



6 Champany Holdings, Linlithgow. EH49 7NR



# 6 Champany Holdings, Linlithgow. EH49 7NR

Unique equestrian property with a 3 bedroom house, lovely rural setting with open country views, extensive outbuildings, stables, tack room and 6.58 acres

**Blackness 1.2m. Linlithgow 2m. Bo'ness 2m, Falkirk 8m, Edinburgh Airport 9m, Edinburgh 14m, Glasgow 31m**

## LOT 1

The property may be sold as a single or two separate lots as detailed below. The preferred option by the sellers is for the property to be sold as a single lot.

### THE HOUSE AND GARDEN

- Front Porch
- Lounge
- Kitchen/ Dining Room
- Sunroom- Entrance to Garden/Patio
- 3 Bedrooms
- Double glazing throughout
- Oil fired central heating
- Multi fuel stove in lounge
- Secluded yet central location
- Mature 0.3 garden with summerhouse

### EXTERIOR

- Stabling for 6 Horses with scope to expand
- Paddocks
- Garage/Workshop/Tack room
- Large Parking Area
- Scope to develop for cattery/kennels etc
- Total acreage circa 0.85 acres (0.34ha)

**OFFERS OVER £390,000 for Lot 1**

## LOT 2

5.73 acres (2.32ha) of arable farmland.

**OFFERS OVER £50,000**

**LOTS 1 plus 2 OFFERS OVER £440,000**

HOME REPORT VALUATION - £470,000 for both Lots.

COUNCIL TAX BAND: D

Scope for kennel or business use.

HOME REPORT & EPC refer to [www.packdetails.com](http://www.packdetails.com) Ref: HP381801 / EH49 7NR  
EPC Rating - D



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,  
Fife KY12 7PD 01383 722454 also at  
29 York Place, Edinburgh EH1 3HP 0131 478 8708



## SITUATION

No 6 Champany lies within a group of houses known as Champany Holdings about 500 yards from the award winning Champany Restaurant, a mile north west of junction 3 of the M9 Edinburgh to Stirling motorway close to Bo'ness and Blackness. Linlithgow is only 2 miles away and of historic interest as the birthplace of Mary Queen of Scots with a very scenic area incorporating Linlithgow Palace, Loch and attractive grounds. The property is also close to the visitor attractions of Hopetoun House, the House of the Binns and the Forth Bridges. There is a variety of good local shops restaurants and coffee shops with a variety of recreational activities available.

6 Champany is well located to the central belt motorway network, being situated only 14 miles from Edinburgh and 36 miles from Glasgow and is a commutable distance from both cities including the airports. The train station in Linlithgow provides regular services to Edinburgh, Glasgow and Stirling.

The house lies 700 yards from Blackness Primary school to the east and also close to Linlithgow Academy which is one of the top performing secondary schools in the country.

The property has a great setting with attractive views to the surrounding countryside, the Firth of Forth, with a favourable climate and lying 50 metres above sea level.

## LOT 1

### THE HOUSE, OUTBUILDING AND PADDOCK 0.85 ACRES

#### The House

The house and garage was built around 1935. The kitchen, conservatory and bathroom extension were added to the property in 1999. The bay extension within the living room was added in 1984. There is loft and cavity wall insulation with oil central heating and double glazing throughout. The house is in excellent decorative order with radiators in all of the rooms.

## ACCOMMODATION

**Entrance Hall** (West) 1.8m x 1.45 m

Contains fitted cupboards & shelving area. Ceramic tiled floor.

**Bathroom** (W) 2.1m x 1.7m

White bathroom suite consisting of bath, wash hand basin with fitted units under and WC.

**Sun Room** (S) 3.3m x 2.7m

A bright attractive room with slated roof and double glazed windows, it has a wooden floor with ceiling light and fan. There is direct access to the patio area and large garden.









**Kitchen/Dining room - L-shaped (W, E & S)**

**Kitchen area 6.05m x 2.0m - Dining area 2.2m x 1.9m**

This attractive extension was added in 1999 along with the conservatory and bathroom. The fully fitted kitchen currently has a fridge freezer and dishwasher which will not be included in the sale, however, the Zanussi cooker, washing machine and extraction fan will be sold with the property. There are several large windows with lovely views to the garden and fields, space for a large dining table and chairs with ceramic tiled floor. This bright room leads to the sunroom through a glazed door to the south and to the lounge to the north.

