



# ILLIESTON CASTLE

BROXBURN • WEST LOTHIAN • EH52 5PD

savills







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*Spectacular historic castle set in sweeping grounds  
bordered by the River Almond*

*Livingston 4.4 miles, Edinburgh Airport 5.8 miles, Edinburgh city centre 11.5 miles  
(all distances are approximate)*



Vestibule, entrance hall, dining room, cloakroom,  
sitting room, kitchen, utility room.

Bedroom, bathroom, drawing room.

Three further bedrooms, bathroom.

Turret room.

Walled garden.

Grazing land.

Fishing rights on the River Almond.

**Outbuildings:** Bothy, Coach House, East Pavilion, Boiler House.

**About 20.4 acres in all**

**EPC Rating = G**

## Savills Edinburgh

Wemyss House

8 Wemyss Place, Edinburgh

EH3 6DH

0131 247 3700

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## VIEWING

Strictly by appointment with Savills - 0131 247 3700.

## DIRECTIONS

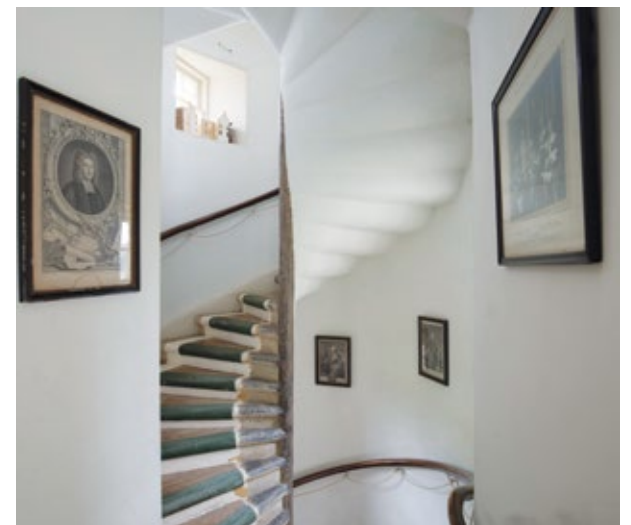
From Edinburgh take the A8 to Newbridge. At the Newbridge Roundabout, continue straight over for the A89. Continue on the A89, continue straight over the Kilpunt Roundabout and take the first left onto Newhouses Road. Continue straight on this road, going over the M8, under the railway tracks, and over the canal. Continue round the sharp right bend, then take the next left. Illieston Castle is located at the end of the road, past the steadings on the left.

## SITUATION

Set in a lovely rural location about two miles southeast of Broxburn on the high north bank of the River Almond, Illieston Castle is surrounded by open countryside, yet has the benefit of being close to excellent transport links for commuting to Edinburgh or Glasgow.

The nearby train stations of Livingston and Uphall provide good commuter train services. There is also a convenient tram stop at Ingliston Park & Ride and the property is also extremely well placed for driving to both Edinburgh and Glasgow, via the A71 and M8/M9 and M90 motorway network.

The area is well served by local playgroups and nursery, primary and secondary schools. Nearby Livingston offers a wide range of services and amenities including extensive shopping facilities, supermarkets, restaurants, coffee shops and leisure facilities, including gyms and swimming pools, and also a multi screen cinema. The nearby town of Broxburn is 2 miles away, and provides a range of shops, pubs, a post office,





a medical practice with library, pharmacies, swimming pools, and leisure/gym centre. All the fee paying schools in Edinburgh are easily accessible, as Illieston Castle is located only around 10 miles from the city centre. The independent Clifton Hall School (3-18) is 2 miles away.

Almondell Country Park offers country walks, mountain biking and hacking on the doorstep. The Edinburgh International Climbing Arena is only half a mile away. Scotland's new award winning sculpture park, Jupiter Artland, is across the river at Bonnington. The magnificent Union Canal and tow path from Glasgow to Edinburgh is just a mile away and is a fabulous amenity for walking, cycling and boating. The coastal town of South Queensferry and historic Linlithgow are both less than a 20 minute drive away.

