

5 CRAIGENGALL FARM CROFTS, WESTFIELD

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Contemporary country living at its finest



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Contemporary country living at its finest

A tree-lined driveway always promises something special. So the approach to 5 Craigengall Farm Crofts, first through undulating countryside then up a gently curving tree-lined drive, sets high expectations which are fully met when you arrive - for you, and for everyone who visits your home here.



Set in an idyllic countryside location in central Scotland, Craigengall Farm Crofts is an exclusive settlement of individual country homes. Number 5 enjoys a commanding position with open views in every direction, and has been designed so that every room

in the house benefits from this stunning setting. With high-performance architecture and an incredible attention to detail, luxury Scottish country house design melds harmoniously with Mediterranean-inspired ideas. This is contemporary country living at its very finest. The grounds extend to approximately 3 acres, and the property also comes with a self-contained flat above the triple garage.

All this in a well-connected location, with the thriving towns of Bathgate, Linlithgow and Livingston close by, and both the M8 and M9 within easy reach for quick access to the cities of Edinburgh and Glasgow, the airports and further afield.



Where nothing is left to chance

This outstanding five bedroom home, characterised by light and warmth, has been lavished with the most minute attention to detail. Indoors and outdoors, nothing is a “default” choice. From the high end cooking appliances in the kitchen, feature and mood lighting throughout, in-built sound system and the eco credentials, to name a few, every element of the design and décor has been very carefully selected.



The interior décor is second to none. The beautiful views on all sides are amplified through the use of natural tones which both showcase the stunning materials used and draw attention to

the scenic backdrop of the outdoors. Opulent statement wallpaper is used to maximum effect in selected rooms.

The overall effect is one of relaxing effortlessness, thanks to the huge amount of thought that has gone into every detail.



Key features:

- Outstanding contemporary country home finished to the highest standard throughout
- Four public rooms, arranged in a formal wing and informal wing
- Open plan design
- Master bedroom with dressing room and four piece en-suite
- Four further bedrooms, all with en-suite facilities
- Built-in Sonos sound system
- Self contained flat above the separate triple garage
- Commanding location on hillside with open views on all sides
- 3 acres of grounds
- Large garden with paved dining areas and children's jungle gym
- Eco-efficient heating system (ground source heat pump) and solar panels
- Convenient central Scotland location

Understated opulence

Opulence without ostentation is the hallmark of this beautiful stone-fronted home. Broad stone steps from the sweeping driveway invite you to the front door, which is set in the glazed central gable of the house. Step through the porch and into the stunning reception hall. With an expanse of white porcelain floor tiles underfoot, and ample natural light from the broad stairwell open to the roof above, it's a veritable feast for the senses and sets the scene for the rest of the home. The white backdrop is accented by the dark brown bespoke wrought iron balustrade which hems the sparkling white quartz stairway. Elegant arches to the left and right invite enticingly to the different wings of the home. In the evening the chandelier and hidden mood lighting at cornice level bring the hall to life in a different way.



A formal lounge and dining room occupies the west side of the home. This statement room runs the full depth of the house, allowing for any furniture configuration and a huge dining table if desired. The lounge and dining ends, however, are subtly

divided by elegant arches so that while open, it doesn't feel cavernous.

With glazing on three sides, it's embedded in the natural environment visible on all sides and

which can be accessed via three sets of French doors opening to the paved path at the side, or to the front and rear patios. Decorated with exclusive wallpaper and matching bespoke drapes, it's a setting worthy of the best entertaining. As the current owners say, "This is where the party starts!" before flowing through to the less formal wing of the house. There is an electric stove for the inimitable cosiness of the flame effect for long comfortable conversations with a dram and the sunset.





All the public rooms on the ground level are floored with the same hard-wearing porcelain white tiles, giving a simple cohesion to the different areas. With the luxury of underfloor heating throughout the whole home, the temperature is comfortable and the décor and furniture configuration unhindered by radiators. Along with ample south-facing glazing, the home heats easily and retains its warmth.



Relax, dine, share

The impeccably stylish kitchen would satisfy a professional chef at home. Featuring granite bench tops with bevelled edges, a full suite of integrated Gaggenau appliances - including ovens, microwave, coffee machine and fridge/freezer - is complemented by two wine coolers. There are two large island benches, one with an induction hob and one with a deep stainless steel inset sink. Semi-circular units flank the other sink under the window, a quintessential country house double butler sink. With copious storage, task and feature lighting, there is absolutely nothing missing.



