

LOCHCOTE

LINLITHGOW
WEST LoTHIAN





LOCHCOTE

LINLITHGOW, WEST LOTHIAN, EH49 6QE

Splendid, rural isolation on edge of Loch

Outstanding contemporary home finished in stone

Built in 2005 on site of stable courtyard

Open plan layout with excellent natural light

Geothermal underfloor heating. Tuscan antique limestone flooring

Private, rural setting with security gates & long drive

Accessible to Edinburgh & Glasgow

Drawing room / dining room / kitchen. Billiards room

Sitting room. Office. Library. Study

7 bedrooms, dressing room & 5 bathrooms (4 en suite)

Cellars. 3 bay garage with loft

Courtyard. Extensive lawns

Walled garden & ruined cottage

Wooded grounds with pond

Exclusive rights to 40 acre reservoir. Boathouse

EPC = D

About 19.87 acres in all





SITUATION

Lochcote is set in splendid isolation down a long drive in 19 acres of its own grounds in the policies of a former mansion. The property is on the edge of a reservoir and is surrounded by woodland and grass fields. The outlook over the reservoir to the surrounding hills is absolutely superb.

Linlithgow is 2.5 miles away. Linlithgow town centre has an excellent range of supermarkets, shops, leisure facilities and professional services. Linlithgow Palace, which was the birthplace of both James V and Mary, Queen of Scots is considered to be Scotland's finest surviving late medieval building.

The property is centrally located and well placed for commuting. The railway station in Linlithgow is on the main line between Edinburgh and Glasgow. The M9 and M8 provide motorway connections to Edinburgh, Edinburgh Airport, Glasgow and Stirling.

HISTORY

Lochcote mansion originated in the early Victorian era and was demolished in the late 1950's. Previously Lochcote Castle stood on the same site date from c. 13th century. All that remains is a small vaulted chamber with a window in each wall, built of rubble with rounded external corners.

DESCRIPTION

Lochcote is a contemporary house built within the site of the early Victorian stable block and courtyard. It is timber framed construction with 18" outer stone skin from the stone of the original building supplemented by matching Derbyshire stone.

The house was designed by the conservation architect Thom Pollock of the Pollock Hammond Partnership. He created an outstanding house with traditional exteriors and flowing interiors with exceptional natural light. The entrance hall has two storey windows to both front and back with wide stairways connecting to the main accommodation at both ground and first floor levels. There are no fewer than nine sets of glazed doors, six of which connect to the paved courtyard which means inside and outside living can be merged in summer months. There are arched windows to the kitchen and office.

The layout cleverly combines open plan space with more intimate rooms. The drawing room / dining room / kitchen is a superb room for entertaining and everyday living. The billiards room could be used as a separate reception room if required. The office, sitting room and utility room are off a corridor. On the first floor the library and study are open plan off the landing with the bedrooms being off corridors. The principal bedroom suite, above the billiards room, has windows on three sides to make most of the views.

Features of the house include:

- Tuscan, antique limestone flooring (and skirtings) throughout the ground floor
- Underfloor heating from geothermal system
- Bulthaup kitchen with granite surfaces designed by Cameron Interiors from Glasgow with
- Lacanche cooker with 7 gas burners
- Fornair extractor system
- Sub Zero fridge freezer and wine fridge
- Gaggenau dishwasher
- LED lighting throughout
- Cat 5 wiring throughout with 40 points to each of GF and 1F
- Tiled bathrooms
- Satellite broadband by Big Blu, Europe's largest provider.
- Jetmaster fireplace in drawing room. Jetmaster barbeque with chimney in courtyard
- Victorian style clothes drying poles
- Paved courtyard with iron railings around
- Iron railings to terrace and steps at front of house



