



BENEVEIAN

1 West Mains Crofts, West Lothian, EH55 8LD

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A bespoke, modern country home, affording timeless lateral living accommodation of impressive scale and quality, within a parcel of grounds extending to approximately 3.79 acres.

Featuring far-reaching views over undulating countryside, Beneveian is a scarcely available rural "lifestyle property": its established grounds offering paddock grazing and a multi-purpose portal-framed shed/barn, set in a strategic position for access to Central Scotland's arterial road and rail network.

Accommodation

Ground Floor:

Entrance Vestibule, Hall, Cloakroom and WC, Sitting Room, Dining Room, Living Room, Kitchen/Dining Room, and Utility/Boot Room.

Principal Bedroom Suite with Dressing Room and Shower Room, Three further Double Bedrooms, and a Family Bathroom.

Exterior:

Well-established grounds of some 3.79 acres in total, accessed via a gated entrance set between smart stone-finished gate piers, including:

- Broad tarmacadam driveway and forecourt providing ample parking and turning space for multiple vehicles.
- Detached double garage.
- Landscaped garden with sweeping lawns.
- Paddock grazing measuring approx. 2 acres with a field gate providing access from the main road.
- Belt of established trees for amenity and shelter.
- Multi-purpose, portal-framed shed, approximately 18.14 m x 13.16 m.



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Situation

West Calder 1.5 miles (2 km); Livingston 8 miles (13 km); Edinburgh City Centre 26 miles (42 km); and Glasgow City Centre 32 miles (51 km).
(All distances are approximate).

Beneveian forms part of West Mains Crofts, a small rural enclave southwest of West Calder, where a select number of individually designed houses share a scenic countryside setting. Commanding open views across West Lothian, the position remains well placed for the principal centres of Scotland's Central Belt.

West Calder provides day-to-day amenities and community facilities, together with primary and secondary education. Its railway station lies on the Edinburgh–Glasgow route via Shotts, with direct services to Edinburgh Waverley and Glasgow Central. Livingston offers the wider provision of a regional centre, including extensive shopping and leisure facilities and St John's Hospital; Linlithgow adds the grain of its vibrant High Street, historic loch and palace.

By road, the A71 gives access east towards Livingston and Edinburgh and west through West Lothian, while the A704 links south towards Lanarkshire. The M8 and Edinburgh Airport place the property within effective reach of the wider motorway and air networks. West Lothian's country parks and the nearby Pentland Hills provide ample opportunities for outdoor enthusiasts, including scenic walking and cycling routes.

General Description

Beneveian is a singular, substantial detached house, offering approximately 3,641 sq ft 338.3 sq m) of well-appointed, single-level living accommodation. Set apart by its elevated position and grounds, the house is orientated to capitalise on the open, uninterrupted outlook across the undulating West Lothian countryside.

On approach, Beneveian is set beyond a gated entrance and a sweeping, private tarmacadam drive, which impress a genuine sense of arrival. Beneath tiled roofing, the pale rendered elevations are articulated by buff stone-faced detailing and timber-framed windows, comfortably aligning with the traditional architectural vernacular and giving the house's long profile a sense of timelessness and longevity. Lawns, planted borders and mature shelter trees soften the immaculate curtilage and forecourt.

Internally, the sheer scale of the rooms and the scenic, far-reaching views provide the accommodation with great presence. Beyond the main double doors, a traditional entrance vestibule opens into a broad, central hall that sweeps to either side of the house, enhancing circulation and clearly separating the principal public and living rooms from the bedroom accommodation.





The home's trio of generously proportioned reception rooms provide versatile settings for formal entertaining and informal living. The principal sitting room is particularly spacious: its size lending it a sense of contemporary grandeur. Anchored by a brick chimney breast inset with a wooden beam and an atmospheric wood-burning stove, the triple aspect room showcases a succession of windows overlooking the open outlook to the north-west. It interconnects with the neighbouring dining room via a set of double doors which open to create a free-flowing space which is ideal for entertaining larger parties, when occasion demands. The living room provides a third, flexible reception space and extends to approximately 9.8m in length, suiting it to a range of uses. It can easily be imagined as a family or games room, or a further bedroom. It benefits from French doors out to a timber-decked terrace, elevated above the mainstay of the garden.

