

Hartwood House West Lothian



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An impressive Georgian-style country house offering beautifully appointed accommodation, with flexible annexe potential, mature gardens and grounds extending to approximately 6.37 acres.

Hartwood House is an impressive detached country residence, rebuilt in 1992 in an elegant Georgian style inspired by the original house dating from the early 19th century. Offering beautifully appointed accommodation, the property combines classical proportions, high ceilings and decorative plasterwork with contemporary comforts, including double-glazed sash and case windows installed by the current owners.

The welcoming reception hall forms the heart of the house, linking the principal reception rooms. The elegant drawing room and formal dining room both enjoy dual aspects and attractive bay windows overlooking the garden, providing superb spaces for entertaining. The contemporary kitchen and breakfast room has been updated by the current owners and is fitted with bespoke cabinetry, integrated appliances and a central island, with an adjoining utility room and cloakroom. A generous ground-floor bedroom with an en-suite shower room completes the accommodation at this level.

The first floor provides three further spacious double bedrooms, including the principal suite with a dressing area and en-suite bathroom. There is a generous family bathroom and a study. The second floor offers two additional double bedrooms served by a contemporary shower room, providing excellent accommodation for family or guests. The eastern section of the house offers excellent flexibility and includes a generous first-floor family room. Subject to the necessary consents and any required alterations, it has the potential to be adapted to provide a self-contained annexe or let accommodation.



Outside

The property is approached via two mature, tree-lined gravel driveways leading to generous parking, a garage and an electric vehicle charging point located at the front of the house. The gardens comprise include extensive lawns, herbaceous borders and a fenced rear garden, together with an orchard, vegetable garden, paddock of approximately 0.9 acres, rhododendrons and other mature shrubs, woodland through which the gentle, meandering Hartwood Water flows . There is a substantial timber cabin currently used as a home gym in the rear garden.

Location

Hartwood House enjoys a secluded rural setting to the south of West Calder, surrounded by the attractive West Lothian countryside. The Pentland Hills rise nearby, offering excellent walking and fishing opportunities, while Harburn boasts a well-regarded 18-hole golf course and a lively calendar of village events. Everyday amenities are available in West Calder, including shops, cafés and the tourist attraction of Five Sisters Zoo, with Livingston's retail park and supermarkets about 6 miles away. Primary schooling is available locally at Parkhead and Bellsquarry, with secondary provision in West Calder and Livingston. Independent options include Clifton Hall near Newbridge, together with a wide choice of Edinburgh schools such as George Watson's College, Merchiston Castle School, George Heriot's School, St George's School for Girls, Mary Erskine School, Fettes College and The Edinburgh Academy, many of which run direct bus services from Livingston South station

The property benefits from excellent transport links, with West Calder station providing frequent services to Edinburgh and Glasgow, and Junction 4 of the M8 less than 5 miles away. The A70 and A71 offer alternative scenic routes into Edinburgh, while Edinburgh Airport is also easily accessible.

General

Postcode region: EH55. Local Authority: West Lothian Council. Services: Mains water and electricity, oil-fired boiler central heating. Private drainage (SEPA Registered). Council Tax: Band H. EPC Rating: Band C. Mobile and Broadband checker: <https://checker.ofcom.org.uk/en-gb/>



4,484 sq ft (417 sq m)

