.

Edinburgh City Centre 19 miles (30 km); Glasgow City Centre 35 miles (56 km).
(All distances are approximate).

Accommodation Summary

Approximate Gross Internal Area - 4456 sq ft (414 sq m).

Ground Floor

Entrance Vestibule, Reception Hall, Drawing Room, Dining Room, Snug/Family Room, open-plan Kitchen/Dining Room, Utility/Boot Room, and Cloakroom with WC.

First Floor

Upper Landing, Principal Bedroom Suite with Dressing Room and Shower Room, Double Bedroom 2 with en-suite Shower Room, three further Double Bedrooms, and a Family Bathroom.

Exterior

Integral 4-Car Garage/Workshop with 2 up-and-over doors, as well as pedestrian access to the garage. Floored First Floor Loft/Studio with two Velux windows and central heating.

Grounds

Lochmill House is set within a beautifully mature plot which extends to around one-third of an acre and befits a house of its stature. Approached via a shared private lane, the gated entrance into the property leads onto a spacious block-paved driveway providing ample room for parking and turning multiple vehicles. The verdant garden has been landscaped to a professional standard and features: sweeping lawns trimmed with herbaceous borders and a wealth of specimen trees; an Alton Summer Pavilion and a range of patio terraces, situated to catch the sun at different parts of the day; a productive kitchen garden with raised beds and a high-quality Alton Greenhouse.



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Situation

Lade Court is situated within a sought-after residential pocket of the ancient town of Linlithgow, which lies in a wooded area to the West of Linlithgow Loch. The leafy setting affords the enclave of properties an "edge-of-village" style setting, while offering all the benefits of town living, being within walking distance of Linlithgow's vibrant High Street.

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 with a comprehensive range of daily amenities, independent shops, restaurants/pubs, and several supermarkets. For the outdoor enthusiast, there are pleasant walking trails around Linlithgow Loch, and Beecraigs Country Park is located circa 3 miles south of Linlithgow, providing a range of leisure and recreational amenities 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 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 all close by. There is also a railway station within walking distance with services to Edinburgh, Glasgow, and Stirling. Edinburgh International Airport is approximately 13 miles away by road.

There are several nursery and primary schools in Linlithgow and Linlithgow Academy has an excellent reputation. The local primary and secondary school are both within walking distance and are accessed through an executive, residential estate from the footpath leading off the shared private driveway approaching Lochmill House. All of Edinburgh's leading independent schools are within commuting distance, and Clifton Hall is only a few miles away. Dollar Academy runs a bus from Linlithgow, as do many of the Edinburgh private schools.

General Description

Lochmill House is a singular, detached home, designed and built to a high specification in 1993. The bespoke house offers approximately 4456 sq. ft. of well-crafted, generously proportioned accommodation, arranged to align with modern lifestyle trends and appointed to an elevated standard of finish.





Notably, Lochmill House presides over a plot of approximately 0.3 acres and is situated in a rarely available, edge-of-village style setting, within walking distance of Linlithgow's vibrant principal thoroughfare and the town's railway station and highly regarded Linlithgow Academy. One of a small enclave of homes set along the leafy cul-de-sac, the property combines the convenience of town centre living, with many desirable attributes not traditionally associated with urban or suburban living, including a high level of privacy, a spacious private driveway, proximity to attractive walking routes, and first-floor views to the countryside beyond the town.

Bounded by its spacious, wonderfully mature plot, the property has genuine stature and timelessness. Its handsome, stone-clad façade is finished in a traditional image, decorated with attractive quoins and set beneath a hipped, tiled roof. The approach to the house creates a sense of arrival, with a shared private driveway sweeping up to a gated entrance and onto a smart, spacious block-paved. The property's generous frontage, plot, and singular position afford the house a high level of privacy.

Internally, the house encapsulates the sociable, interconnected living spaces so coveted by contemporary households, while impressively proportioned public rooms and a statement reception hall lend the property to entertaining larger parties, when occasion demands. The tastefully coordinated interior features a catalogue of elevated finishes that allude to the attention to detail employed in the house's specification and the diligence applied to its maintenance, including detailed corning, upgraded and oak-finished doors, genuine wooden and oak-effect laminate flooring, and classic yet contemporary bathroom tiling.

Well-suited to cater to the rigmarole of family living, the accommodation incorporates a generous utility/boot room and a gardener's loo, as well as a copious quantity of storage, of a volume rarely found in comparably sized, new build homes. In addition, the attic of the house is floored and accessible via a Ramsay ladder from the first-floor landing.