The classic yet contemporary country kitchen at Beneveian is tastefully finished with oak-finished, Shaker-style cabinetry, accented by high-quality black granite work surfaces and practical floor tiling. The kitchen is arranged around a central island and has ample room for a dining table and occasional lounge furniture, with a designated carpeted area providing a sociable space for day-to-day living. Balancing aesthetic appeal and performance, the units incorporate a wealth of culinary storage, as well as a range of appliances, including a pair of Bosch ovens, a Samsung wine fridge, and a Beko dishwasher. It also hosts a freestanding Beko fridge.

The neighbouring utility/boot room is notably generous in size, with further cabinetry, work surfaces, a sink, a clothes drying pulley, and ample room for additional white goods. Neatly presented with a practical tiled, the room serves as an informal day-to-day entrance into the house, with an exterior door providing access from the driveway.





The bedroom accommodation is set along one end of the hall, forming a separate wing. The sumptuously sized principal bedroom suite has a dedicated dressing room with in-built wardrobes and a ready supply of natural light. Its stylish en-suite shower room is the product of a recent renovation, completed to a luxurious standard. Finished with marble effect tiling to the walls and floor, the en-suite features a rainfall shower set in a large corner enclosure, a wash hand basin set on a contemporary vanity unit, a WC, and a heated towel rail.

There are three further comfortable double bedrooms, as well as a spacious family bathroom. The timeless bathroom is fitted with both a corner bath, and a separate shower cubicle, classic tiling to the floors and walls, a pedestal wash hand basin, a WC, and a heated towel rail.

Grounds and Outbuildings

The grounds at Benevan extend to approximately 3.79 acres. The house is confidently positioned within its landscaped garden, which is defined to the front by low-level walls and accessed via a set of gates off the country road. The smart, tarmac private driveway expands into a forecourt, around which the house, the shed, and the detached, double garage are positioned. It provides ample parking and turning space for multiple vehicles. Lawns span around the house, trimmed by raised beds and established specimen trees, framing the house attractively. To the West, there is a mature belt of trees, which affords shelter and amenity. The accompanying paddock is predominantly enclosed by post and wire fencing and benefits from two gated entrances - one providing direct access to the field off the country road.

The detached double garage/workshop measures approximately 11.84 m x 6.83 m and has two vehicular doors, as well as a pedestrian entrance.

A noteworthy feature of the property, the steel, portal-framed shed provides a space suitable for a variety of purposes and has been used as a workshop and machinery store. It measures approximately 59'6" x 43'2" (18.14 m x 13.16 m), is serviced with electricity, and has a tall roller-shutter vehicular door, a separate personnel door, and a concrete floor.



GENERAL REMARKS AND INFORMATION

Special Note

Certain images have been digitally or virtually furnished for illustrative purposes only. The furniture and furnishings shown are not included in the sale and may not represent the exact scale, layout or specification of the room.

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 EH55 8LD. what3words: ///encloses.sensibly.valuables

Fixtures and Fittings

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

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity and water. Oil-fired boiler for central heating and hot water systems. Private oil tank housed in dedicated outbuilding positioned by the tarmacadam forecourt. Private septic tank.

Council Tax Band

G

EPC Rating

Band C

Tenure

Freehold

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.

