



17 CAULDCOATS HOLDINGS
Linlithgow, West Lothian, EH49 7LY



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A rarely-available, 'lifestyle property', situated some 3 miles from Linlithgow, which has been tastefully developed to provide approx. 3113 sq. ft. of lateral living accommodation, which lends itself to multi-generational living, or could be let to provide supplementary income*.

17 Cauldcoats Holdings is ensconced within a well-established parcel of garden ground, extending to approximately 2.37 acres and accompanied by a range of practical, adaptable outbuildings, which provide space for home working, hobbies, and excellent storage.

Accommodation

House:

Hall, Sitting Room, open-plan Kitchen/Dining Room and Garden Room, Principal Bedroom, Double Bedroom, Bedroom 3/Dressing Room, and Shower Room.

Cottage:

Entrance Porch, Boot Room/Study, open-plan Kitchen/Living Room, Double Bedroom, and Bathroom.

Annex/Outbuildings & Grounds

Studio/Living Room and kitchenette, Double Bedroom, and Shower Room.

Lean-to Carport and Veranda, as well as several Garden Sheds and Log Stores.

Home Office/Gym and Workshop.

Garden Pavilion with expansive area of decking,

Approximately 2.37 acres of mature and established garden ground and amenity paddock, secluded by belts of mature trees and shrubs. Three entrances provide access into the grounds from the rural lane. To the South of the main house, there is an expansive gravel driveway area and a smart, block-paved driveway lies between the house and the annex/outbuilding: both providing car parking and turning for multiple vehicles.

*Subject to obtaining any necessary warrants and consents.





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Situation

17 Cauldcoats Holdings is set within the undulating West Lothian countryside, some 3 miles to the North East of the ancient and enduringly popular town of Linlithgow. Accessed along a lane of rural small holdings, the setting balances archetypal country charm with accessibility to local amenities and Edinburgh International Airport, as well as commutability to both Edinburgh and Glasgow City Centres. The picturesque, parkland estate of the House of Binns, a grand 17th Century National Trust property, lies to the East of Cauldcoats Holdings, while a short distance to the North, Blackness on the Firth of Forth is known for its scenic, coastal walking routes and historic castle.

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.

The pocket of Central Scotland's countryside to the west of Edinburgh is perennially popular location due to its convenient road and rail links. Edinburgh City centre is approximately 15 miles away by car and the M8, M90 and M9 motorways are all close by. Linlithgow Railway Station within walking provides commuter services to Edinburgh, Glasgow, and Stirling. Edinburgh International Airport is approximately 11 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.

*Linlithgow 3 miles (5 km); South Queensferry 6 miles (11 km); Edinburgh International Airport 11 miles (18 km); Edinburgh City Centre 15 miles (25 km); Glasgow City Centre 39 miles (62 km).
(All distances are approximate).*





General Description

17 Cauldcoats Holdings is a singular, deceptively spacious rural home, which has been developed and compartmentalised to afford excellent, multigenerational living - all within a peaceful and well-screened setting.

Thoughtfully configured to incorporate a 3-bedroom dwelling and 1-bedroom cottage, the main house is accompanied by a detached outbuilding with a 1-bedroom annex/studio, home office, workshop, and lean-to carport. Subject to the preferences of an incoming buyer, the 1-bedroom cottage forming the west wing of the house could continue to serve as independent living quarters, or could be absorbed into the main house to create a four-bedroom family home of impressive scale. As such, the thoughtfully designed property offers exceptional scope for continued multi-generational living, home business use, or income potential, subject to obtaining any necessary consents.

17 Cauldcoats Holdings has been finished to align with the traditional Scottish rural architectural vernacular with a white, harled façade, set beneath a pitched tiled roof. The neat curtilage which borders the house has been landscaped into charming pockets of garden which provide an individual approach to each of the entrances into the three spaces. Notably, the property can be accessed from Cauldcoats Holdings from three separate vehicular entrances, each leading to a distinct, private driveway/parking area: affording each section of the house the ability function independently, if desired.

The tasteful, timeless interior of the property has been decorated with a range of well-coordinated, quality fixtures and fittings, as well as bespoke carpentry, which chime well with the heritage features, such as fireplaces, ceiling roses, and picture railing. Designer wallpaper, traditional radiators, oak flooring, and ceramic floor tiling, as well as neutral carpets and coordinated paint schemes have been combined to great effect. The generous ceiling height and a combination of astragal windows and glazed doors combine to enhance the impression of space in the property.

