

# BEECHWOOD HOUSE, NEWPARK, WEST CALDER

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A rich slice of countryside living in a period family home



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# A rich slice of countryside living in a period family home

The stunning home and gardens at Beechwood House have been carefully created and evolved over 100 years into a unique family home blending period character with flexible modern accommodation in an opportunity-rich central Scotland location.



Beautifully renovated and extended to an extremely high standard, it comprises generous sized rooms as well as cosy spaces. Mature landscaped gardens surround the house on all sides, offering a secluded private haven where you can look forward to long evenings

around the firepit; watching the sunset from the comfort of the sofa; lazy Sundays in the suntrap patio garden; cosy afternoons ensconced quietly in the lounge room; and setting the world to rights over food with family and friends in the light-drenched family room.

With schools, excellent shopping opportunities at the Livingston Designer Outlet, local amenities and commuter links for fast access to the cities all within easy reach, "Beechwood House" is where your family can enjoy a rich slice of countryside living on the edge of town.





# Key features:

- Characterful Victorian villa fully renovated, retaining original features and sympathetically extended to an extremely high standard.
- 3 public rooms and 4 bedrooms, including master suite with ensuite and dressing room
- Stunning family room with bi-fold doors opening to walled patio
- Fully fitted stylish contemporary kitchen with integrated Siemens appliances and large central island including storage and seating spaces
- 8m x 9m Basketball court
- Large secluded garden with mature trees, manicured lawns and decked patio
- Detached garage and outbuilding offering plenty of storage and workshop space
- Paddock and barn
- Large driveway with space for up to 10 vehicles
- Easy access to railway station and commuter links
- Close to excellent retail, sports and all local amenities
- Large floored attic offering further storage space





# Light and airy

The front door is for formal visitors; family and friends come through the patio entrance into the heart of the home: the light-drenched open plan family room and kitchen. It's a stunning social hub which was added to the home by the current owners using locally quarried stone to complement the original house. The ceiling is open to the eaves, creating the bright spaciousness that characterises this home throughout. With tiled flooring and underfloor heating, it's also practical in all seasons. Bi-fold doors open to the dining patio, bringing the outside in and when fully opened on a sunny day the living area extends seamlessly onto patio which gets the afternoon and evening sun, making for the perfect entertaining area.



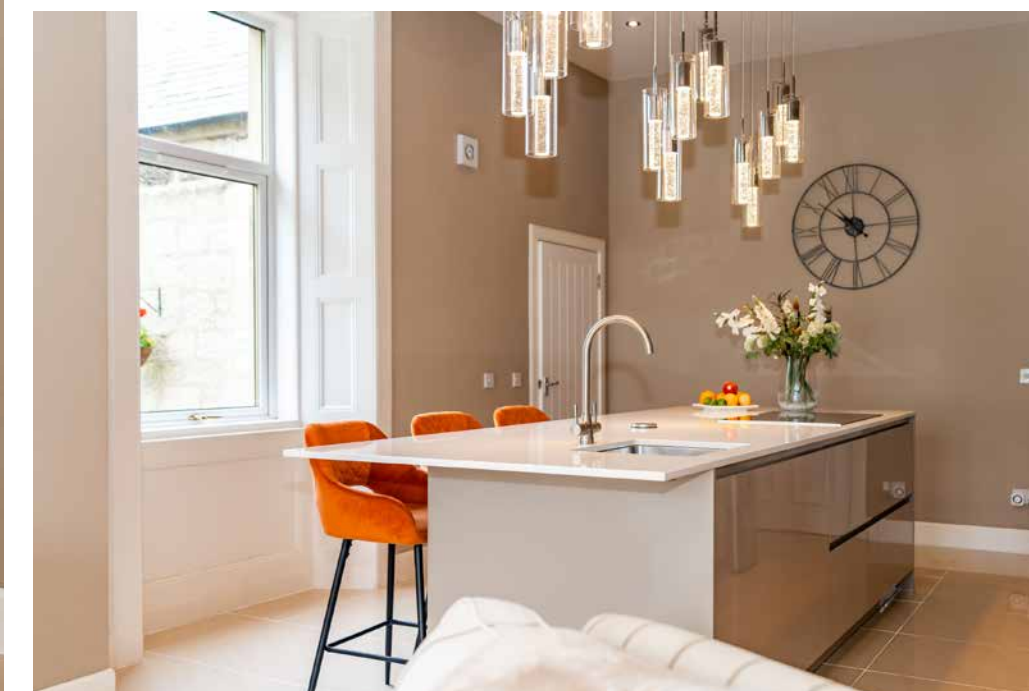


The modern open plan kitchen is fully fitted with contemporary high gloss units and a large island and breakfast bar. The suite of integrated Siemens appliances includes three ovens, an induction hob, full height fridge and full height freezer – plenty of food storage for effortless party food planning. Mood and task lighting, as well as stunning feature lights over the island, create the ambience that accompanies all the living here.



