



Thixendale House

Lamancha, West Linton

Exceptional 5 bedroom country home set within the beautiful landscape of Lamancha near West Linton, where rolling countryside, open skies, and peaceful surroundings create a slower and more meaningful pace of life. Offering approximately 310 sqm of elegant living space, private grounds extending to around 1,800 sqm, breathtaking hill views, and remarkable family accommodation, all within approximately 40 minutes of Edinburgh.

Council Tax band: G

- Exceptional 5 bedroom country home in Lamancha, EH46
- Approx. 310 sqm of beautifully designed living space
- Private grounds extending to approx. 1,800 sqm
- Stunning countryside and hill views throughout
- Magnificent principal living room & garden room
- Spacious breakfasting kitchen with feature Aga
- Paddock & stables available by separate negotiation
- Peaceful rural living within approx. 40 minutes of Edinburgh



Entrance Porch

The approach to Thixendale House immediately hints at the character and presence within. A solid entrance door, framed by elegant glazed side panels, opens into a generous welcoming porch designed to shelter the home from the elements while creating a true sense of arrival. The inner glass door and surrounding glazed panels allow light to flow beautifully through the space, offering a subtle glimpse of the splendour beyond, a quiet introduction to what is still to come.

Reception Hallway

Few homes create a first impression quite like this. As you step beyond the entrance, the reception hallway opens dramatically upwards into a breathtaking full-height space, where natural light pours down from a remote-controlled skylight high above, filling the heart of the home with warmth and atmosphere throughout the day. An elegant staircase rises gracefully through the centre of the hall towards a galleried landing above, creating an almost balcony-like outlook over the reception space below – adding both scale and architectural presence. It is a space that immediately invites you further into the home in truly grand style, setting the tone for the quality, calm, and sense of occasion that flows throughout Thixendale House.





Principal Living Room

17' 5" x 21' 4" (5.30m x 6.50m)

The principal living room is an exceptional space in both scale and atmosphere. High ceilings and expansive proportions create an immediate sense of openness, while a magnificent bay window to the front frames breathtaking views across the surrounding countryside and rolling hills beyond – drawing the landscape beautifully into the room itself. A bespoke feature archway window adds further architectural character and elegance, allowing light to move effortlessly through the space and enhancing the room's calm, airy feel. At its heart, a real feature fireplace brings warmth and intimacy during the evenings, creating a natural focal point within the room. Despite its impressive size, the space feels remarkably welcoming – bright, uplifting, and effortlessly comfortable all at once.



Garden Room

9' 10" x 19' 0" (3.00m x 5.80m)

Leading seamlessly from the principal living room, the garden room feels almost like a hidden retreat within the home itself. Surrounded by glass across three sides and enhanced by impressive high ceilings above, the space is continually filled with natural light from morning through to evening, creating a remarkable connection with the gardens and countryside beyond. French doors open directly onto the wraparound gardens and patio areas to the front and rear, allowing indoor and outdoor living to flow effortlessly together during the warmer months. Peaceful, private, and beautifully atmospheric, it is a room designed for slower moments – somewhere to sit quietly with a coffee, watch the changing light across the landscape, and simply enjoy the calm that surrounds Thixendale House.

Study/Bedroom 5

6' 7" x 9' 2" (2.00m x 2.80m)

Positioned quietly off the reception hallway, the study enjoys a peaceful outlook over the rear gardens, creating a calm and comfortable space well suited to both work and relaxation. Filled with natural light from the rear-facing window, the room offers excellent flexibility and could equally function as a home office, single bedroom, reading room, or private study depending on individual lifestyle needs. Versatile and quietly tucked away, it is another example of the thoughtful and adaptable living space found throughout Thixendale House.





Breakfasting Kitchen

15' 9" x 18' 8" (4.80m x 5.70m)

Breakfasting Kitchen positioned just off the reception hallway, the breakfasting kitchen is a remarkable space, generous in scale, filled with light, and very much designed to be the heart of the home. The room opens beautifully before you, centred around a substantial breakfast bar that naturally brings people together, whether for busy family mornings, relaxed coffee conversations, or evenings spent entertaining. Two large windows frame far-reaching views across the surrounding countryside and rolling hills, while a feature Aga sits proudly at the centre of the kitchen, adding both warmth and timeless character to the space. Extensive worktop areas and an exceptional range of storage and cabinetry ensure the kitchen functions effortlessly for modern family life, yet despite its practicality, the overwhelming feeling here is one of space, comfort, and togetherness. It is a kitchen designed not simply for cooking, but for living.

Sitting Room

11' 6" x 13' 9" (3.50m x 4.20m)

Sitting Room, open plan to the breakfasting kitchen, the sitting room provides a more intimate and relaxed living space, designed perfectly for everyday family life. A large window overlooks the surrounding gardens, bringing softness and greenery into the room while enhancing its warm, comfortable atmosphere. Positioned effortlessly alongside the kitchen, the space allows conversation and connection to flow naturally between both areas – whether entertaining guests, spending time with family, or simply enjoying the quieter pace of country living. Cosy, welcoming, and beautifully balanced against the scale of the home, it offers the perfect contrast to the grander reception spaces elsewhere within Thixendale House.



Dining Room

9' 2" x 14' 9" (2.80m x 4.50m)

Positioned quietly to the rear of the home just off the reception hallway, the dining room enjoys a wonderfully peaceful and secluded setting overlooking the gardens and countryside beyond. French doors open directly onto the rear garden, drawing in natural light and framing beautiful views towards Grange Hill, the surrounding grounds, and the paddock beyond. Generous in proportion yet wonderfully cosy in atmosphere, the room feels perfectly suited to both formal dining and relaxed evenings with family and friends — offering a calm and elegant space that remains closely connected to the landscape surrounding Thixendale House.