Notably, the loft above the integral four-car garage/workshop is fully floored and fitted with central heating and two Velux windows. Currently accessed via a substantial open hatch in the garage ceiling and via a ladder, the loft has been utilised as a children's den and presents scope for being utilised as an office or a studio.

Most recently, the house has been upgraded with new, premium front and side exterior doors, as well as electric matt underfloor heating in the principal bedroom's en-suite shower room. The thermal efficiency of the house is supported by triple-glazed windows.





The main door to Lochmill House is set within a handsome projecting gable and opens into a large entrance vestibule. The welcoming foyer space is decorated, with neutral floor tiling and has a pair of astragal glass doors leading into the main hall. A statement, reception hall, the space is strikingly well-proportioned and showcases a timber staircase to the first floor, with twin newel posts and a double bullnose curtail step. An elegant Palladian-style window behind the stairwell floods natural light into the space. The hall is served by a conveniently positioned cloakroom with a wall of floor-to-ceiling fitted storage, concealed behind tall sliding doors, and leads into a WC with a wash hand basin.

The drawing room is a splendid, double-aspect room which extends to approximately 7m in length and is beautifully appointed with genuine wooden flooring and a living flame gas fire set within a handsome chimneypiece. The room's generous fenestration provides glorious vantages over the garden and includes two sets of French Doors which lead out to a charming, sheltered patio area, positioned to catch the afternoon and evening sun. In a layout that lends the home to entertaining, the drawing room is connected to the formal dining room via a pair of astragal glass doors.

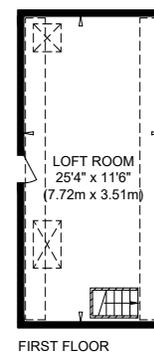
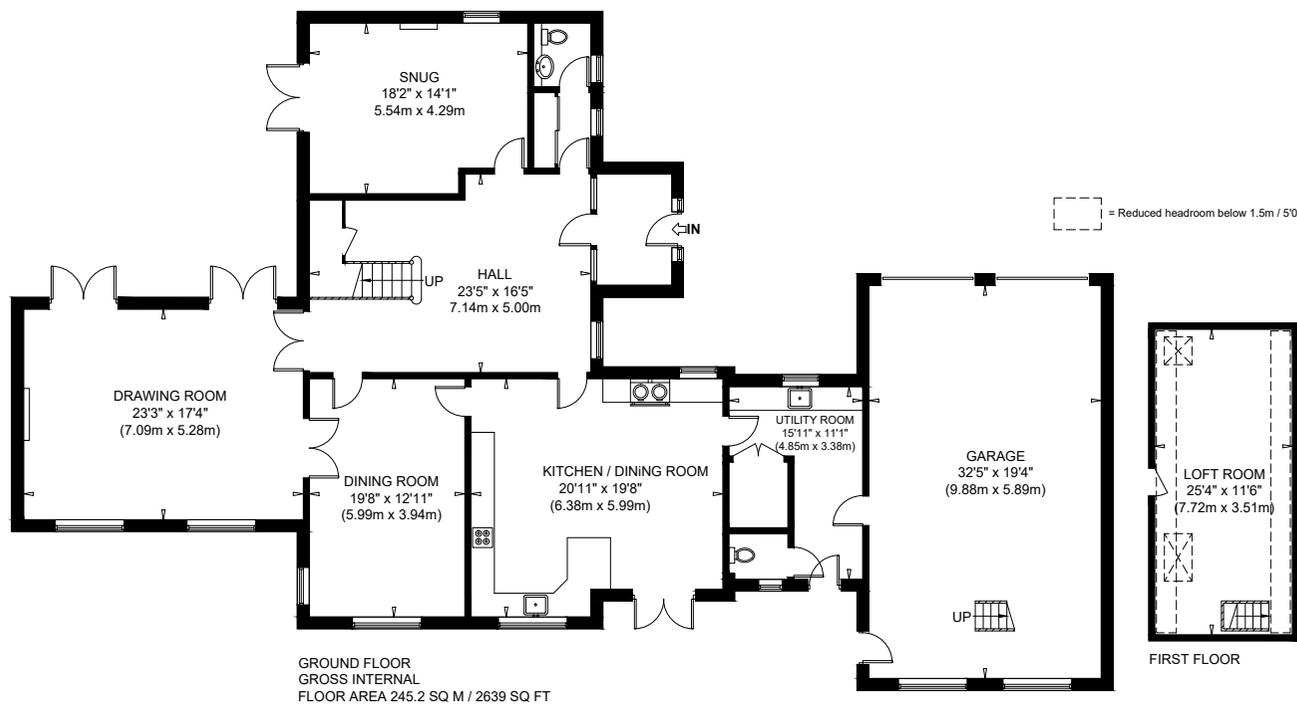
There are two further public rooms off the main hall, both offering versatile, double-aspect living spaces. The snug or family room benefits from a set of French doors out to the west-facing patio terrace and is lent atmosphere by a Dovre wood-burning stove, positioned beneath a timber mantle and set atop a slate-tiled hearth. The formal dining room has a lovely picture window over the garden to the south and is linked to the neighbouring kitchen via a connecting door.