A few steps along the passage lead to the dining room, a lovely room with recessed spotlights, double aspect windows and enough space for a large dining table. A step down from this room leads to the

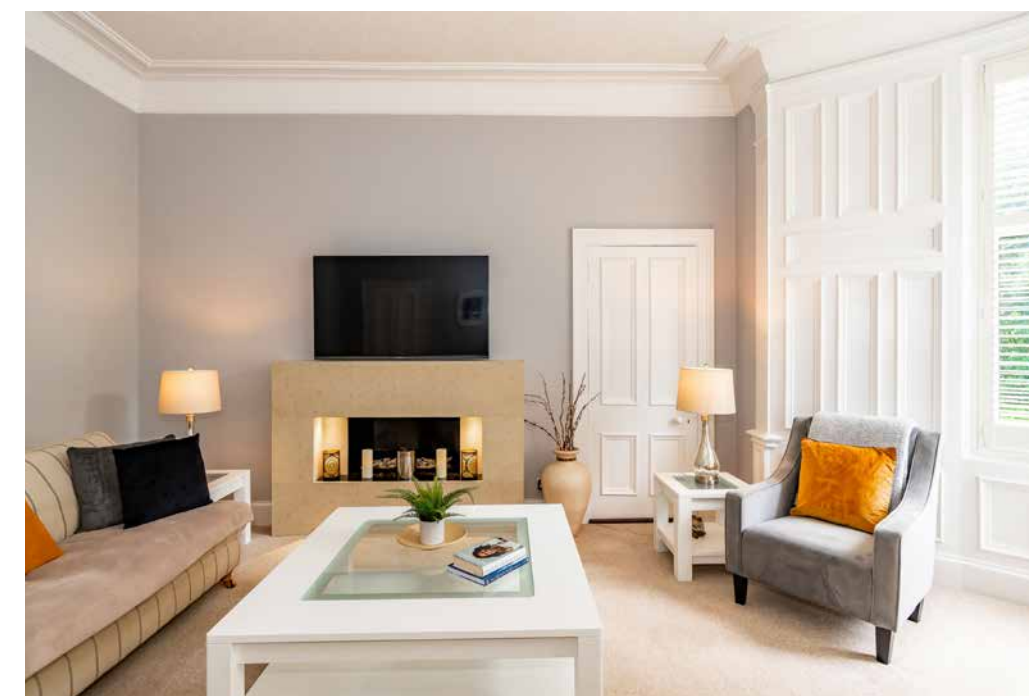
laundry. This was originally a kitchen and is still fitted with all the units offering plenty of storage space for everything you want to keep handily out of sight, as well as an extra fridge. It also has an additional electric hob and is a flexible space used as a utility/laundry room and the current owner maximises the space as an office.





# Flows and focal points

The modern updating of this home ingeniously manages the flow between social and private areas, providing flexible accommodation over both floors. Contemporary, light décor masterfully enhances the period features which have been retained throughout. The formal lounge offers a tranquil separate public space and features a classic Victorian bay window. All windows have been dressed with custom-fitted white plantation shutters, through which every room looks out onto the garden and greenery surrounding the house.





# Privacy and relaxation

The master suite is on the ground floor, and the moment you step into your private retreat here you feel cosseted. The bedroom is softly-carpeted, the dressing room has fitted wardrobes and plenty of lighting while the luxury fully tiled en-suite bathroom has a heated floor.





There is double bedroom on the ground floor, currently being used as a guest room, and would equally be suitable as a home office. There is a fully tiled shower room on the ground floor, and two further large double bedrooms and a family bathroom and a family bathroom upstairs, all decorated with impeccable taste achieving that sought-after interior design flow.





# A nurturing environment

The privacy offered by the location of Beechwood House is one of its many attractions. Beautifully landscaped gardens incorporate mature trees and plantings which blend with lawn, hedges and whimsical brick paths. With no immediate neighbours, and views over a woodland, it offers privacy and space for your style of outdoors living. There is an 8m x 9m basketball

court, and space to create safe play areas for young children. You'll discover your own favourite spot for a morning coffee or glass of wine while you listen to the birds or watch the horses grazing in the neighbouring field.



There is a private, secluded area of the garden where a hot tub is currently situated, offering a relaxing spot within the large garden areas. The fire pit area is an added feature where you can gather with family and friends at the end of a summer's day to relax and enjoy the unspoilt views.



The paddock and barn offer potential for various uses including hobbies, business, a space for the dogs to run or a safe location to keep a pony within your overall property landscape.

The large driveway has space for up to 10 vehicles; when the visitors' cars are not there, simply enjoy your space and its calming environment which will nurture your family for many years through all their changing needs.







