



## 15 LONGFORD CROFTS

*Addiewell, West Calder, EH55 8FD*



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15 Longford Crofts is an outstanding architect-designed contemporary home set within a peaceful rural setting, offering over 4,300 sq ft of beautifully designed accommodation. With dramatic double-height living spaces, expansive glazing framing uninterrupted countryside views, bespoke craftsmanship throughout and wraparound sun terraces, the property delivers a rare combination of striking modern architecture and immersive rural living.

### Accommodation:

**Ground Floor:** Entrance hall, Living Space, Study, Kitchen with Dining Area, Pantry, Bedroom, Shower Room, Utility Room, Boot/Cloak Room, bedroom/study, Integral Double Garage.

**First Floor:** Gallery Landing with Built-in Bookcase, Principal Bedroom with Dressing Room and En-suite Bathroom, Three Further Double Bedrooms, Family Bathroom.

**Exterior:** Electric Gated Driveway, Wraparound Lawned Garden, Raised Garden Beds, Integral Triple Garage, Solar Panels.



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### Situation

15 Longford Crofts enjoys an attractive semi-rural setting on the edge of Addiewell, surrounded by open countryside while remaining well placed for access to local amenities and transport links. The nearby villages of Addiewell and West Calder provide a range of everyday facilities including local shops, cafés, medical services and primary schooling, while West Calder High School offers well-regarded secondary education and modern facilities for the wider community.

The area is particularly appealing for families and those seeking an outdoor lifestyle. The surrounding countryside offers numerous opportunities for walking, cycling and nature trails, with a network of quiet country roads, woodland paths and open farmland creating an ever-changing landscape to explore. Polkemmet Country Park lies nearby and provides woodland walks, picnic areas and recreational facilities, while the Pentland Hills Regional Park is also within easy reach, offering extensive hill walking, cycling and outdoor pursuits.

For a wider selection of retail, leisure and dining options, the nearby town of Livingston is approximately 15 minutes away and is home to Livingston Designer Outlet and The Centre, one of Scotland's largest retail destinations, alongside cinemas, restaurants and leisure facilities.



The property is particularly well positioned for commuting across the Central Belt. Addiewell railway station provides regular services between Edinburgh and Glasgow, while the M8 motorway network is easily accessible, offering convenient road links to both cities. Edinburgh Airport can also be reached within approximately 30 minutes by car.

This location offers an excellent balance of peaceful countryside living with convenient access to schools, amenities and major transport connections.

### General Description

Bella Vista is an exceptional architect-designed residence where dramatic double-height living spaces, expansive glazing and bespoke craftsmanship combine to create a contemporary home deeply connected to its countryside setting.

Approached through electric gates, the property immediately conveys a sense of privacy and arrival as the driveway opens to reveal the house positioned within its generous plot. The exterior architecture has been carefully designed to sit harmoniously within the rural landscape.

From every aspect, the home enjoys far-reaching views across open countryside. Carefully positioned glazing frames these outlooks while maintaining a strong visual connection with the surrounding environment. The setting offers remarkable natural beauty; vast skies create spectacular sunsets and dramatic cloud formations, while minimal light pollution allows for exceptionally clear, star-filled night skies. Wildlife is abundant, with owls and hawks frequently seen overhead and deer moving quietly through nearby fields.

Upon entering the home, the layout opens into the dramatic double-height principal living space, immediately establishing a striking sense of scale and architectural presence. Floor-to-ceiling glazing floods the room with natural light while the gallery-style landing above overlooks the sitting room below, reinforcing the visual connection between the two levels.

This impressive room forms the natural centre of the home, providing an exceptional setting for both relaxed everyday living and larger gatherings. Its generous proportions lend themselves effortlessly to entertaining and family occasions, from summer evenings with doors opened onto the decking to festive celebrations gathered around the fire.



A powerful log-burning stove provides a striking focal point and, thanks to the open-plan layout and double-height design, is capable of spreading heat around the home. Throughout the ground floor, engineered hardwood flooring is complemented by full wet underfloor heating, ensuring consistent comfort during the colder months while maintaining the clean architectural lines of the space.

