

# WHITE MOSS

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BOGSBANK ROAD  
WEST LINTON, SCOTTISH BORDERS  
EH46 7BS



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WHITE MOSS





# A GENEROUS DETACHED HOUSE

This five-bedroom, five-bathroom generous detached house occupies an impressive 45 acres of mostly protected land, offering a fantastic lifestyle opportunity, with lovely gardens, paddocks, and extensive private parking. The home is situated just outside West Linton and boasts a truly tranquil location, with wonderful open views from most windows. As well as its peaceful location, the house lies within easy reach of charming West Linton and its reliable village amenities, as well as road links connecting across the county and further afield.

## GENERAL FEATURES

- Generous detached house just outside West Linton
- Wonderfully spacious and flexible, family orientated accommodation
- Well-presented, modern interiors and neutral décor
- Occupying approximately 45 acres of mostly protected land
- EPC Rating - D

## ACCOMMODATION FEATURES

- Entrance porch with built-in storage cupboard
- Reception hallway with space for furniture and built-in storage
- Elegant, bay-fronted living room with snug area
- Fabulous sunroom with garden access
- Well-appointed, attractive breakfasting kitchen, utility room with shower room, and rear porch with external access
- Five generously proportioned double bedrooms (two with walk-in wardrobes/dressing rooms, and one with built-in wardrobes)
- One en-suite shower room
- One Jack-and-Jill en-suite bathroom
- One additional shower room
- Four-piece family bathroom
- Combination of oil-fired and LPG heating
- Double-glazed windows throughout

## EXTERNAL FEATURES

- Approximately one acre of well-maintained, mature garden grounds
- Two good-sized paddocks
- Large garage/workshop with extensive storage and workspace
- Shed for additional external storage
- Private multi-car driveway for off-road parking
- Approximately 45 acres of protected, former peat bogs (local biodiversity site)



# A WELCOMING ENTRANCE

## TO A DELIGHTFUL HOME

A quiet tarmac track, which was formerly a railway line, leads from the main road along to the driveway of White Moss, where the home's front door opens into a practical, spacious porch with built-in storage. From here, a door leads through to an airy reception hall with plenty of space for furniture items and a wealth of built-in storage, including a large airing cupboard.





# THE RECEPTION ROOMS

The home has multiple spacious and versatile reception rooms, allowing the new owner to configure them to their own requirements and ideal for both family life and entertaining alike. The living room occupies a generous footprint and is illuminated by dual-aspect glazing capturing wonderful natural light throughout the day and framing

lovely views of the garden and beyond. The room is adjoined by a snug area, perfect for display items, a study/reading nook, or a children's play area, and it is connected to a fabulous sunroom. Here, a wealth of glazing allows natural light to flood in and French doors afford access to a deck in the rear garden, seamlessly connecting the house to the outdoors.





# THE DINING ROOM

PERFECT FOR BOTH FAMILY LIFE  
& ENTERTAINING ALIKE

The formal dining room presents the perfect setting for sit-down meals, family gatherings, and dinner parties, with ample space for at least an eight-seater table alongside additional furniture. The room has been extended by the current owner to include a box window, which now bathes the space in natural light and creates a wonderfully light and airy ambience.





# MAGNIFICENT DRAWING ROOM

Perhaps one of the most impressive rooms in the house is the magnificent drawing room on the first floor, which is perfectly positioned to enjoy far-reaching views encompassing the garden and its wealth of tall mature trees, the land beyond, and the hills in the distance – undoubtedly breathtaking as the landscape changes throughout the seasons. The room is filled with natural light through triple-aspect windows, and a fireplace surrounds a warming log-burning stove, creating an ideal focal point around which furniture can be arranged.



# BREAKFASTING KITCHEN

## A WELL-EQUIPPED COOKING ZONE

The kitchen (by Wren Kitchens) was fitted in 2017 and comes well-appointed with a wide range of wall and base cabinets, as well as a central island, and spacious quartz worktops. Neatly integrated appliances comprise twin Neff combination ovens, a warming drawer, a five-ring Neff induction hob with an extractor hood, a Bosch fridge/freezer, and an AEG dishwasher. A fitted table, attached to the island, creates a perfect space for enjoying morning coffee, casual weeknight meals, and socialising while cooking, and the kitchen is supplemented by a spacious utility room with additional cabinetry and workspace and space for laundry appliances (as well as an additional fridge/freezer).





## IDEAL FOR RINSING OFF AFTER MUDDY WINTER WALKS

The utility room is adjoined by a boot room with a shower room, which affords access to a practical rear porch with space for coat and shoe storage and a door leading out the garden. The kitchen is also adjoined by a good-sized study, perfect for those requiring a quiet space to work or study from home.