4 reception rooms

6 bedrooms

4 bathrooms

Double garage

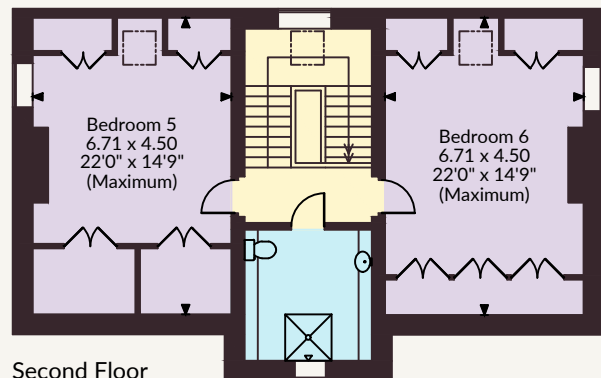
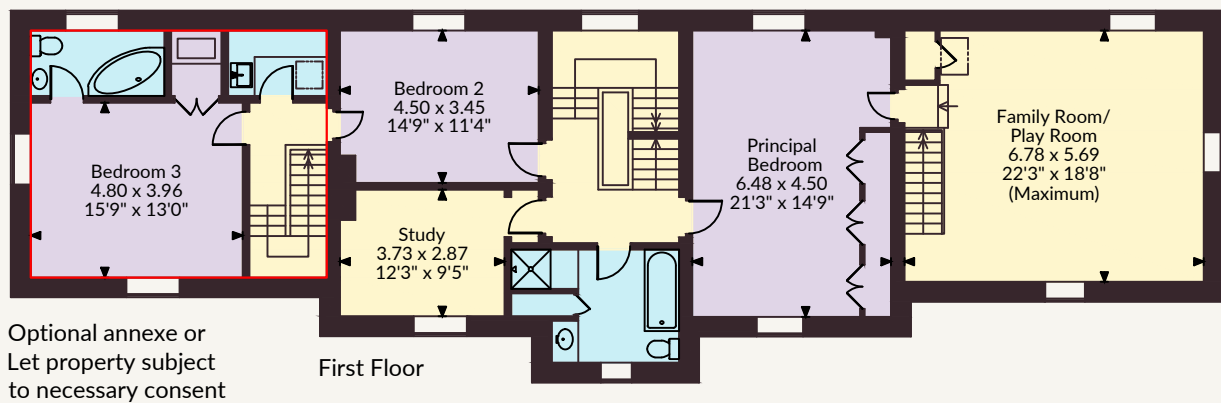
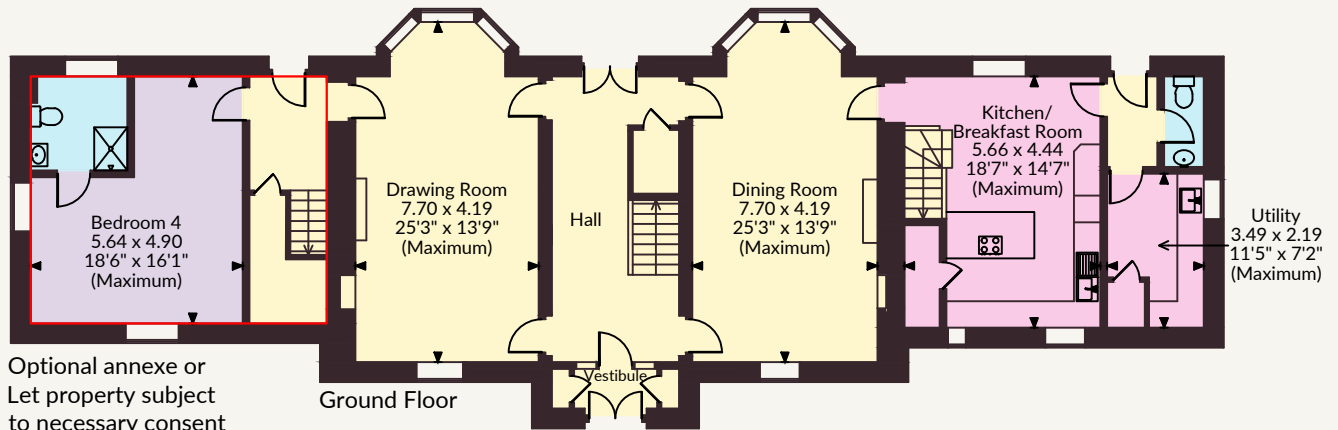
Extensive garden and ground.

About 6.37 acres.

Freehold | Rural

Offers Over £950,000

Hartwood House, West Calder, West Lothian
Main House internal area 4,484 sq ft (417 sq m)



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