Within the living area, the layout transitions to a slightly elevated dining platform which subtly zones the open-plan arrangement. Sliding doors from here lead into a generous study, allowing it to remain connected to the main living space while offering privacy when required.

Pocket doors throughout the ground floor further enhance the flexibility of the layout, allowing spaces to flow openly when entertaining or be closed when needed.

The bespoke kitchen has been designed for both style and practicality, featuring elegant quartz worktops, Jim Lawrence pendant lighting and high-quality Neff appliances alongside an Elica induction hob with integrated downdraft extraction. Folding doors open directly onto the decking, effortlessly extending the living space outdoors.

Adjoining the kitchen is a beautifully appointed walk-in pantry with bespoke walnut wine racks and a wine fridge. The substantial utility room offers extensive storage, an American-style fridge/freezer and direct access outside, with a hot water tap just beyond for muddy boots and dogs after countryside walks. A boot room connects the utility to the integral garage.

Also on the ground floor is a well-proportioned bedroom/study alongside a contemporary shower room, fully tiled and fitted with Porcelanosa sanitaryware including a walk-in shower, vanity unit and WC.

The architectural refinement continues on the first floor where the open landing overlooks the double-height sitting room below. A custom-built bookcase forms a striking feature, creating an inviting reading and display area.

The principal bedroom suite offers a peaceful retreat, complete with a generous dressing room fitted with bespoke cabinetry providing extensive hanging space, shelving and integrated drawers. This leads through to a beautifully designed en-suite bathroom finished with Porcelanosa tiling and sanitaryware, featuring a freestanding bath positioned beside the window, a walk-in rainfall shower and a double vanity unit with contemporary basins and integrated storage.





Additional bedrooms on this level are bright and well-proportioned, served by a beautifully finished family bathroom with Porcelanosa fittings including a bath with shower over, vanity unit and WC.

A first floor attic room been structurally prepared for future use and offers excellent potential for additional living accommodation with only minimal finishings required to make it into a great room.

### Garden

Externally, Bella Vista enjoys an open rural setting with expansive views in every direction. The gardens have been thoughtfully designed to complement both the architecture of the house and its natural surroundings.

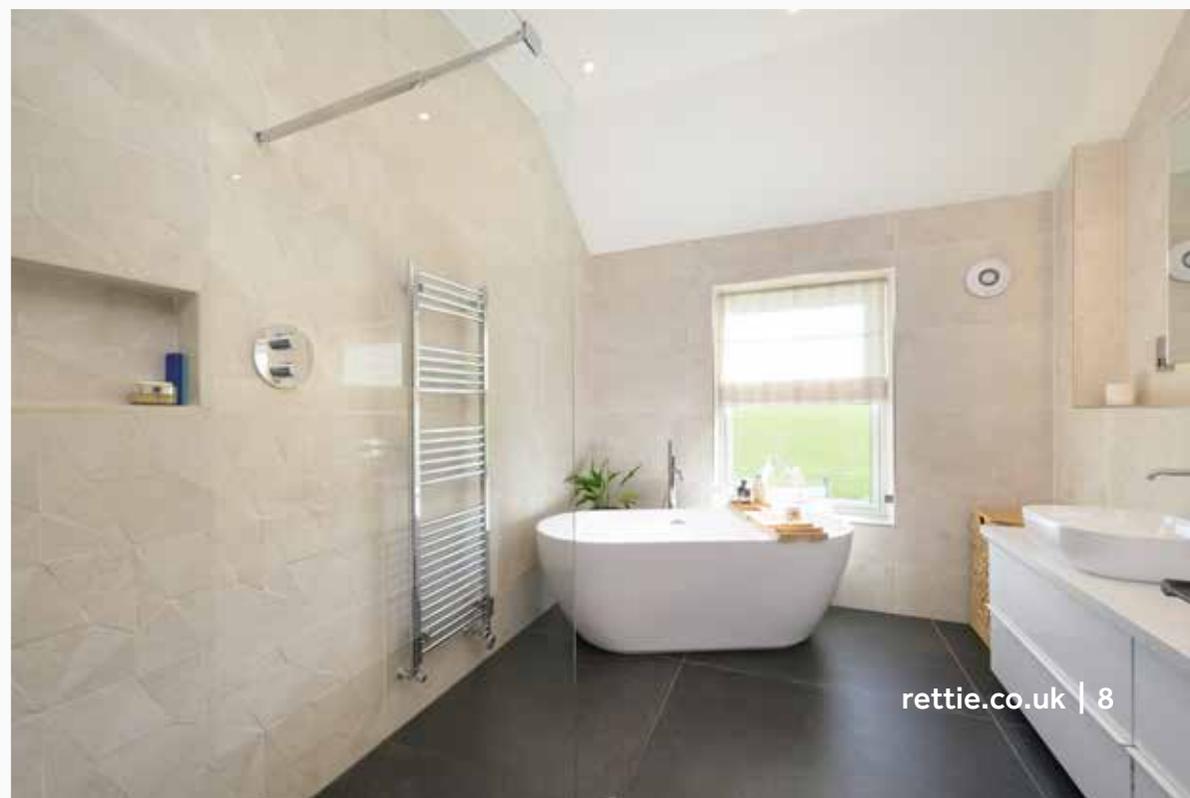
Wraparound timber decking extends to the south, west and north elevations, creating a series of outdoor seating and entertaining areas that follow the sun throughout the day. From morning coffee to evening dining, the outdoor spaces provide a seamless extension of the interior while making the most of the outlook.