## HISTORY

Illieston Castle is thought to date back to the late 16th or early 17th century, when it served as the Royal hunting seat of the kings of Scotland—most notably James II and James IV. The lands of Illieston have been mentioned as far back as the 1200s and the Roman name Halistonium was once used. The Hamilton name has long been associated with Illieston, after Lord Hamilton was given the lands and house as reward for releasing the Earl of Monteath from capture at Pontyfract Castle. The Hamilton family became the owners of Illieston once again in 1693 when they bought back the estate from leading advocate John Ellis who had carried out major alterations at the tower house in the 1660s, including the construction of the elegant gateway engraved with his initials. The Hamilton's owned the property and land until 1765 when ownership passed over to the Earl of Hopetoun,

and further renovations were carried out in the late 1850s under supervision of the notable architect William Burn. In 1950 the property was acquired by the Brownlee family who still farm the land surrounding Illieston today. The main building has since been gradually restored and upgraded over the last nine years by the current owners, making it entirely suitable for modern living.

## DESCRIPTION

The property is approached down a tree lined avenue, with a pair of intricate baroque gates opening onto a gravelled courtyard. The warm rubble construction of the property is complemented by crow stepped gables. The large wood front door opens into a large vestibule, with internal glass door opening into a welcoming hall. There is a spacious dining room to the right, which contains a plethora of original features and is full of character. A multi fuel stove is set within a fireplace, with adjacent linen press. The room is lit by dual aspect windows, one looking out over the courtyard, with the remaining two facing south over the rear garden with views over the River Almond and to the mature woodland on the southern bank.

To the left of the hall is a cloakroom with WC, access to the sitting room, which could be used as a snug or dining room, and a large kitchen with dining space. Within the kitchen there is a two oven cream AGA and fitted base units. From the kitchen, both a large utility room and back porch can be accessed.

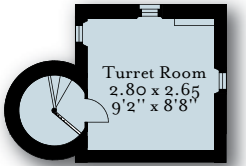
From the hall a stone spiral staircase leads up to the first floor where a double bedroom, bathroom and formal drawing room are located. This floor is currently let out on Airbnb, proving to be a very popular and successful



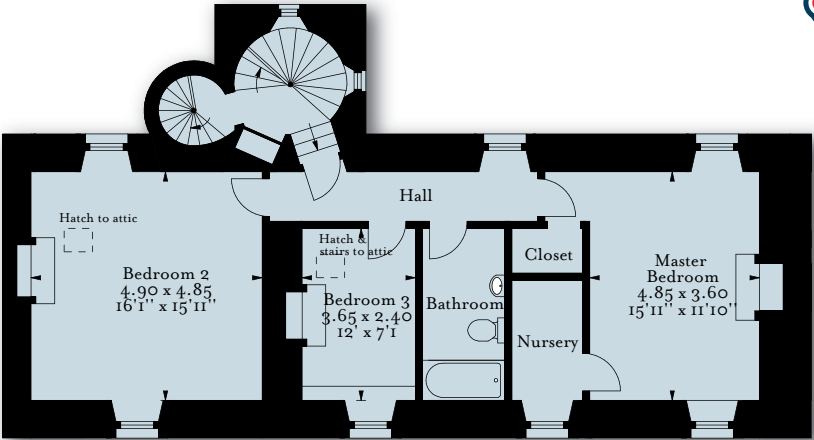
Approximate Gross Internal Floor Area:

303.69 sq.m (3269 sq.ft)