### Location and Amenities

- Livingston offers all social, sport and leisure facilities, including excellent shopping centres and Designer Outlet.
- Close proximity to the M8 motorway gives easy access to Edinburgh (16 miles) and Glasgow (30 miles)
- Mainline rail connections to Edinburgh and Glasgow from Livingston South station (2 miles)
- National and international flights from Edinburgh Airport – just 13.5 miles away
- Country parks, woodlands, walking and cycling trails are all nearby



## Key information

Home Report valuation **£700k**  
 Internal floor area **227m<sup>2</sup>**  
 School Catchment **Bellsquarry PS,  
 St. Ninians PS,  
 James Young High School,  
 St Margarets Academy**  
 Council Tax band **F**  
 EPC Rating **Band E**  
 Train Station **Livingston South**

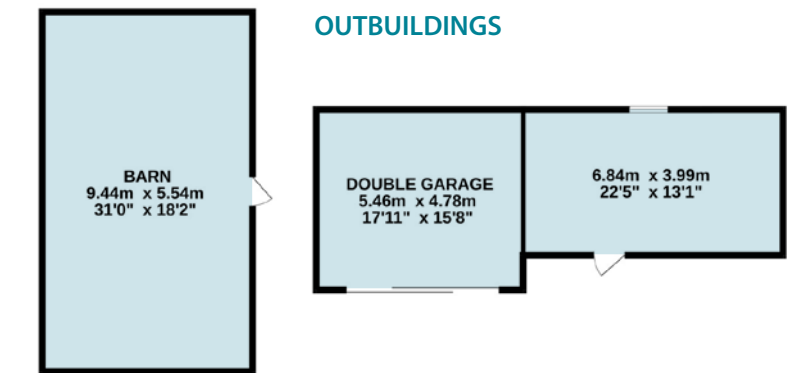
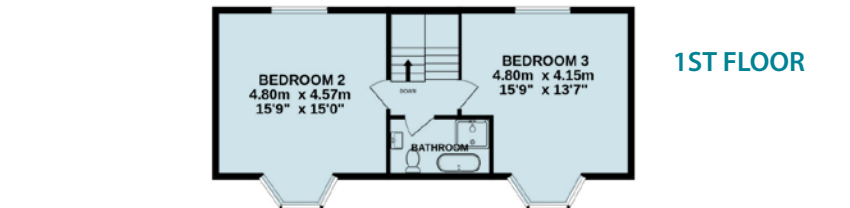
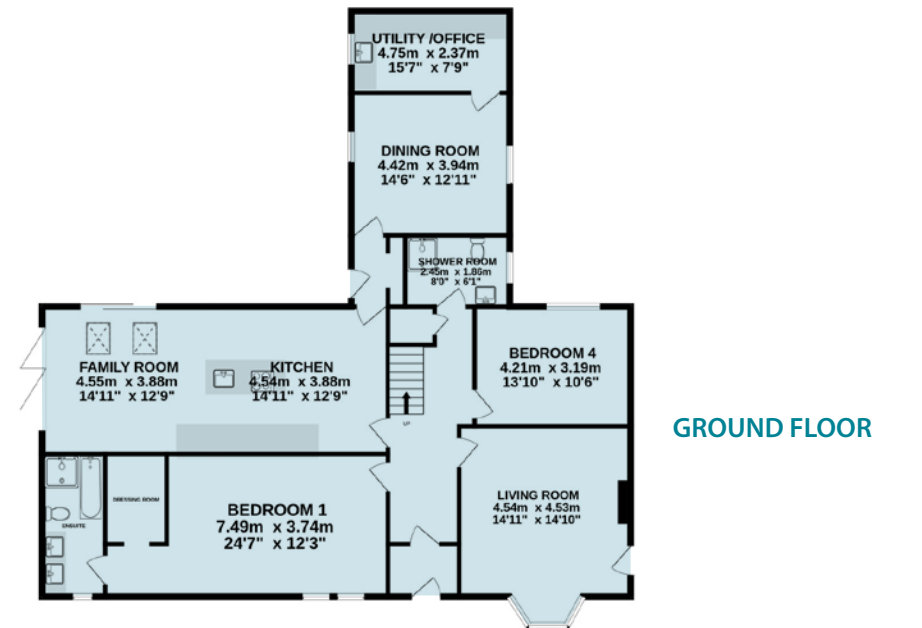
### Extras

All floor coverings, light fittings and blinds, integrated ovens, induction hob and microwave, dishwasher, fridge, freezer, washing machine and tumble drier. Other items including garden furniture, hot-tub, basketball court and garden machinery may be available by negotiation.

### Dimensions

Ground Floor		First Floor	
Living Room	4.54m x 4.53m	Bedroom 2	4.80m x 4.57m
Kitchen	4.54m x 3.88m	Bedroom 3	4.80m x 4.15m
Family Room	4.55m x 3.88m	Bathroom	2.72m x 1.55m
Dining Room	4.42m x 3.94m		
Shower Room	2.45m x 1.86m	<b>Outbuildings</b>	
Bedroom 1	7.49m x 3.74m	Double Garage	5.46m x 4.78m
Ensuite	1.66m x 3.75m		6.84m x 3.99m
Bedroom 4	4.21m x 3.19m	Barn	9.44m x 5.54m

## Floor plans



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





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