

Bowden Springs Fishery Linlithgow

West Lothian





Collection

WELCOME TO
Bowden Springs Fishery Linlithgow

Halliday Homes Collection are delighted to welcome to the market Bowden Springs Fishery and Carribber Holiday Cottages. This is a unique opportunity to acquire a thriving trout fishery and holiday accommodation business, together with a substantial 5 bedroom detached house, set in 13 acres of beautiful West Lothian countryside just a short drive from the town of Linlithgow and only 20 miles from Edinburgh.



5 Bed | 2 Bath | 253m2

THE HOUSE

The main family home offers flexible living space in excellent condition throughout with the accommodation comprising of vestibule, lounge, dining room, kitchen, utility room, office, shower room, bedroom and rear vestibule. The upper floor offers a bathroom and three generously sized bedrooms with the principal room offering French doors onto a large balcony overlooking the loch and woodland.

In addition, the holiday accommodation consists of a row of 3 cottages each offering open plan lounge and kitchen, downstairs bedroom and a shower room. The upper floors offer a further 2 double bedrooms, one ensuite with a dressing room and an additional shower room.

Externally there is a private garden adjoining the house which has been landscaped and offers raised beds, greenhouse, summer house, decked area and a selection of mature plants and shrubs. A large garage also benefits from a laundry room to the rear.

The land extends to 13 acres in total which includes the fishing lochs and surrounding woodland, guests and visitors car parking, and a large workshop.





STRIKING IMPRESSIONS

The principal bedroom enjoys French doors onto a large balcony which overlooks the loch and surrounding woodland where you can spot the local wildlife.

THE HEART OF THE HOME





A CLOSER LOOK







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ALL ENQUIRIES

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