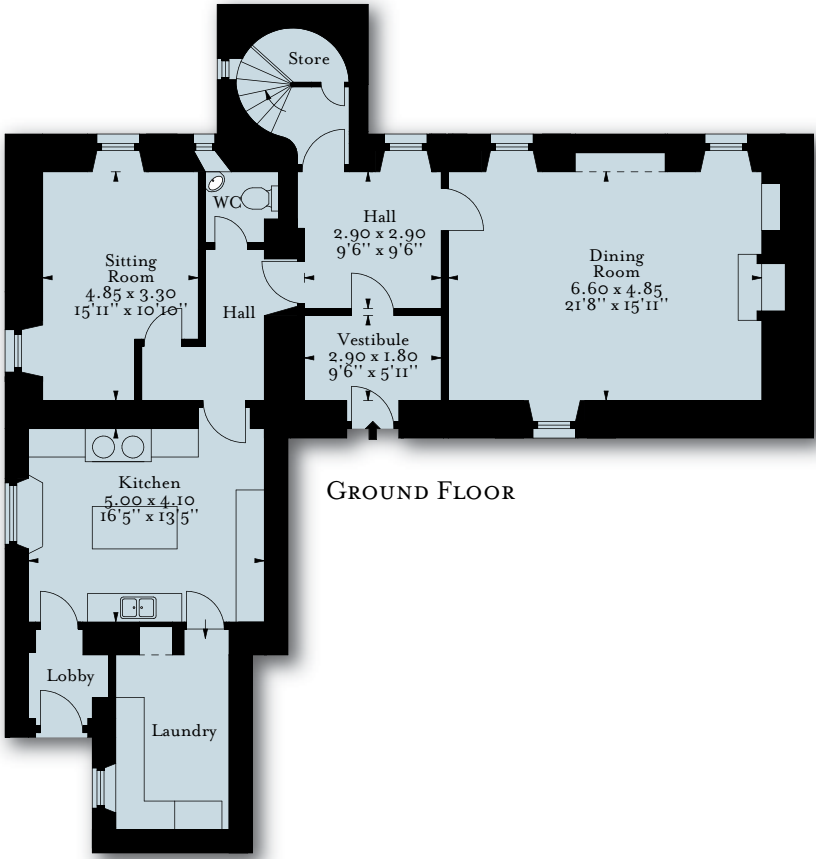
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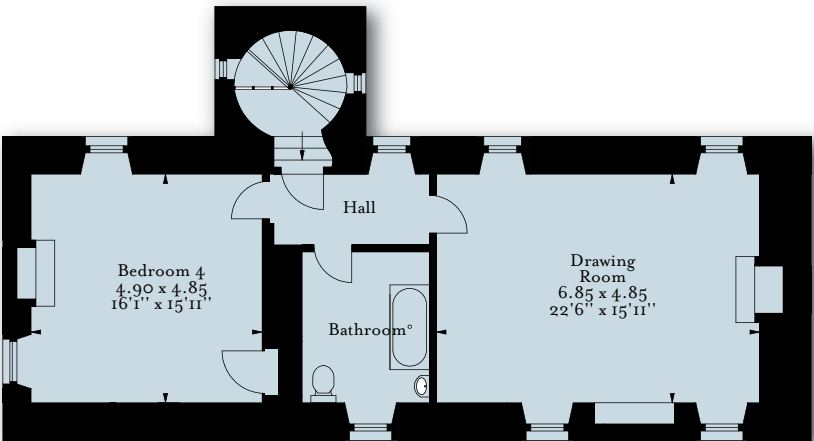
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



offering. There are fantastic southerly views over the River Almond and surrounding open countryside. The drawing room has recently been renovated and offers fantastic views to the south over the open countryside..

The spiral staircase continues up to the second floor where two bedrooms and the master suite are located. There is a family bathroom with bath, WC and two basins. The two bedrooms at either end of the upper landing are lit by dual aspect windows, providing stunning views to the Pentland Hills. There is a secondary spiral staircase which leads up to a small turret room, currently used as a study and spare bedroom. One attic has been used as a playroom/model room and the second larger one has been floored and two conservation roof lights installed.

Adjacent to the kitchen and utility room is a recent boiler house with log store extension

which connects to the original East Pavillion. This forms the east wall of the courtyard.

