



CLARENDON FARM

Linlithgow, West Lothian, EH49 6QR



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Enjoying stunning views across the surrounding countryside towards Linlithgow Palace and beyond, Clarendon Farm occupies a particularly appealing rural setting, complemented by a traditional outbuilding and approximately 4.6 acres of adjoining grazing land, a rare and distinctive offering in Linlithgow. The traditional stone-built farmhouse would benefit from renovation, presenting a property rich in character and set within an enviable location.

Summary of Accommodation:

Ground Floor:

Entrance Hall, Sitting Room, Breakfasting Kitchen, Family Room, Dining Room, Bathroom, Porch

First Floor

Four Bedrooms (all with built in storage) and Shower Room.

Garden

Accessed via a tree lined drive with ample room for car parking and access to the single garage. The established gardens include mature hedging, noteworthy trees including a tulip tree and a traditional outbuilding comprising a single garage and old washhouse

Grounds

There is approximately 4.6 acres of enclosed grazing land.



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Situation

Clarendon Farm occupies a desirable position in the historic town of Linlithgow, combining a sense of rural privacy with convenient access to a wide range of local amenities. The town has a rich heritage, with notable landmarks including Linlithgow Palace, St Michael's Parish Church, Linlithgow Loch and nearby Blackness Castle. Its attractive historic centre offers a varied selection of independent shops, cafés, restaurants and everyday services, alongside supermarkets and other amenities.

Linlithgow is particularly well placed for commuters, with the railway station just a five-minute walk away and regular services providing connections to Edinburgh, Glasgow and Stirling.

The town also benefits from convenient access to the M9 motorway, linking to the wider central Scotland road network. Edinburgh Airport is readily accessible by road, making the location attractive for both domestic and international travel.

The surrounding countryside offers plentiful opportunities for outdoor recreation, with walking, cycling, fishing, golf and watersports available locally. The Union Canal runs immediately beside the property, providing a particularly appealing setting for waterside walks, cycling and enjoying the surrounding scenery. Beecraigs Country Park, situated just south of Linlithgow, offers extensive woodland, trails and open countryside, while Linlithgow Loch is a popular destination for walking and outdoor pursuits. The area also benefits from an active community calendar, including the annual Linlithgow Marches and a variety of local cultural events.

The town is well served by nursery and primary schooling, with Linlithgow Academy enjoying an excellent reputation. A number of Edinburgh's independent schools are also accessible within commuting distance, with school transport options available for some establishments.

General Description

Clarendon Farm is an attractive stone-built farmhouse on the outskirts of the historic town of Linlithgow, with an adjoining parcel of land extending to approximately 4.6 acres. Offering generous accommodation, traditional character and an appealing semi-rural setting, the property presents an excellent opportunity for those seeking a country lifestyle while remaining conveniently positioned for access to the town and its amenities. The surrounding landscape, with views towards Linlithgow Palace and the open countryside, provides a wonderful backdrop to the property.

The property is approached through a large entrance gate, beyond which tree lined driveway leads to the farmhouse. The entrance opens into a welcoming hallway, providing access to the principal ground-floor accommodation and staircase to the upper floor. The reception rooms retain a traditional feel, with fireplaces and generous windows contributing to the character of the interior.





The main sitting room is an inviting reception space, with a large picture window framing lovely views across the surrounding fields towards Linlithgow Palace, while the coal fire creates a charming focal point. The dining room is equally appealing, featuring an attractive stone fireplace and a large window overlooking the garden. With ample space for a dining table, it provides a welcoming setting for family meals and entertaining.

The breakfasting kitchen is fitted with wall and floor units, offering practical storage and workspace, with ample room for a dining table, creating a convenient spot for informal family dining. A large window allows natural light to fill the room and enjoys views towards the rear of the property. The adjoining porch provides useful side access to the property, together with additional space for coats, shoes and everyday storage.

The kitchen opens into the adjoining family room, creating a sociable arrangement well suited to everyday living. The family room is a generous and comfortable space, with a gas fireplace and a large picture window overlooking the garden and surrounding countryside, bringing the rural setting into the home.

