



The Carhouse, 4 Wallhouse Farm Steading,
Torphichen, EH48 4PG

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The Carhouse, Torphichen

A stunning stonebuilt terraced four-bedroom farm steading, beautifully renovated and nestled on the edge of the tranquil and scenic conservation village of Torphichen.

The Carhouse has been expertly designed to offer a fabulous luxury family home finished to the highest specification. Four elegant double bedrooms sit alongside three luxurious bathrooms, a utility room, and a spectacular semi-open plan living/kitchen/dining room with original arched windows flooding the space with natural light.

Ideally located, The Carhouse sits on the edge of this picturesque conservation village where life centres around the pretty village square. Here you can find the local nursery and primary school, a traditional pub dating back to 1872, the kirk, shop and a childrens playpark.

This is a fantastic opportunity for a family looking to enjoy the beauty of a traditional rural home yet with all the contemporary finishes needed for optimum comfort and enjoyment.

What's special about this house

- An elegant living room with an impressive double-height ceiling, giving a wonderful feeling of openness. Its sophisticated interior comprises ambient lighting, soft neutrals including carpeting and an open fireplace with an oak mantle. Patio doors open out to the landscaped garden and alfresco area.
- Breath-taking open kitchen/dining room with a delightful dual aspect and polished wooden flooring. White gloss wall and floor units are complemented by black marble-effect worktops and high-spec integrated appliances including a fridge/freezer, hob, and double oven.
- Principal double bedroom including bespoke mirrored wardrobes and VELUX windows offering panoramic countryside views. The fully tiled en-suite shower room adds to the feeling of indulgence.
- Beautifully landscaped front and side garden with an unspoiled open outlook over the rolling countryside.









Location and Amenities

- A peaceful and rural setting but with close proximity to the vibrant West Lothian towns of Bathgate and Linlithgow.
- Ideal commuter location near to the M8 with easy access to Edinburgh (24 miles) and Glasgow (31 miles).
- Regular high speed rail links to Edinburgh and Glasgow from Linlithgow and Bathgate Railway Stations.
- Edinburgh International Airport is just 15 miles away from the property.
- Scenic green spaces on the doorstep including Muiravonside, Beecraigs, and Polkemmet Country Parks.
- A short distance from family-friendly recreational activities such as Xcite Leisure Centre, Five Sisters Zoo, and Almond Valley Heritage Centre.
- Linlithgow Academy school catchment.

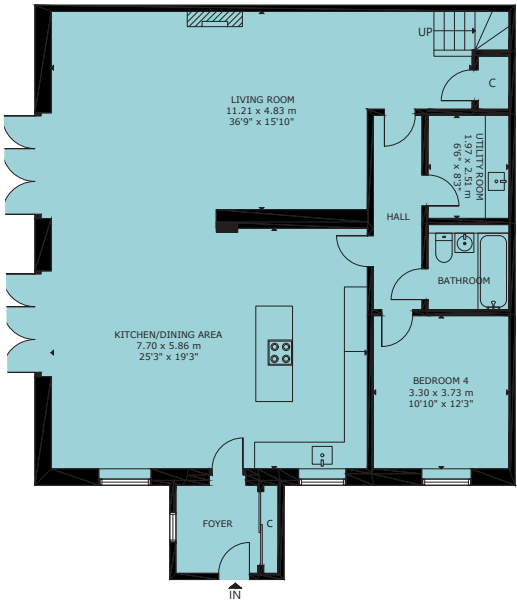
“Discover the captivating charm of a rural residence, complemented by modern touches that ensure unparalleled comfort and pure bliss.”

Home Report valuation	£550,000
Internal floor area	219m ²
School catchment	Torphichen Primary and Linlithgow Academy
EPC Rating	Band A
Council tax band	Band G
Train station	Linlithgow & Bathgate Railway Stations

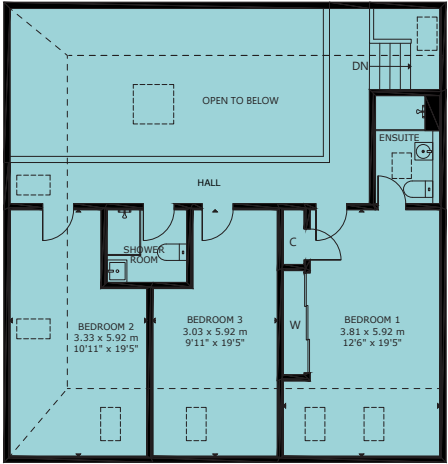
Extras

All floor coverings, light fittings, blinds and in the kitchen the integrated oven, hob, dishwasher and washing machine.

Ground Floor



First Floor



Dimensions

Ground Floor	
Living Room	11.21m x 4.83m
Foyer	1.60m x 2.33m
Kitchen / Dining Area	7.70m x 5.86m
Utility Room	1.97m x 2.51m
Bathroom	1.98m x 2.07m
Bedroom (4)	3.30m x 3.73m

First Floor	
Bedroom (1)	3.81m x 5.92m
Bedroom (2)	3.33m x 5.92m
Bedroom (3)	3.03m x 5.92m
En-suite	2.15m x 2.52m
Shower Room	1.94m x 1.77m

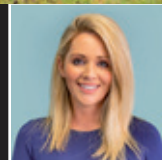
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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&Co



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Pioneers in Property



Natasha Fontaine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.