# FIVE VERSATILE BEDROOMS

ENSURING A PEACEFUL NIGHT'S REST

The home boasts five well-proportioned and airy double bedrooms, with three on the ground floor and two on the first floor. The ground-floor bedrooms offer excellent flexibility and options for use, and two are accompanied by built-in storage, with one also featuring a charming window seat. Two of the bedrooms here also share a Jack-and-Jill en-suite bathroom. The two first-floor bedrooms are approached via a staircase and a wonderfully spacious landing with a study area and a large linen cupboard. Both triple-aspect rooms occupy particularly generous footprints, with ample space for bedroom furniture and lounge areas if desired, as well as being accompanied by walk-in wardrobes/dressing rooms and eaves storage.

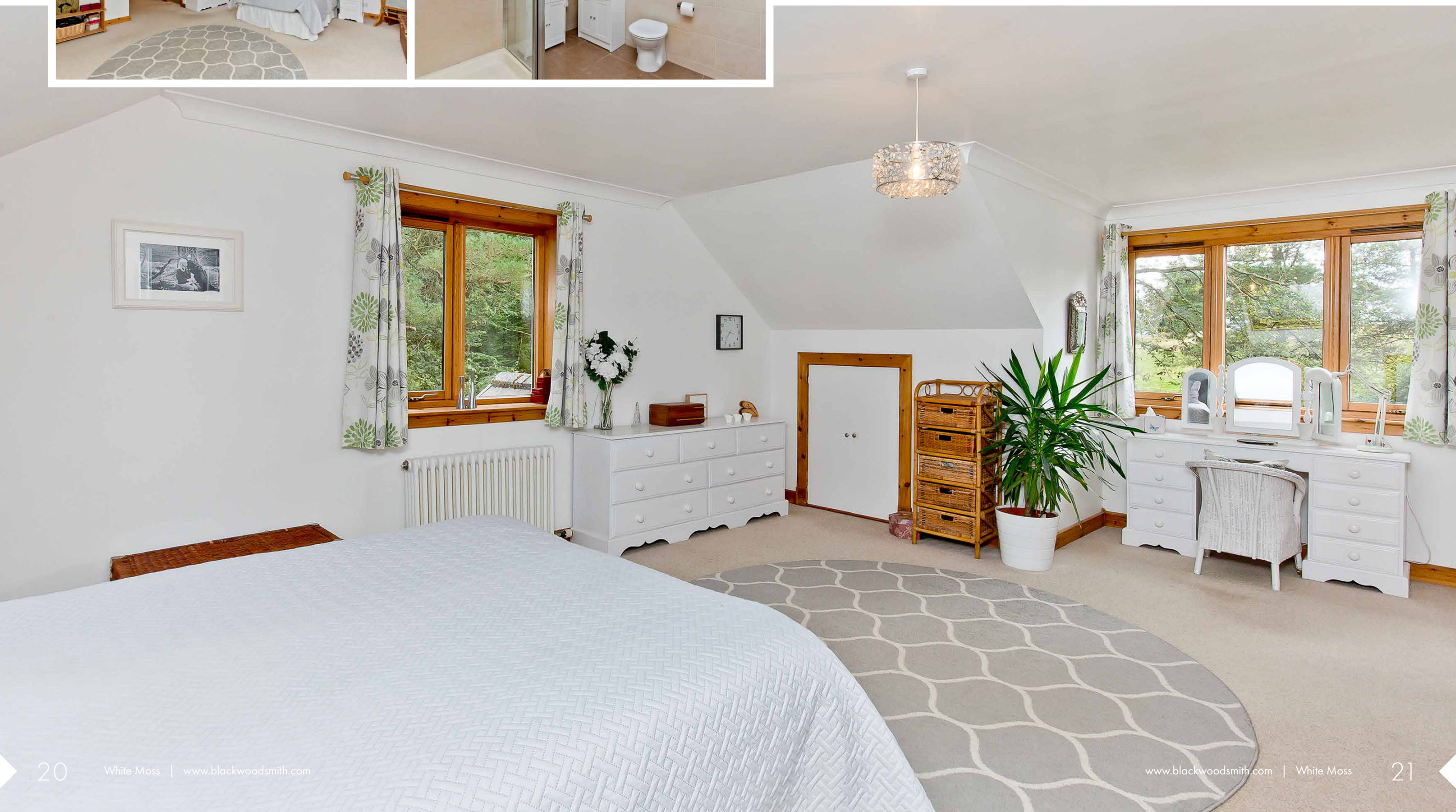






# THE PRINCIPAL BEDROOM

The principal bedroom has the additional benefit of an en-suite shower room, whilst the other neighbours the first-floor shower room.