The bathroom, located off the hall, is fitted with a bath, wash hand basin and WC, providing convenient facilities for family living.

The main staircase leads to the first floor, where four bedrooms provide comfortable accommodation. Bedroom one is a generous double bedroom with built in wardrobes providing useful storage, while bedroom two offers comfortable accommodation with traditional wooden wardrobes, fireplace and space for additional bedroom furniture. Both bedrooms enjoy stunning views across the surrounding fields towards Linlithgow Palace and beyond, taking in the attractive countryside and creating a particularly appealing outlook.

Bedroom three and four enjoys a pleasant Southerly outlook across the garden and fields beyond while bedroom four offers further flexibility for use as a bedroom, guest room or home office.

The upper floor is completed by a practical shower room fitted with a corner shower, wash hand basin and WC. A large built-in storage cupboard provides additional useful space.

Garden

Access to Clarendon Farm is via an attractive tree lined driveway, culminating in ample space for car parking and turning. Externally, to the rear of Clarendon Farm, the garden features a generous lawn bordered by established hedging, including holly and evergreen planting, which provide a sense of privacy. Mature trees and established greenery add character to the garden.

The traditional outbuilding includes an old washhouse, which retains a sink and electricity, together with a coal bunker. There is also a single garage, with additional space noted for stabling. This ancillary building provide useful storage and reflect the property's traditional farmhouse character.

Adjoining Field

The property benefits from an adjoining parcel of land extending to approximately 4.6 acres, currently used for grazing sheep. The field itself is fully enclosed, providing a defined area of land suitable for continued grazing or other agricultural and lifestyle pursuits, subject to any necessary consents. A boundary plan is available to illustrate the extent of the land included in the sale.

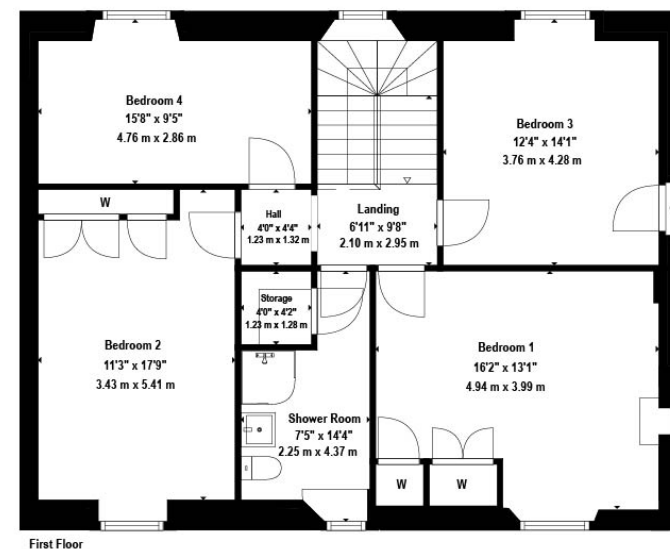








For guidance. Not actual
location of garage
in relation to the property.



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Measurement point

Indicates area of Limited Use Space

Gross internal area: 203 sq m / 2185.07 sq ft
Garage: 33 sq m / 355.2 sq ft

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

GENERAL REMARKS AND INFORMATION

Special Note

The title to Clarendon Farm is subject to certain rights relating to the potential formation of an extended access road over part of the property. These rights include provision for an area of land, sufficient for the formation of an access road, to be conveyed if required. The precise extent of any land affected is not presently defined and would depend upon the requirements for the access and any conditions imposed by the relevant Planning or Roads Authority. Further information is available from the Selling Agents, and interested parties should seek advice from their solicitor.

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation, the postcode is EH49 6QR

Classifications

Council Tax – G
EPC –

Local Authority

West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston EH54 6FF. 01506 280000.

Tenure

Freehold

Services

Mains water from Manse Road. Private septic tank. Mains electric. Gas central heating – combi boiler.

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 as well as our affiliated websites at www.rightmove.co.uk, and 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.



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, their clients, and any joint agents 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.

Anti-Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy and Coadjute's Data Security Statement.





RETTIE

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