Lochmill House's open-plan country kitchen/diner is a particularly notable asset and is ideal for social, relaxed family living, with ample room for a full dining suite and additional occasional furniture. The tastefully appointed kitchen is fully fitted with timeless, shaker-style units, accented by downlighting, a solid wood worksurface, and a comprehensive range of contemporary, integral appliances, including : a discrete fridge/freezer; an oven/grill; a microwave; a four-ring electric hob; and a Whirlpool dishwasher. The centrepiece of the kitchen is a gas-fired Aga, with two ovens and two hotplates, which enhances the character of the space.

The practically positioned utility room is of a scale rarely found in modern homes, such that it also serves as a traditional boot room, complete with a shoe bench, fitted coat rack, and an exterior door providing direct access to the garden. The room has a deep double cupboard housing the Intergas boiler, a Whirlpool washing machine and an Indesit tumble dryer, as well as a sink and draining board. It also provides access into the integral four-car garage.

On the first floor, the home's five generously proportioned double bedrooms are set around a rather remarkable, dual-aspect upper landing, which is a delightful amenity space and can easily accommodate occasional lounge or study furniture. The landing also provides access to the family bathroom, a deep, shelved airing cupboard, and the attic (via a loft hatch fitted with a Ramsay ladder).





LADE COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 414.0 SQ M / 4456 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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The sumptuous principal bedroom suite offers elevated views to the front and rear of the house. Its accompanying en-suite shower room has stylish floor and wall tiling, a double shower enclosure, and electric matt underfloor heating. The principal suite also benefits from a well-appointed dressing room, which has a window providing natural light and a five-door wardrobe.

The second double bedroom or guest suite is similarly well-proportioned and features a modern en-suite shower room with a corner cubicle and quality tiling. The bedroom has a wealth of storage with both a wall of floor-to-ceiling wardrobes and a second fitted wardrobe set beyond concertina doors.

The three further double bedrooms all have fitted wardrobes with ergonomic concertina doors. They share the large family bathroom, which has both a bath and a corner shower, a WC, and a wash hand basin, as well as timeless wall and floor tiling.

Garden

A particular highlight of the property, the established and predominantly south-facing garden has been landscaped, planted, and maintained with great passion and dedication over many decades, affording the house a high level of privacy and a glorious setting. Featuring spacious lawns trimmed by colourful borders, a wealth of specimen trees and ornamental shrubs, and flowering plants, as well as over 30 varieties of Clematis. The abundant plantings afford year-round colour and interest, such as a colourful display of perennial bulbs in Spring, multi-coloured Rose blooms in the Summer, and turning leaves in the Autumn.

The garden has been planned around several attractive, thoughtfully sited seating areas, positioned to catch the sun at different times of day. These include a high-quality Alton summer pavilion, a pair of patio terraces with trellises adorned with climbing plants, and a charming area around an ornamental pond, which currently accommodates a bench.

The mainstay of the garden indulges in a southerly aspect, while an additional parcel to the west of the house is perfectly positioned to catch the late-afternoon and evening sun.

A veritable gardener's haven, the plot features a kitchen garden with neat and productive raised beds and a premium Alton greenhouse.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh, EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH49 7QF

Burdens

Council Tax Band – H

Fixtures and Fittings

Only the items specifically mentioned in the particulars of sale are included in the sale price, along with the curtains and blinds.

EPC Rating

C

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.



Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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 Town & Country, 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 contact in reliance on the said statements, that they have 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.





Important Notice

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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 misstatement 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.
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.





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