**Lounge (W, S & N) 6.0m x 3.9m**

Large lounge with bay window extension incorporating large wooden framed windows overlooking the front of the house and garden. There is an attractive brick fireplace with multi fuel stove, this room has a picture rail.

**Internal hallway 3.8m x 0.97m**

Wood panelled ceiling and a radiator.

**Shower room (S) 1.7m x 1.55m**

Bright white shower room with ceramic tiled floor and shower fed from the hot water tank.

**Bedroom 1 (N) 3.9m x 3.5m**

This master double bedroom has views to open fields over the side area of the garden. The large wardrobe will be included in the sale.

**Bedroom 2 (S) 3.05m x 3.55m**

Double bedroom with views over the back garden.

**Bedroom 3 (N) 2.3m x 3.55m**

Double bedroom with views over the front of the property.

**Front Porch (E) 1.8m x 1.5m**

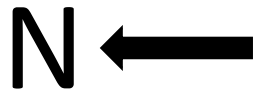
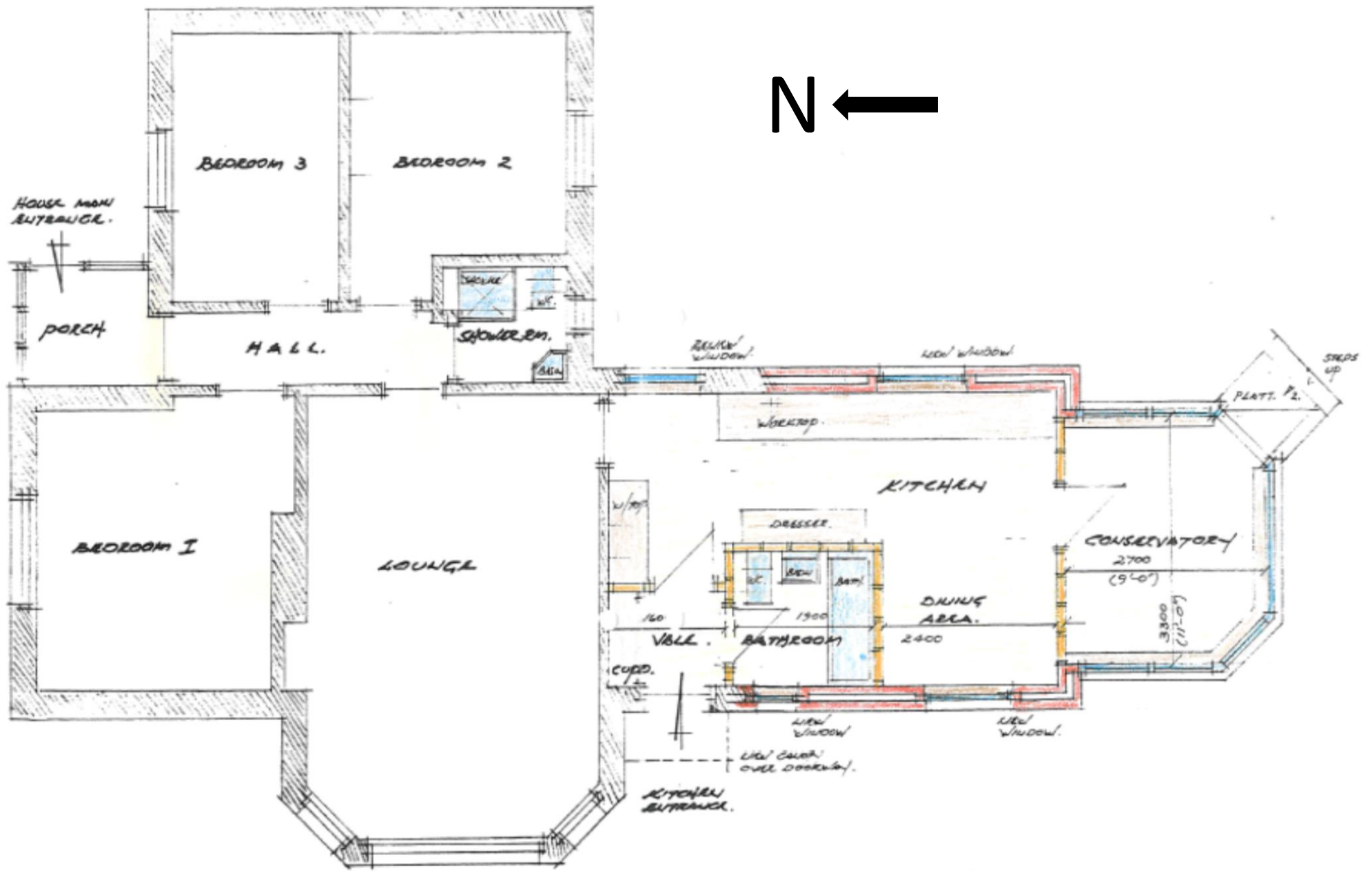
This glass framed porch was refurbished in 2009.