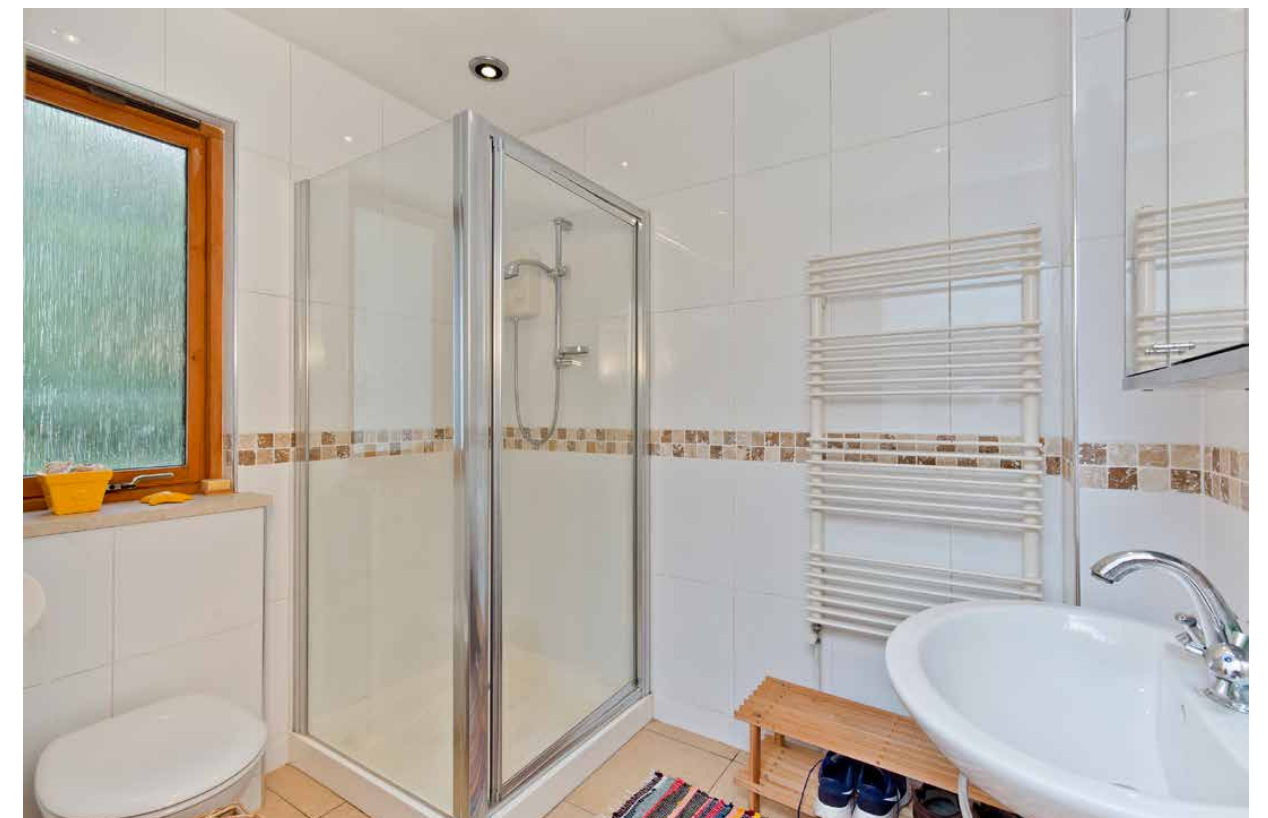
# THE BATHROOMS

The ground-floor Jack-and-Jill en-suite bathroom comprises a bath with an overhead shower and a glazed screen, a wall-hung basin, a WC, and a tall towel radiator. The utility room's shower room comes complete with a corner shower enclosure, a WC-suite, and a towel radiator, whilst a four-piece family bathroom completes the ground-floor washrooms, replete with a freestanding bathtub, a large shower enclosure, a WC-suite set into vanity storage, and a chrome towel radiator. Upstairs, the principal bedroom's en-suite comprises a corner shower cubicle, a basin set into a vanity storage unit, and a WC, and the final shower room is equipped with a shower enclosure and a WC-suite. The home is kept warm by a combination of oil and LPG-fired central heating (with the Worcester gas boiler replaced in 2017), and the windows are all double glazed.