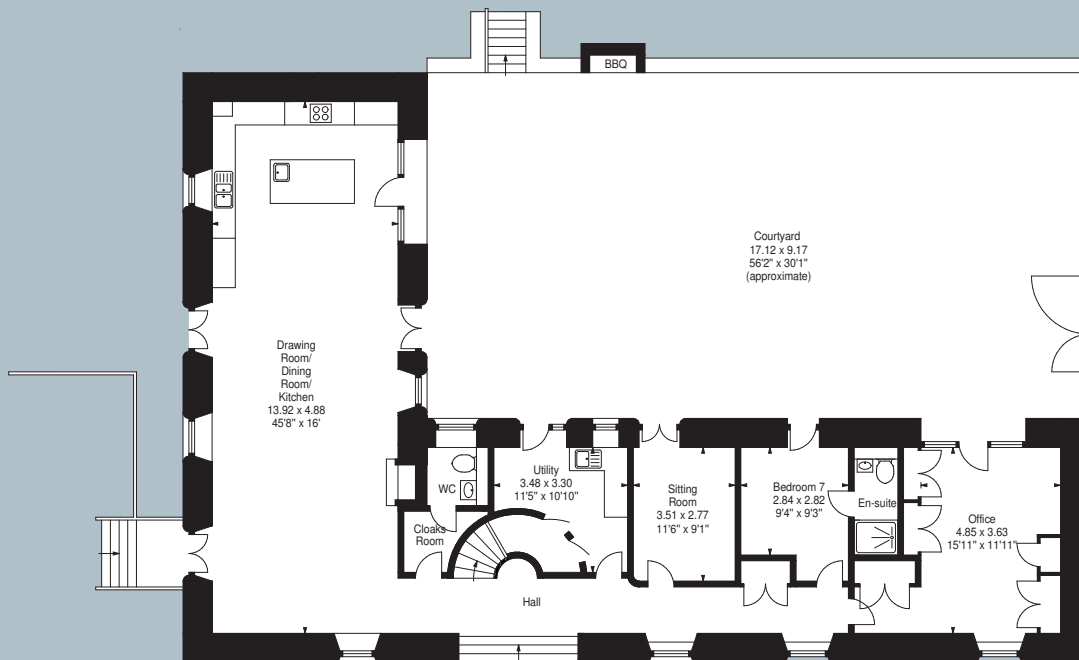




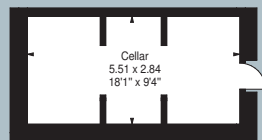




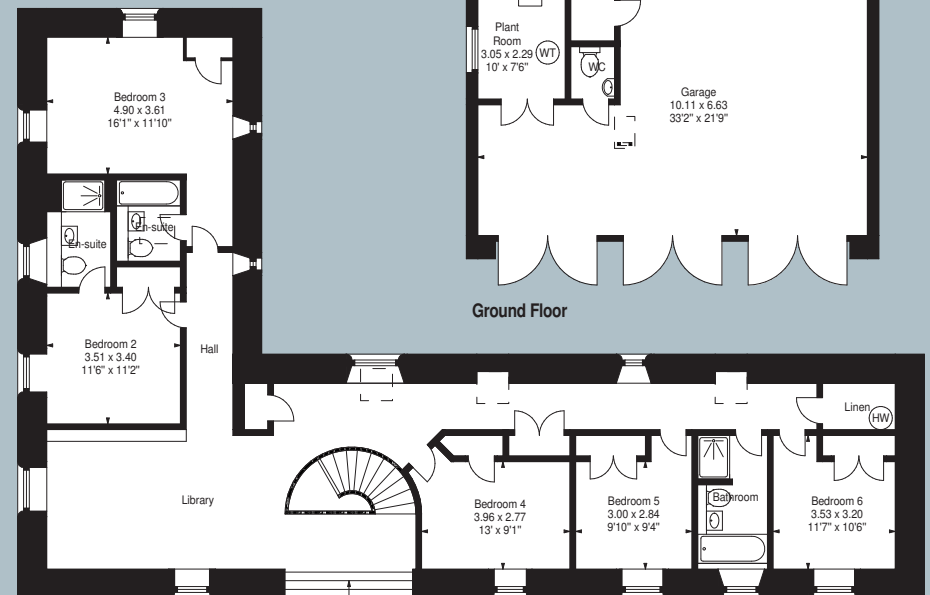
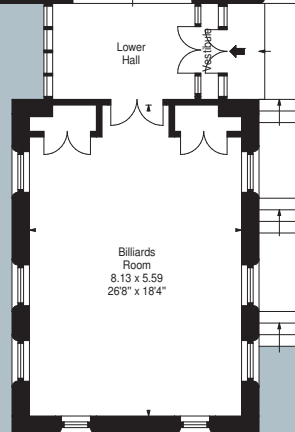




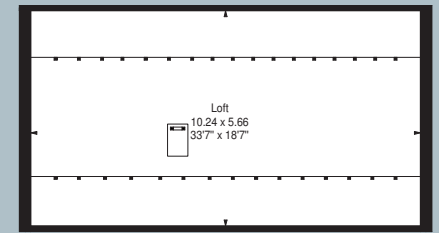
Ground Floor



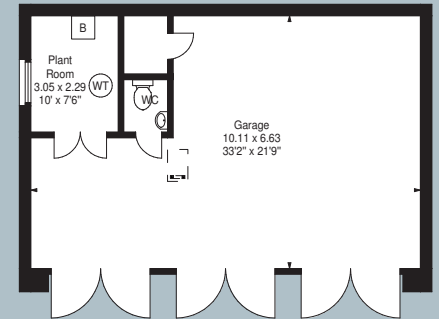
Lower Ground Floor



First Floor



First Floor



Ground Floor

LOCHCOTE

GROSS INTERNAL AREA

430.68 SQ M / 4,636 SQ FT (EXCLUDES CELLAR)

GARAGE & LOFT 125.32 SQ M / 1,349 SQ FT

(FOR IDENTIFICATION PURPOSES ONLY)

GARDENS & GROUNDS

Lochcote is set in wooded grounds with a long drive extending to just under 20 acres.