The kitchen is open via the home's statement elegant arches to a TV room and adjacent sun room, making this wing the everyday social hub of the home. The TV room is fitted with a projector and large drop down screen, and

here too the columns subtly divide the area into different zones without shutting any of it off. The sun room is a favourite spot to relax in. It's nicknamed "the cathedral" by the current owners thanks to the glazed pitched ceiling and the incredible acoustics experienced here with the in-built sound system.



A separate utility room adjacent to the kitchen has external access, and provides a discreet space for laundry. It is equipped with a Bosch washing machine and dryer.

There is a further room downstairs, currently used as a children's playroom, and which could have a variety of different uses. A jack and jill shower room here offers the option of using this room as a bedroom with en-suite.



Sunrises and sunsets

The broad, quartz tread staircase leads to the top landing, where the north and south gables are fully glazed, allowing full appreciation of the beautiful serene outlook here; wildlife can frequently be spotted. With plenty of room for comfortable sofas and other furniture, it's also an inspirational space where creativity would flow if any member of the family needs a special spot for an easel, a writing desk or craft table.



The bedrooms are of course all luxurious retreats with views. The delux master suite consists of a king sized room and a large dressing room leading to the four-piece en-suite. Fully tiled, with unique dark rainbow tiling

sourced from Dubai behind the free-standing slipper bath, and a heated towel rail, it's truly the zen retreat you deserve.

There are three further king-sized bedrooms. Two have built-in storage and all three have fully tiled en-suite shower rooms with the comforts you would expect including large rain head showers.



Time and space for your lifestyle

The triple garage has a self-contained one bedroom flat above it which, like the main house, enjoys the countryside views. With fitted kitchen, spacious living area, bedroom and shower room, it provides fantastic extra accommodation for visiting family and friends, adult children needing their own space, or to use as a holiday let.



The grounds surrounding the home are mostly laid to lawn and beautifully maintained to enjoy as

they are or with scope to adapt to your lifestyle - the choice is yours. There is a substantial children's jungle gym included in the sale.

Step out from any of the public rooms onto paved patios, for al fresco dining and somewhere to pause at any time of the day to catch the sun for a drink and listen to birdsong - or turn on the sound system which has external speakers, a nice touch for summer garden parties too. Retaining walls and steps finished in stone, and frameless glass balustrades where suitable, respect the beautiful countryside setting.

Here, all the benefits of design for modern family life come together with the peace and space for enviable country living, whilst being within easy reach of lively local communities, the cities and airports. The country lifestyle you envisage awaits at 5 Craigengall Farm Crofts.





Location and Amenities

- Bathgate, Linlithgow and Livingston are thriving local towns offering independent shops, eateries and plenty of social, sport and leisure opportunities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (26 miles), Glasgow (30 miles) and Stirling (22 miles)
- Mainline rail connections to Edinburgh and Glasgow from Bathgate and Linlithgow
- National and international flights from Edinburgh Airport – just 19.8 miles away
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away



Key information

Home Report valuation	£1.45m
Internal floor area	476m² (house) & 57m² (self-contained annexe above triple garage)
School Catchment	Westfield Primary School Linlithgow Academy
Council Tax band	H
EPC Rating	C
Train Station	Bathgate or Linlithgow

Extras

Floor coverings, most light fittings, most window coverings, Gaggenau ovens, microwave, coffee machine and hob, Miele fridge and freezer, x2 wine fridges, Bosch washing machine and tumble drier, Sony projector and screen in lounge

Dimensions

Ground Floor

Vestibule	3.33m x 2.00m
Lounge	5.99m x 10.49m
Dining Room	5.99m x 4.82m
Kitchen	4.76m x 6.61m
Utility Room	3.45m x 2.86m
Family Room	4.70m x 6.91m
Sun Room	4.70 x 5.25m
Bedroom 5/Study	3.09m x 3.80m
Shower Room	2.91m x 2.86m

First Floor

Master Bedroom	4.80m x 6.61m
Walk-in Wardrobe	4.80m x 3.80m
Ensuite	4.80m x 2.90m
Bedroom 2	3.25m x 4.40m
Ensuite	1.00m x 4.40m
Bedroom 3	4.01m x 5.10m
Ensuite	1.74m x 2.86m
Bedroom 4	3.56m x 5.47m
Ensuite	2.08m x 2.50m
Gallery landing	6.01m x 9.81m

*all measurements are approximate only and taken from widest point.

Floor plans

GROUND FLOOR



1ST FLOOR



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