## OUTSIDE

To the west of the courtyard is an area of lawn with kitchen garden and two outbuildings; a bothy 'Garden Studio' and garden shed. The Bothy has been transformed into a very successful self-contained accommodation, which is also let out on Airbnb. There is a stone wall to the west, providing shelter and a boundary for the garden. Fencing surrounds the rest of the property, creating a buffer of garden from the open fields and countryside. In addition to the space to park in front of the courtyard, there is additional space for multiple vehicles to park to the west of the Coach House.

Two paddocks and surrounding open land of around 18.64 acres start either side of the tree-lined avenue approaching the property, and continue down to the banks of the River

Almond, of which Illieston Castle enjoys the right to fish in. The river offers salmon, trout and sea trout fishing.

## GENERAL REMARKS

**Services:** Illieston Castle is serviced by a biomass boiler, private drainage and mains water and electricity.

**Local Authority:** Illieston Castle is in West Lothian council tax band G.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale. Other items may be available by separate negotiation.

**Listing:** Illieston Castle is a Category B listed building.

**Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

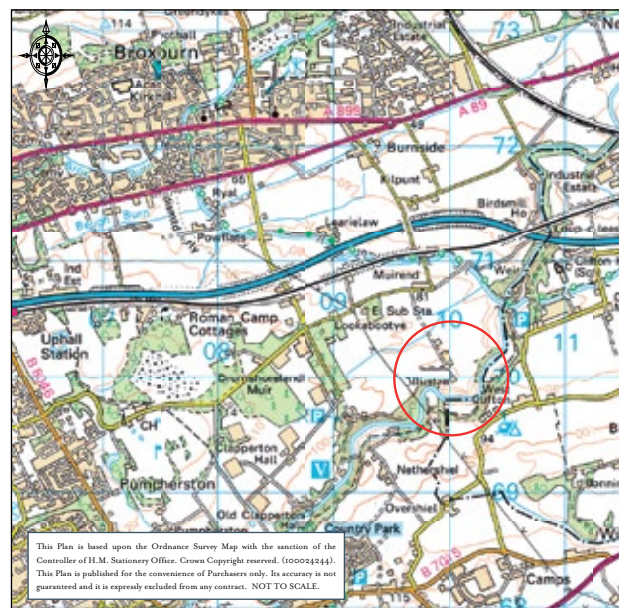
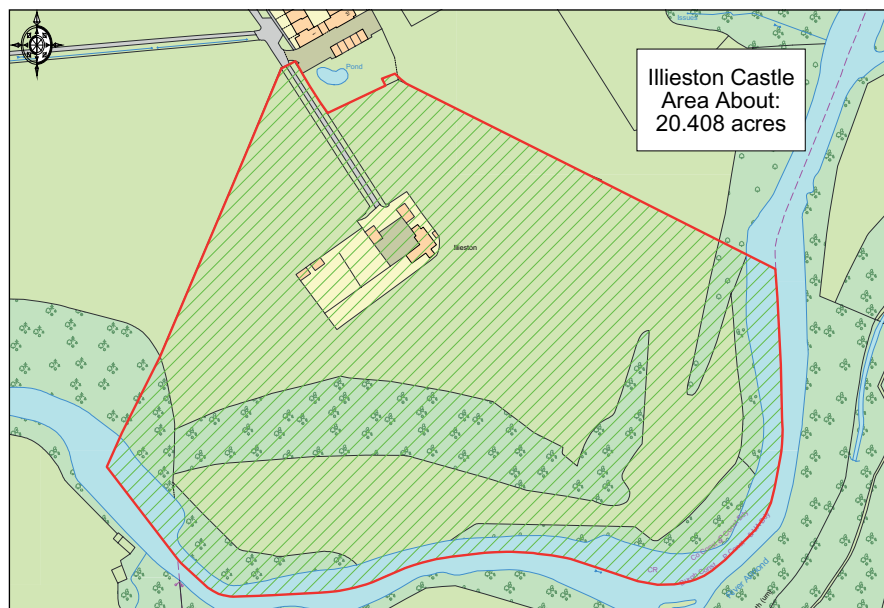
**Offers:** Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit:** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

## IMPORTANT NOTICE

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. 01/11/17 FG







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