The principal entrance into the mainstay of the accommodation is approached across a stylish, south-facing decked terrace which sweeps out from the house over the garden. A spacious, sheltered platform - well-suited to alfresco entertaining against the backdrop of the verdant garden - onto which French doors open out from both the conservatory and the sitting room.

The conservatory doors give access into an open-plan kitchen/living/dining room which, stretching over 7.5 meters in length, is ideal for both relaxed family living and hosting larger parties, when occasion demands: incorporating the timeless conservatory as a lounge space and easily accommodates a full, formal dining table and chairs. Designed in a traditional image, the conservatory benefits from triple-aspect, double-glazed windows and commands 180-degree views into the surrounding garden, allowing for year-round enjoyment of the peaceful, secluded setting. The adjoining kitchen/dining room is flooded with natural light via a delightful cupola and is rich with charm, fostered by a range of rustic features including: a fireplace with a brick surround and a traditional wood burning stove on a raised hearth; quarry floor tiling; a wooden worksurface; display shelves with plate racks, and a solid timber lintel framing the threshold into the conservatory. Aligning with the country heritage aesthetic, the kitchen is appointed with a Belling farmhouse-style, electric range cooker, which has three ovens and a hob with five rings and a warming plate. There is also a ceramic sink with a swan-neck spray tap, in addition to space for a free-standing fridge/freezer and a washing machine/tumble dryer.



The principal sitting room is an atmospheric reception space, set around a Morso a woodburning stove recessed within a stone surround and mantelpiece. It is elevated by oak flooring, picture rails and designer wallpaper and features a set of French doors which invite out on the decking to the front of the property.

Off the sitting room, the hall serves as a spine to the accommodation within this portion of the property and has its own entrance door from the garden to the East. It also houses a, shelved, comms cupboards.

The principal bedroom showcases a feature wall of House of Hackney, "Hackney Empire", wallpaper, and has an ornate ceiling rose. The shower room has a charming vintage vanity stand, with a wash hand basin set within its black granite surface, as well as classic blonde wall tiling, motif wallpaper, inspired by a Madagascan jungle, a WC, and a spacious shower. There is a second, well-proportioned double bedroom, as well as a third single bedroom: an inherently flexible space which is currently utilised as a dressing room, but can easily be imagined as a bedroom, a nursery, or a study/hobby room.

The west wing of the main house is currently compartmentalised into a self-contained, one-bedroom cottage, which offers living accommodation of a similarly discerning standard. Subject to the preferences of an incoming buyer, it could continue to serve as independent living quarters or could quite easily be reincorporated into the main house by reinstating a former interconnecting doorway from the kitchen.

With its own private entrance from the North of the house, the cottage accommodation is entered through a bright and welcoming porch or gallery, which has room for occasional lounge furniture and French doors affording a private outlook over a lawn garden, bounded by tall hedging. The porch is finished with practical floor tiling and is adjoined by a flexible storeroom or study space, which is currently utilised as a boot room.

The light-filled, open-plan kitchen/living room is a statement reception space, boasting a woodburning stove, French doors out to a private terrace, and a fully fitted and comprehensively equipped kitchen. The generous array of country style wall and floor units are lent character by display cabinets and plate racks, timber worksurfaces, a Belfast sink, and a Rangemaster electric cooker with two ovens and a four-ring hob. A peninsula island, complete with a breakfast bar for sociable day-to-day dining, lends definition to the multipurpose room, in addition to the flooring, with classic tiling finishing the kitchen, while oak flooring sweeps through the living room.

The cottage's generously proportioned double bedroom is neighbored by a tastefully appointed family bathroom, showcasing a roll-top bath with traditional taps and ball and claw feet. Finished with oak flooring and blonde, limestone effect wall tiling, the bathroom also has a corner shower, a pedestal wash hand basin, and a WC.