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

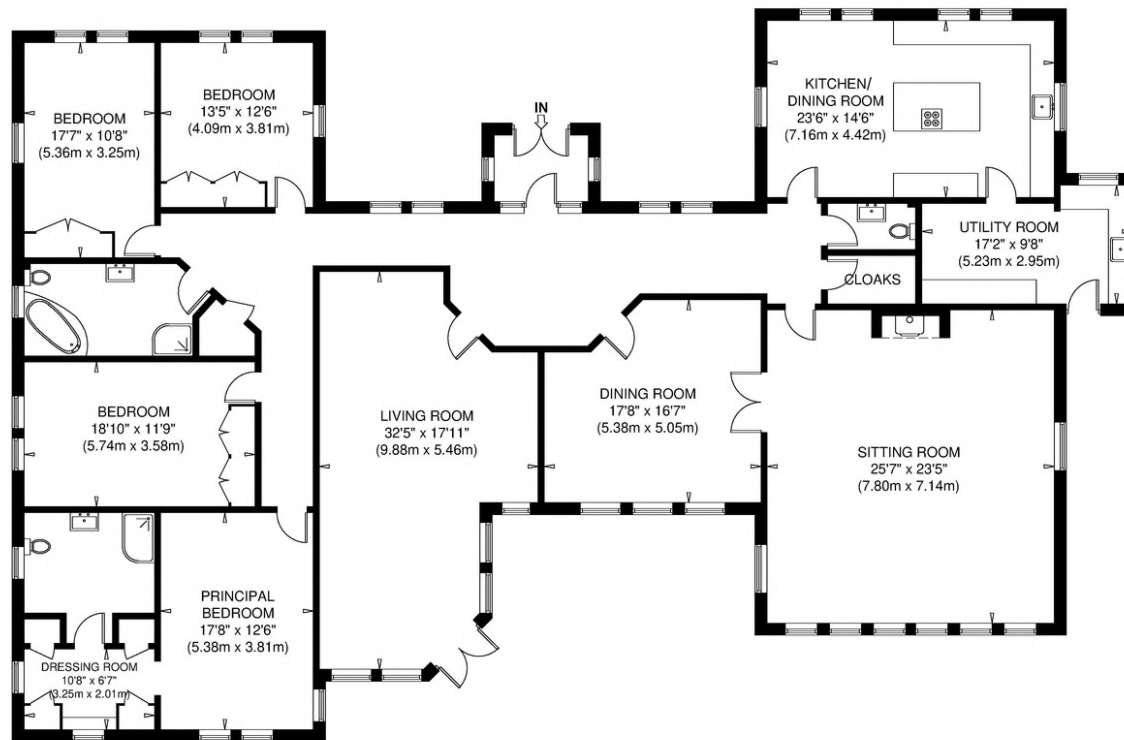
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s)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

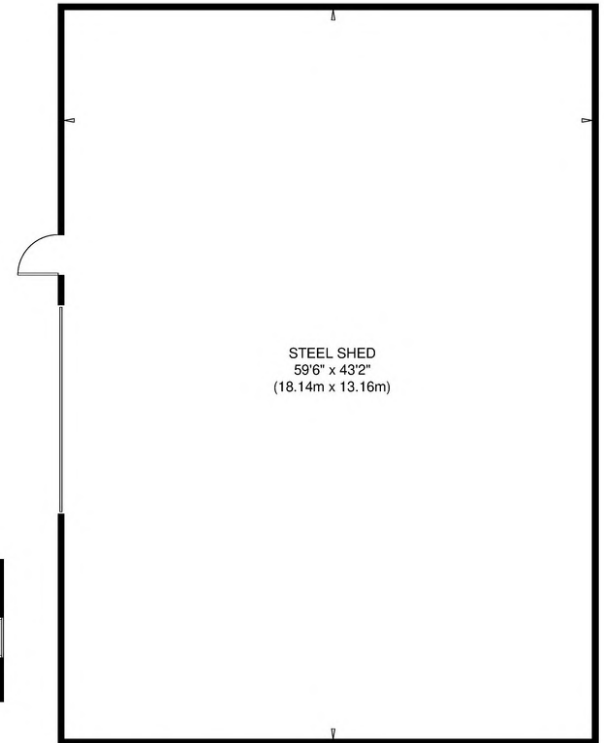
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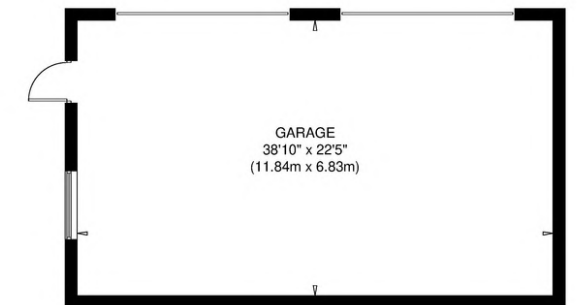




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 338.3 SQ M / 3641 SQ FT



OUTBUILDINGS
GROSS INTERNAL
FLOOR AREA 319.9 SQ M / 3443 SQ FT



RETTIE

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11 Wemyss Place
EH3 6DH

WEST MAINS CROFT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 338.3 SQ M / 3641 SQ FT
OUTBUILDINGS = 319.9 SQ M / 3443 SQ FT
TOTAL = 658.2 SQ M / 7084 SQ FT

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