The tarmac drive continues to the rear of the house where there are parking areas and a **three bay garage**. This garage has the plant room for the geothermal heating and a gardeners WC. There is a Ramsay ladder up to a fully floored loft which provides extensive storage.

Around the house is mown grassland. This continues down to a former **walled garden** with a ruinous **gardener's cottage** on the edge of the reservoir. There may be potential to restore this cottage subject to obtaining the necessary local authority consents.

LOCH AND BOATHOUSE

The Lochcote Reservoir is owned and maintained by Scottish Water. The sellers have allowed Scottish Water access for maintenance and grass cutting through the gates and up the drive.

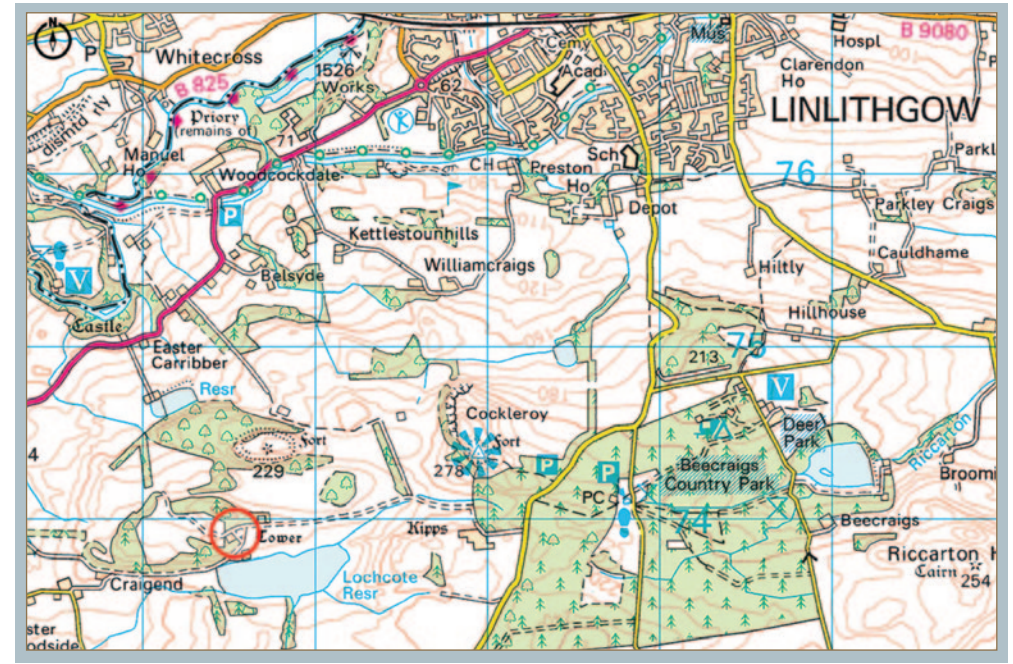
Lochcote has exclusive rights of fishing, shooting and boating over the loch. The neighbouring farmer retained the right for his immediate family to launch one boat.

The stone walls of a former boathouse remain with a disused slipway and winch system in front. There is an old container within the walls.









DIRECTIONS

The access to Lochcote is off the A706 just east of the junction with the B792 between Torphichen and Linlithgow.

Travelling from Edinburgh towards Stirling exit the M9 at junction 4 and follow the A801 south. Continue straight on at the Bowhouse roundabout. Fork left after the A801 crosses the River Avon and join the A706. Pass the turning to Torphichen on the right (B792) and turn into the lane on the right immediately afterwards. The lane turns sharp left and continues to some houses. Turn left onto a private road and continue to the gates to Lochcote.

From Glasgow exit the M8 at Junction 4 and take the A801 north. This road merges into the A706 signposted to Linlithgow. Pass the turning to Torphichen on the right (B792) and turn into the lane on the right immediately afterwards. The lane turns sharp left and continues to some houses. Turn left onto a private road and continue to the gates to Lochcote.

GENERAL REMARKS

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh EH3 9EE.
Email: jonathan.robertson@turcanconnell.com
Tel: 0131 228 8111

Services

Private water from bore hole supply. Purification system. Private drainage.
Separate mains electricity to house and electric security gates.
Geothermal heating system from two boreholes. LPG for cooking.

Local Authority & tax band

Lochcote is in West Lothian Council Tax Band H.

Fixtures & Fittings

The Riley Match Billiard Table and bespoke furniture in the Billiard Room are included within the sale price. The moveable unit in the kitchen is excluded.

Access

Lochcote has a servitude right of access over the private road from Easter Woodside to the gates and driveway. Maintenance is shared with the other users.

Footpath

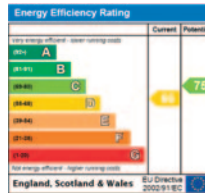
A signposted footpath from Torphichen to Linlithgow follows the drive and continues past the site of Lochcote Castle.

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. Purchasers must satisfy themselves by inspection or otherwise.

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Savills Edinburgh

Wemyss House, 8 Wemyss Place, Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com



