



Glenavon House

Linlithgow

Charming family home in a fine setting within commuting distance of Edinburgh and Glasgow.

A magnificent family home with beautiful gardens on the banks of the River Avon with an exceptional array of original features via both its external design and internal fixtures. Convenient further accommodation can either be absorbed into the main house or used as a highly versatile, self-contained two-bedroom annexe. A double garage is discreetly placed to the western boundary.



**FIVE
RECEPTION
ROOMS**



**SEVEN
BEDROOMS**



**FOUR
BATHROOMS**



**DOUBLE
GARAGE &
WORKSHOP**



**EXTENSIVE
GARDENS**



FREEHOLD



**RURAL/
VILLAGE**



6,307 SQ FT



**OFFERS OVER
£1,465,000**



The property

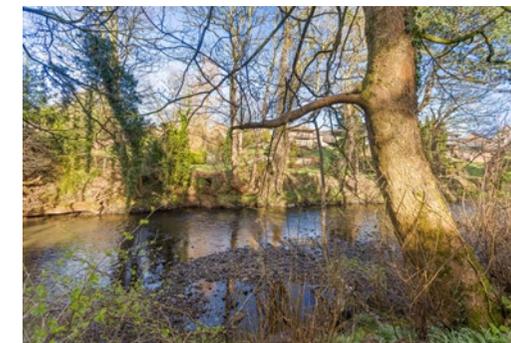
Glenavon House is an exceptional Grade B listed Victorian residence, commissioned in 1886 by James Lovell, proprietor of the Avon Paper Mills located downstream on the River Avon. Built of warm local sandstone and roofed in distinctive Rosemary tiles, the house is a striking example of late-Victorian design, reflecting the progressive architectural movement of the period and anticipating the Edwardian Arts and Crafts style. Ornate chimney stacks and finely detailed elevations further enhance its distinguished appearance.

Approached through imposing stone-pillared entrance gates, a short private drive leads to a spacious gravel sweep on the north side of the house, creating an impressive arrival. The house is arranged in an elegant L-shaped configuration, with its principal rooms enjoying a south-easterly aspect and open views across the gardens.

Internally, the house has retained an exceptional array of original fixtures and fittings, giving it remarkable

architectural integrity. Period features include an engraved ceramic tiled floor in the entrance vestibule, a fine dark-wood staircase with panelling in the main hall, beaded parquet flooring, elaborate corning to the principal reception rooms, and timber-moulded door surrounds throughout. The dining room is particularly notable, featuring a heavily carved Renaissance fireplace and a moulded plasterwork ceiling, while leaded and frosted internal windows with floral detailing add charm and natural light, including a striking feature window on the main stair.

The ground floor offers a beautifully balanced sequence of reception spaces, including a refined sitting room and an elegant drawing room, the latter enjoying a large bay window seat overlooking the garden. French doors lead both to the conservatory and to a terrace, which in turn overlooks what has previously been used as a tennis court and croquet lawn. Additional accommodation includes a generous kitchen and breakfast room, formal dining room, garden room, cloakroom and WC, making the house exceptionally well suited to both family life and



entertaining. An elegant oak staircase rises to the first floor, illuminated by a stained-glass window at mid-level. The principal accommodation comprises three substantial bedrooms, each with its own en-suite bathroom, all accessed from the main landing. A secondary corridor leads to a further bedroom, linen cupboard and separate WC.

In addition, the property incorporates further accommodation which can either be absorbed into the main house or used as a highly versatile, self-contained two-bedroom annexe. With its own private entrance from the front garden and a clearly defined enclosed garden area, this accommodation has been successfully operated by the current owners as an income-generating unit. Arranged over three floors, it comprises a kitchen at ground level, with a sitting room, bathroom and WC on the middle floor, and bedrooms on the upper level.

Outside

The grounds extend to over two acres and are a particular highlight of Glenavon House. The gardens

are richly landscaped with sweeping lawns, mature trees and established shrubbery, all enclosed by a substantial stone boundary wall which affords a high degree of privacy and seclusion. From the terrace, a formal flight of fifteen steps descends to the lawn, flanked by dwarf walls terminating in panelled square pillars, a striking feature. The River Avon flows through the lower garden, adding a tranquil and picturesque dimension, and the property benefits from a year-round fishing permit.

Practical outbuildings include a substantial greenhouse, workshop and store. A large double garage has been discreetly constructed into the western angle of the boundary, carefully positioned so as not to impact the setting of the house, and includes an adjoining workshop with a large lofted storage area above. The generous gravel driveway provides ample parking for multiple vehicles.