Annex/Outbuilding

The detached, traditional outbuilding at 17 Cauldcoats Holdings has been thoughtfully converted to provide a combination of comfortable, ancillary living accommodation and office, workshop, and storage space. In harmony with the main house, the annex is finished in a traditional, harled render and set beneath a pitched slate roof. Situated in the northeastern corner of the plot, it is screened from the main house to the rear by a tall hedgerow, which ensures both buildings enjoy mutual privacy and seclusion. It is approached from the South via an immaculate, block-paved driveway, with its own gated entrance off the country lane, which provides parking and turning space for multiple vehicles.

The main door into the annex is set within the shelter of a lean-to veranda and carport, which has been appended to the westernmost elevation of the outbuilding and provides an excellent, decked BBQ area. Beyond the threshold, there is a double-aspect studio/living room with a woodburning stove and a bespoke kitchenette, fashioned from vintage dressers, with a timber countertop, a ceramic sink with a spray tap, and space for a freestanding fridge/freezer. The interior of the annex features atmospheric timber wall panelling, as well as oak flooring through the living area and the shower room. The double bedroom features a large picture window, stylish wallpaper and neutral carpeting, while the modern shower room has a rainfall shower within a generously sized cubicle, a pedestal wash hand basin, a WC, and an electric heated towel rail.

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 7LY.

Burdens

Council Tax Band – D

Fixtures and Fittings

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

Services

Mains water and electricity. Oil-fired central heating and hot water systems in in main house. Annex/Outbuilding has a wood-burning stove, electric shower, and supplementary electric panel heater in the living room/studio. Private septic tank.

EPC Rating

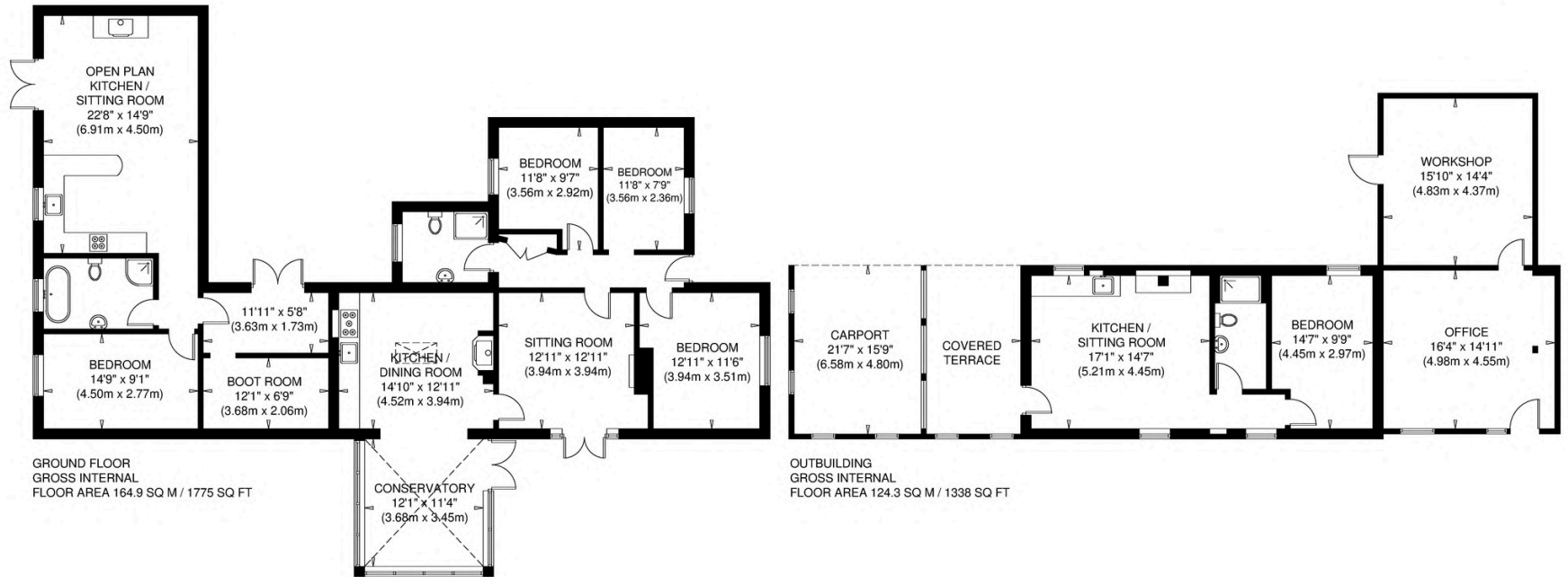
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Home Report

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.