FIVE WELL-APPOINTED WASHROOMS,  
PERFECT FOR FAMILY LIFE





# GARDENS LAND & PARKING



## DELIGHTFUL, MATURE GARDENS, ACRES OF PROTECTED LAND, AND EXCELLENT PRIVATE PARKING

**T**he home is set in approximately 45 acres of land. This includes about an acre for the house and its lovely gardens, two paddocks occupying about an acre and a half combined, with the rest of the land consisting of extensive peat bogs, which is all protected land that can't be built on and is a local biodiversity site.

The gardens are beautifully maintained, with spacious, well-kept lawns, a wealth of mature, tall trees, leafy shrubbery, and planting, two characterful follies, and several decked areas for outdoor dining furniture and summer barbecues. The gardens will undoubtedly keep those with green fingers very happy and busy throughout the year, and the outdoor space is sure to appeal to those with children and animals.



## THE OUTDOOR SPACE IS SURE TO APPEAL TO THOSE WITH CHILDREN AND ANIMALS

**T**he paddocks (one with a stable) create an exciting opportunity to keep various types of animals, with the current owners having had a diverse range over the years, including rescue donkeys, ducks, and ponies, offering a unique and exciting lifestyle opportunity. There is also a large outbuilding offering extensive storage/workspace. To the front of the house, a large driveway provides off-road parking for multiple vehicles.

Extras: All fitted floor coverings, window coverings (except selected curtains), light fittings (one current light fitting will be replaced with a different one), and integrated kitchen appliances will be included in the sale.







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APPROXIMATE TOTAL AREA:

539.6 sq. metres (5808.4 sq. feet)

GROUND FLOOR FIRST FLOOR EXTERNAL

The floorplan is for illustrative purposes. All sizes are approximate.

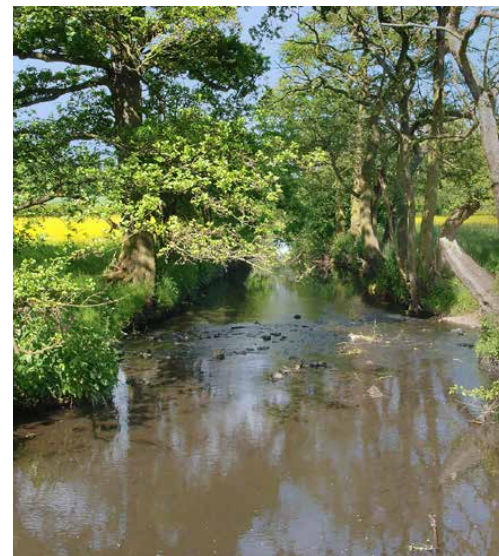




# WEST LINTON



## AN AREA OF OUTSTANDING NATURAL BEAUTY



White Moss is located approximately one mile from the charming village of West Linton. Situated in an area of outstanding natural beauty at the foot of the Pentland Hills, West Linton offers the best of rustic country living within easy reach of Edinburgh, which is under an hour's drive from the property.

Surrounded by rural farmlands and rolling countryside this fantastic home lies only 17 miles from the heart of the capital. West Linton benefits from excellent local amenities including shops, a Co-op, a health centre, a pharmacy, a Post Office, the historic Tollhouse Tea Room, and The Gordon Arms Hotel with a beer garden, bar, and restaurant, The Pyet restaurant and deli, and two churches, and has a state-of-the-art primary school and a nursery (a four-minute drive from White Moss), with secondary schooling in Peebles, under 30 minutes' drive away. There is also wraparound childcare available. For more extensive shopping, Biggar, Peebles (both just over 12 miles away) and Edinburgh are all within easy reach. The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club, a bowling club, a football club, and the West Linton Horticultural Society, while a range of centres and halls are available for public hire for social activities and meetings.

There are various outdoor activities on offer, including: breath-taking country walks (from beginners to advanced), cycling paths over the hills and through the woods, horse-riding is available at a number of local equestrian facilities as well as two village greens adjacent to the Lyne Water which runs through the village. The West Linton Golf Club (just over two miles away) is a championship course which also offers a social membership for non-golfers to enjoy the clubhouse amenities. The Don Coyote Outdoor Centre at Lamancha (just over 20 minutes by car) is an action-packed adventure centre providing activities including shooting and archery, amongst the beautiful scenery of the Scottish Borders. In June each year the community of West Linton and the surrounding area comes together for the week-long common riding festival the Whipman Play. The village is conveniently situated on the A702, providing easy access to the City Bypass, the airport, and wider central road network for commuting.





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