**Garden**

The large extensive garden with patio area has mature trees and shrubs, outer hedging with firs, holly and red dog. There are also a variety of fruit trees, bushes and herbs. Hydrangeas, Silver Birch and Conifers with a small rockery add to its appeal. There is a garden shed used for storage and potting plants. Large gravelled area for cars, horse box etc.

The septic tank for the sole use of the property is located in the north east corner of the garden.





HOUSE FLOOR PLAN

PROPOSED ALTERATION AND EXTENSION TO  
HOUSE AT 6 CHAMPANY 1ST WEST LOTHIAN.

DWG: H-24/5  
SCALE: 1-50  
DATE: APRIL 97

(Original is A3 scale)



## THE OUTBUILDINGS

### Garage/workshop/tackroom 10.7m x 5.2m approx

A large double garage which is currently used as a storage/ workshop area with concrete floor has a partitioning to the tack room. There is a small window to the stables. The tack room houses a washing machine for horse blankets etc and has fully fitted hanging rails for tack. The room currently has an external entrance however an additional internal entrance could be added from within the stable area.

### Barn/Stables adjoining buildings 12.2m x 9.5m, 11.7m x 4.3m

Houses in total 6 stables with room to expand. There are currently 4 large stables 3.9m x 3.6m plus 2 pony stables currently used as storage and feed area. There is a concrete floor with 5ft high concrete wall and corrugated iron to eaves height, with transparent plastic panels to afford natural lighting. There is a profiled steel roof and wooden doors on both buildings. There is internal and external lighting on timers with 3 water taps and water to both fields and paddock. The buildings are in excellent order.

### Lot 1 Total Land Area 0.85ac (0.34ha) measuring 101m long x average width of 34m.

This includes the house, the garden and outbuildings and a small flat paddock area which has been used in the past as a schooling area. 31 x 36m to the west (0.28ac).

### LOT 2 5.8 Acres of arable land

Lot 2 comprises of 5.8 acres of grade 3(1) quality arable land as classified by the Institute of Soil Classification. The lands are approximately 170 feet above sea level.

The two fields are well fenced, watered and hedged. There is also an access strip 31x5m and a sightline strip 106m x average width of 2m excluded from Lot 1 so as to provide field access for Lot 2.

Should the property be sold as 2 lots access may be required into lot 2.



### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evening and weekends), Fax: 01383 621180.

### **CLOSING DATE**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### **PROPERTY MISDESCRIPTION**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### **OFFERS**

Offers must be submitted in Scottish legal terms to the selling agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents.

**SELLERS** – Duncan and Sheila Foggon















**LOCATION PLANS**

Plans produced by permission of Ordnance Survey  
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**Directions**

**From Linlithgow**

Follow the A803 Blackness Road, crossing over the motorway (M9) and carry along this road. At Champany’s restaurant, take the 2<sup>nd</sup> turning on your right (B904) and no. 6 Champany is on the right hand side after about 500yards.

**From M8**

Following the M8 motorway from Glasgow, at the Newbridge Junction follow the signs for Forth Road Bridge A90, Stirling M9. Leave the M9 at Junction 3 then turn right onto the A803 (signposted Bo’ness, A904). Continue on the A904 then turn right onto the B903 (signposted Blackness Castle). Champany Holdings is approx. 500 yards on the right.

**From Stirling**

On the M9 turn off at junction 2. Turn left and left again onto the B904. Continue to the next junction at the Champany Inn and turn right and first right as above.