CAULDCOATS HOLDINGS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 164.9 SQ M / 1775 SQ FT
 OUTBUILDING = 124.3 SQ M / 1338 SQ FT
 TOTAL = 289.3 SQ M / 3113 SQ FT

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

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RETTIE

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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.

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.

Home Report

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

Misrepresentations

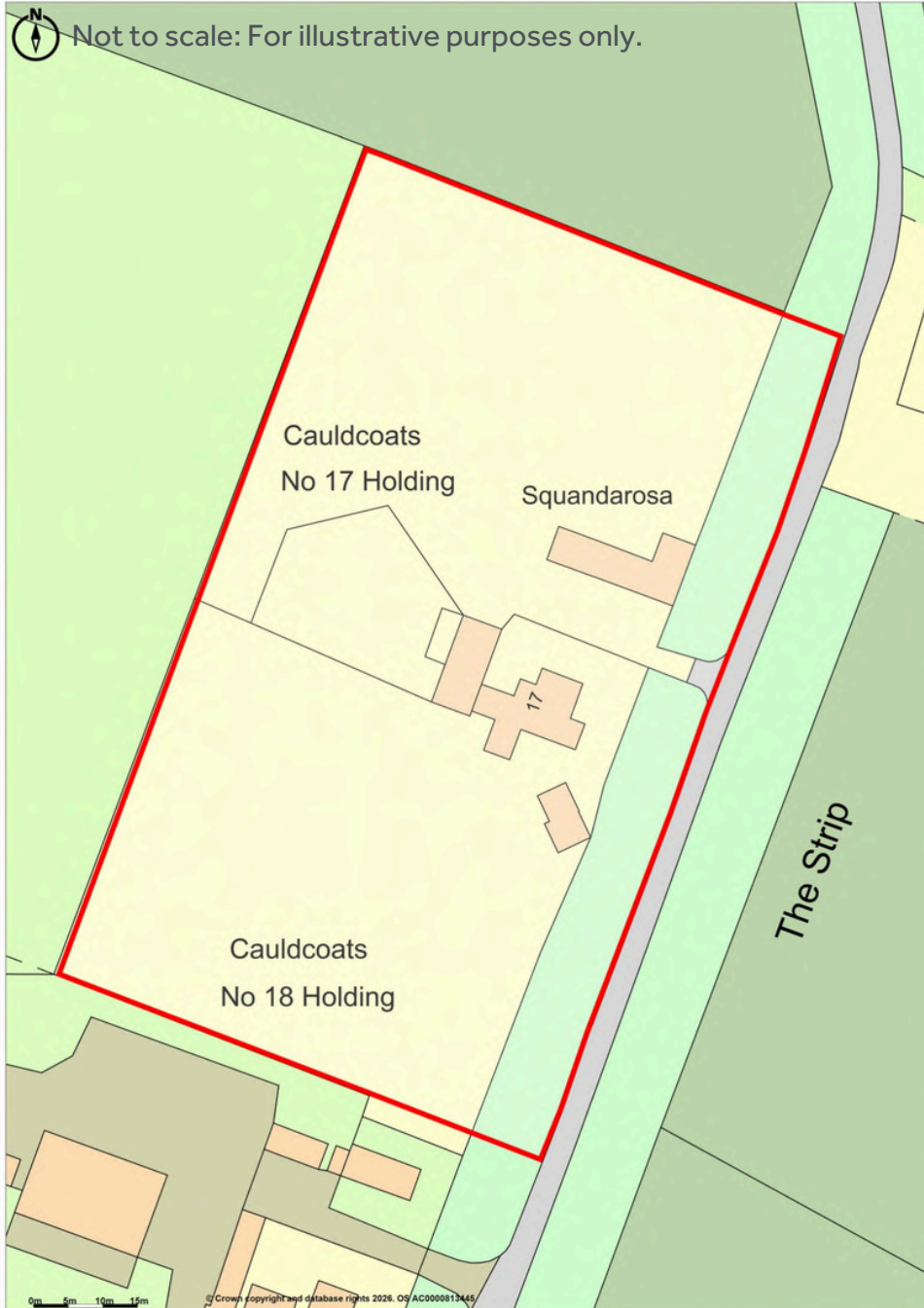
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) 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 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


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 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 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.






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