The grounds combine areas of lawn with a productive kitchen garden, where raised beds are already established for growing herbs, vegetables and seasonal produce. The surrounding landscape provides an ever-changing backdrop, with birds of prey often seen overhead and deer moving quietly through neighbouring fields, while the exceptionally dark skies allow for remarkable stargazing.

The property also benefits from solar panels, contributing to its overall energy efficiency. A substantial integral triple garage with power provides excellent versatility, currently arranged as a well-equipped home gym while offering ample space for parking, storage or workshop use.

Adding a distinctive layer of provenance, Bella Vista served as the main residence during filming of the feature film *Damaged*, starring Samuel L. Jackson, who personally signed the hallway wall during production — a unique detail within this already remarkable home.

Bella Vista is ultimately a home defined by light, scale and connection to its setting, where contemporary architecture and expansive countryside views combine to create an exceptional rural residence.



## 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 EH55 8FD

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

### Classifications

Council Tax - Band G

EPC Rating - Band A

### Solicitor

Alison Grandison - Urquharts Solicitors, 16 Heriot Row Edinburgh EH3 6HR. [alisongrandison@urquharts.co.uk](mailto:alisongrandison@urquharts.co.uk)

### Local Authority

West Lothian Council, 8BJ, Main St, West Calder

### Tenure

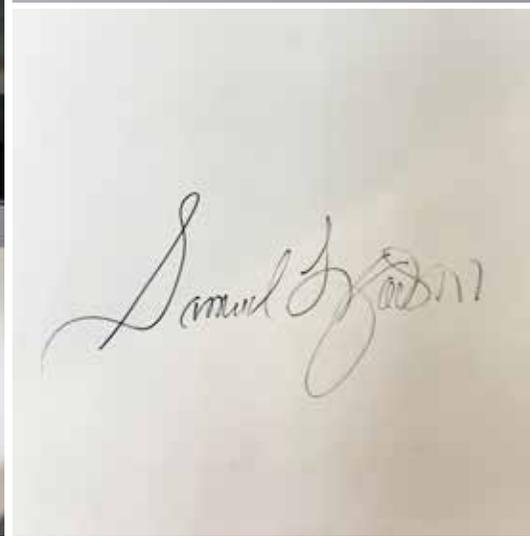
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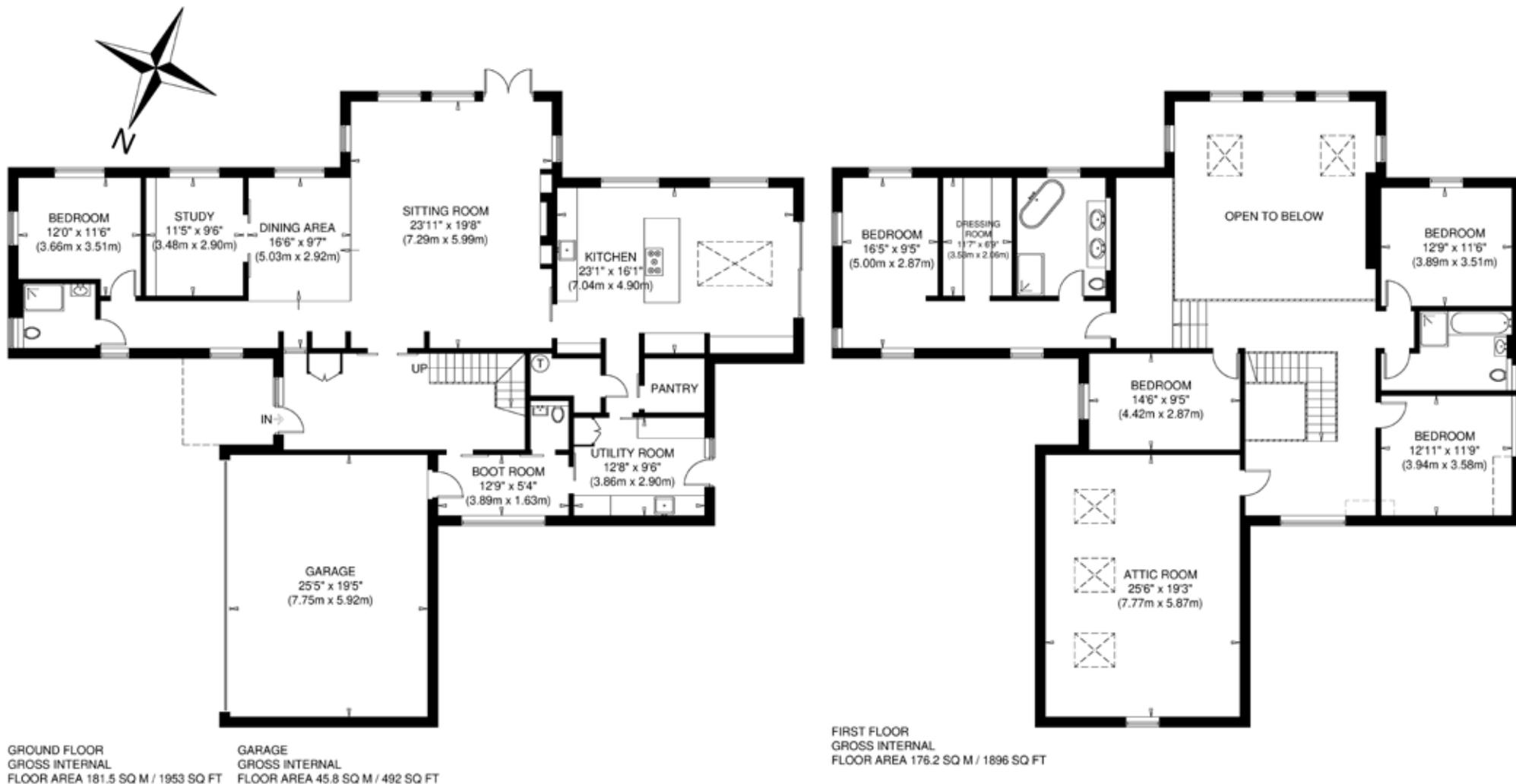
### Services

Mains water and electricity. Drainage via private septic tank. Heating is by way of an air source heat pump, which serves radiators and underfloor heating throughout the property, and hot water via a pressurised cylinder.

Also air conditioning units in the principle bedroom.







LONGFORD CROFTS  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 357.7 SQ M / 3850 SQ FT  
 GARAGE AREA = 45.8 SQ M / 492 SQ FT  
 TOTAL AREA = 403.5 SQ M / 4342 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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### 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 Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://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 contract 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.



### 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.

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### RETTIE

📞 0131 624 4183  
✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

