



81 Curling Pond Lane, Longridge

Offers Over £420,000

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Longridge

Welcome to Curling Pond Lane, Longridge an exceptional family residence offering space, style and sophisticated living.

Tucked away within a highly sought after and peaceful cul-de-sac, this exquisite five bedroom detached residence on Curling Pond Lane has been thoughtfully designed with modern family life in mind, offering the perfect blend of luxury, practicality and a true sense of home. Longridge itself is a village celebrated for its strong community spirit, friendly neighbours and tranquil surroundings, making this the ideal setting for families looking to lay down roots in a safe and serene environment while remaining within easy reach of urban conveniences.

From the moment you arrive, the impressive kerb appeal is undeniable, with a mature hedge providing a sense of privacy and seclusion, while the mono block driveway offers generous parking and the added convenience of an EV charger, ensuring the home is as future ready as it is welcoming.

Step through the front door and prepare to be captivated by the immediate sense of grandeur and space. The stunning, imposing staircase commands attention the moment you enter hinting at the elegant interiors and thoughtful layout which unfolds beyond. To the front of the home lies the expansive yet wonderfully cozy lounge, a space flooded with natural light thanks to its beautiful dual aspect windows. Perfect for unwinding with loved ones after a long day or hosting lively family gatherings and movie nights, this is a true heart of the home space designed to be enjoyed by all generations.

Double doors draw you seamlessly into the magnificent open-plan kitchen, dining and living area, undoubtedly the social hub of this remarkable home. The sleek, high gloss kitchen cabinetry is complemented by luxurious black granite worktops and a full suite of integrated appliances, creating an environment where cooking becomes a pleasure rather than a chore. This versatile open plan space easily accommodates a large dining table and a relaxed seating area, making it the perfect spot for both everyday family meals and more lavish entertaining. A large picture window frames delightful views over the landscaped rear garden while the connection to the lounge ensures the entire ground floor flows effortlessly an ideal layout for modern family life.



Practicality has also been carefully considered, with a separate utility room offering space for a washing machine and essential storage, while a handy back door provides direct access into the rear garden, perfect for muddy boots and busy school mornings. A conveniently located WC off the main hallway adds to the practicality that any substantial family home demands. A second utility area with space for both a washing machine and tumble dryer plus further storage options connects directly into the garage which has been cleverly partitioned to offer yet more useful storage space.

For added indulgence and yet more functional living space the property also boasts a luxurious designated cinema room, the ultimate retreat for movie lovers and an enviable space to gather family and friends for film nights in true comfort. This impressive room is highly versatile designed to adapt to your family's changing needs over time. Should you wish, it could easily be reimagined as a generous downstairs bedroom for guests or multi generational living, a vibrant playroom to keep little ones entertained, a dedicated home office perfect for remote working or even a private gym or hobby studio- the options are endless and only add to this home's exceptional appeal.

Ascending the impressive feature staircase you are greeted by a light filled landing, thanks to a well placed skylight window that bathes the upper level in natural daylight. Here five generously proportioned bedrooms await, each thoughtfully designed to provide built in storage, ensuring clutter free and serene sleeping spaces for every member of the family. The principal suite is a true sanctuary and must be viewed to be fully appreciated spacious enough to accommodate a super king size bed and additional freestanding furniture, it radiates the opulence of a boutique hotel suite. The principal bedroom further benefits from a luxurious ensuite shower room and an enviable walk in wardrobe, providing both style and function in equal measure.



Adding to the appeal for busy family life, both the second and third bedrooms feature their own ensuite shower rooms, giving older children or visiting guests the privacy and convenience they deserve. Completing the upper level is a generous family bathroom, finished to a high standard with a sleek four piece suite, perfect for everyday family living.

Externally, this outstanding property continues to impress. The landscaped wrap around rear garden has been thoughtfully designed to offer something for everyone. Children can enjoy the safe, enclosed lawn with a designated play area, while adults can relax and unwind on one of two dedicated seating areas or entertain friends on the expansive decked area, complete with a built-in bar – the ultimate space for summer barbecues and evening cocktails under the stars.

Nestled in the heart of West Lothian, Longridge offers the very best of both worlds – a peaceful, semi-rural setting with a strong village community feel, yet with excellent access to nearby amenities and transport links for an easy commute. The property lies within a desirable school catchment area, making it an excellent choice for families seeking top educational opportunities for their children. Armadale Train Station is just a short drive away, providing convenient rail links to Edinburgh and Glasgow for commuters, while the nearby town of Whitburn is only a few minutes by car and hosts a wide selection of larger supermarkets, shops and services to cater for all your daily needs.

Whether you're searching for the calm of countryside living or the convenience of nearby towns and cities, Curling Pond Lane truly offers an unrivalled balance of both. Don't miss the opportunity to make this spectacular family home your own and embrace the exceptional lifestyle that awaits you in Longridge.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



FRONT GARDEN

REAR GARDEN

Driveway

2 Parking Spaces

Garage

Single Garage

- Exquisite Five Bedroom, Five Bathroom Family Home
- Peaceful Location With A Strong Community Spirit
- Landscaped Sun Trap South Facing Rear Garden
- Parking For 2 Vehicles And An EV Charger
- Abundance Of Storage Space Throughout
- Outstanding Primary Suite With En-Suite Shower Room And Walk In Wardrobe







Approximate Gross Internal Area (Excluding Garage) = 250.0 sq m / 2691 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1222155 / Ref:90967)



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