

9 Blackburnhall Holdings, Blackburn

Offers Over £400,000

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Welcome to BlackburnHall Holdings, an extraordinary opportunity to own not just a home but a way of life. Set in an idyllic rural pocket of West Lothian on an acre of immaculately maintained grounds and surrounded by rolling fields where cows graze and horses roam, this much-loved three-bedroom detached bungalow has been held within the same family for generations and is now ready to offer its unique lifestyle to the next owners. As you approach along the generous driveway, with space for several vehicles, you immediately sense the rare privacy and tranquillity on offer here, the kind of setting that rarely comes to market.

Outside, the property's grounds open up into a private world of space, freedom and possibility. An original barn stands proudly on the land, ideal as a substantial workshop or business base, and tucked behind it lies a remarkable leisure space with a games room complete with pool table and projector screen alongside a fully insulated recording studio for music, podcasts or any creative pursuit. At the far edge of the garden, the heritage of the property is revealed in the remnants of an old bowling green, now a charming feature that could be restored or transformed, and a chicken coop provides the opportunity for a touch of self-sufficiency. The gardens themselves are beautifully landscaped and perfectly manicured, a lush green canvas for gatherings, children's play or simply relaxing in the peace of the countryside.

Step inside and the sense of care continues. A welcoming entrance area opens to a bright, spacious hallway, its beautiful world-map wall detail hinting at the home's character. To one side of the home, on the right, lie three generous double bedrooms, the principal suite comfortably accommodates a king size bed, additional furnishings and features built-in storage and a luxurious modern ensuite finished in stylish white and grey marble-effect panelling. The further two bedrooms are equally well proportioned, both accommodating double beds and and room for additional furnishings. Completing this section of the home is the generously sized family bathroom with a four-piece suite, including separate shower and bath.



The other side of the bungalow is dedicated to everyday living and entertaining. A wonderfully expansive living room with a cosy log burner flows into a conservatory that frames panoramic views of the gardens, while an elegant archway leads to the dining area and on into a sleek, recently updated kitchen finished in modern grey tones. This free-flowing layout allows you to move in a natural circle through the main living areas, perfect for family life and social occasions alike. A separate corridor off the hallway leads to a generous utility and laundry room and excellent storage, keeping the main spaces clutter free.

What sets BlackburnHall Holdings apart is the lifestyle it enables. Whether you dream of running a business from home, hosting lively gatherings, indulging your creative side in a private studio, keeping animals, or simply enjoying the serenity of your own acreage, this property offers the freedom to do so. It's rare to find a home that combines such a peaceful, secure rural setting with so many versatile spaces and so much character. And while the property feels wonderfully private, it is far from isolated. Highly regarded primary schools such as Our Lady of Lourdes, Murrayfield and Blackburn Primary are all within about a mile, with St Kentigern's Academy just over a mile away and West Calder and Bathgate Academies around two miles for secondary education. For commuters, Addiewell train station is less than two miles from the door, with West Calder and Bathgate stations also nearby, giving direct access to Edinburgh and Glasgow, and the M8 motorway is within easy reach for fast road links. Everyday shopping is equally convenient, with ASDA, ALDI, Lidl, Morrisons and Co-op stores all within a short drive in Bathgate, Whitburn and the surrounding villages.

BlackburnHall Holdings is not just a property, it's an invitation to live more expansively, more creatively and more comfortably than you thought possible, combining the charm of the countryside with the convenience of nearby schools, shops and transport. Opportunities like this are genuinely rare, a secure, versatile home in a setting that will inspire you every day.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



- Situated On An Impressive Plot Of Land
- Spacious Living Room With Log Burner
- Elegant Dining Area And Modern Grey-Toned Kitchen
- Three Double Bedroom Detached Bungalow
- Original Barn, Workshop, Recording Studio & Games Room
- Chicken Coop & Old Bowling Green



GARDEN

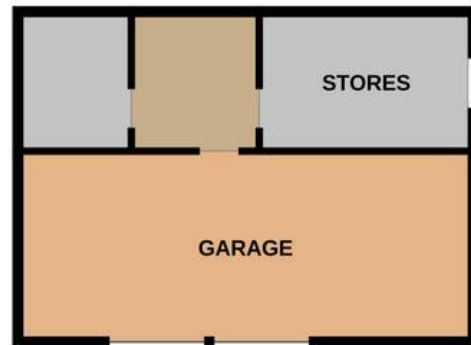
DRIVEWAY

6 Parking Spaces





OUTBUILDINGS



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