Location

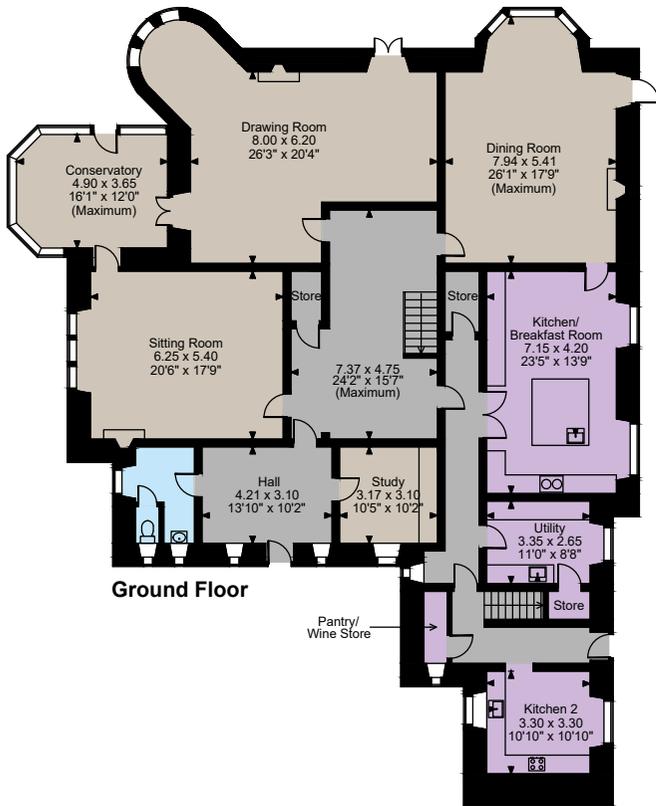
Glenavon House is set within the historic Royal Burgh of Linlithgow, a highly sought-after town renowned for its rich heritage and centred around the iconic Linlithgow Palace. The town offers a vibrant and well-served centre with a wide selection of independent shops, cafés, restaurants and specialist retailers, alongside everyday amenities including Sainsbury's, Tesco, Marks & Spencer and Aldi.

The area is particularly well regarded for schooling, with both primary and secondary education available locally.

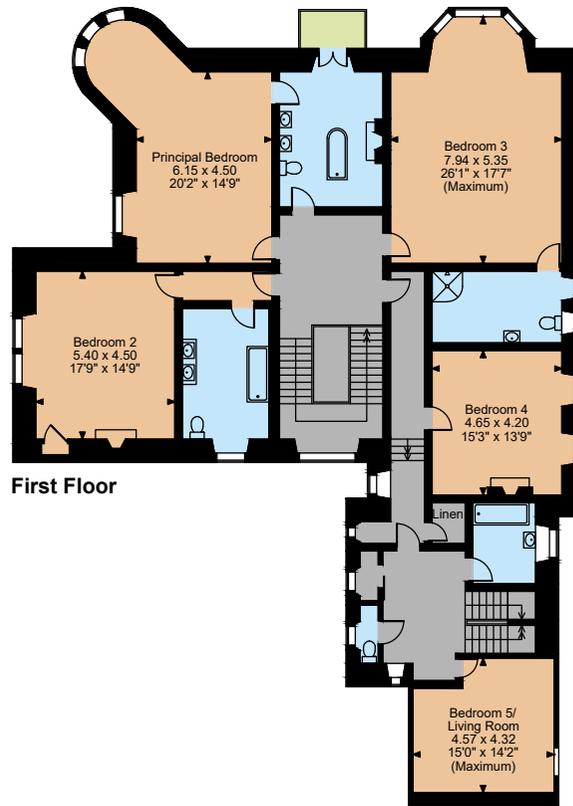
Linlithgow is ideally positioned for commuting, lying within easy reach of both Edinburgh and Glasgow, with swift access to the M9 and M8 motorway networks.

Regular rail services connect the town directly to Edinburgh and Glasgow, while Edinburgh Airport is also readily accessible, making the property an excellent base for both domestic and international travel.

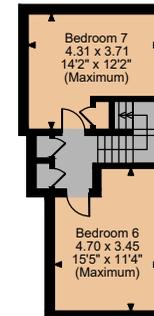




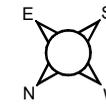
Ground Floor



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 6,307 sq ft (586 sq m)

For identification purposes only.

Directions

Post Code EH49 7PU

what3words: ///arranger.shorts.stag

General

Local Authority: Falkirk Council

Services: Mains electricity and water. Oil central heating. Private drainage via septic tank.

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: Band F

Fixtures and Fittings: All curtains, carpets, light fittings, Aga and dishwasher are included. American-style fridge freezer and contents of the annexe are negotiable.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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