Utility Room/WC

5' 7" x 19' 0" (1.70m x 5.80m)

Accessed directly from the breakfasting kitchen, the utility room is a substantial and highly functional space designed perfectly for the practicalities of country living. Extensive units and worktop areas provide excellent storage and preparation space, while a front-facing window allows natural light to flow comfortably throughout the room. Thoughtfully separated from the main kitchen, it offers an ideal area for laundry, household tasks, outdoor clothing, and everyday family life without disturbing the calm of the main living spaces. The utility room also provides internal access to the double garage, a separate WC, and an external rear door, perfectly positioned for muddy boots, dogs, countryside walks, and returning home after time spent outdoors.





Bedroom 4

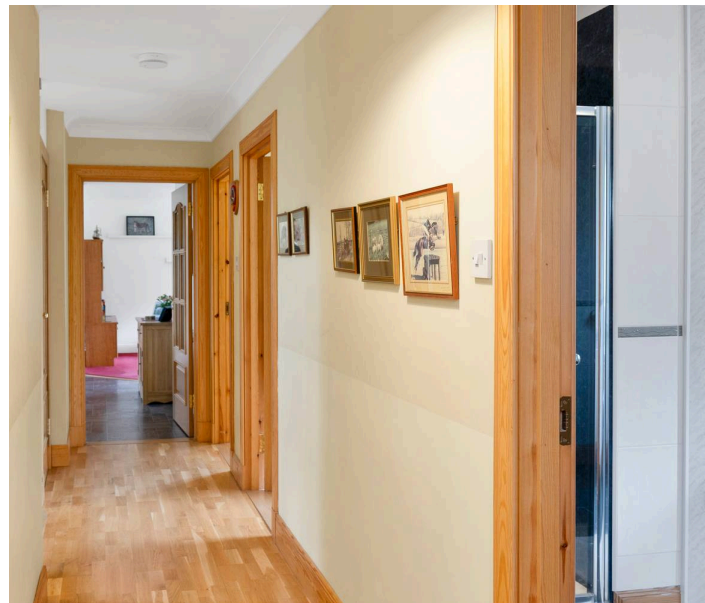
13' 1" x 13' 5" (4.00m x 4.10m)

Located on the ground floor, Bedroom Four enjoys a wonderfully private position within the home and almost feels like a peaceful annex of its own. Accessed directly from the reception hallway, the room also benefits from its own separate door leading into the garden room, creating a quiet and flexible space that feels gently tucked away from the main living areas. Windows overlook the rear gardens, bringing a calm and restful atmosphere throughout the day, while the nearby ground floor shower room further enhances the practicality of the space for guests, extended family, or multi-generational living. Comfortable, secluded, and full of flexibility, it carries the feeling of a home within a home, perfectly suited to modern family life.

Downstairs Shower Room

6' 7" x 9' 2" (2.00m x 2.80m)

Conveniently positioned beside the ground floor bedroom, the shower room has been designed with both comfort and practicality in mind. Finished in tasteful white porcelain tones, the space feels calm, bright, and timeless in style. A spacious walk-in shower enclosure enhances the room's clean and elegant design, while the overall atmosphere remains quiet, understated, and effortlessly functional. Ideal for guests, family living, or those seeking ground floor accommodation, it complements the surrounding spaces beautifully.



Principal Bedroom Suite

15' 5" x 23' 0" (4.70m x 7.00m)

Occupying almost half of the upper level alongside its private dressing room and en-suite bathroom, the principal bedroom suite is exceptional both in scale and comfort. Two large windows overlook the front gardens and frame far-reaching views across the surrounding countryside and rolling hills beyond, while an additional side aspect window allows natural light to flow beautifully through the room throughout the day. Despite its impressive proportions, the atmosphere remains wonderfully warm and homely, a space that feels calm, private, and deeply comfortable rather than simply large. The room easily accommodates not only a substantial bedroom setting, but also a private sitting area within the suite itself, creating a peaceful retreat positioned quietly above the heart of the home.





Private Dressing Room

9' 6" x 13' 5" (2.90m x 4.10m)

Set just off the principal bedroom suite, the private dressing room feels very much like a room within a room, generous in scale, peaceful in atmosphere, and beautifully connected to the surrounding landscape. A rear-facing window overlooks the gardens and countryside beyond, bringing natural light softly into the space throughout the day. Ample proportions allow extensive wardrobe and storage space while still maintaining an open and comfortable feel, enhancing the sense of luxury and privacy within the principal suite.

Principal En-suite Bathroom

7' 7" x 9' 6" (2.30m x 2.90m)

More akin to a luxurious family bathroom in both scale and design, the principal en-suite is a bright, elegant space positioned quietly off the bedroom suite. A rear-facing window allows natural light to fill the room, enhancing its airy and calming atmosphere throughout the day. Beautifully finished in timeless white porcelain tones, the bathroom features both a full-sized bath and a separate shower enclosure, combining comfort, practicality, and understated luxury in equal measure. Spacious, light-filled, and effortlessly refined, it completes the principal suite beautifully.



Bedroom 2

15' 5" x 15' 5" (4.70m x 4.70m)

Bedroom Two is an exceptionally spacious double bedroom, beautifully positioned to the front of the home where two large windows capture stunning views across the surrounding countryside and rolling hills beyond. Natural light pours into the room throughout the day, enhancing the sense of openness and calm that defines the space. Two substantial built-in wardrobes provide excellent storage while maintaining the room's generous proportions, leaving ample space for a full bedroom suite and additional furnishings with ease. Elegant, expansive, and wonderfully peaceful, it is a bedroom that feels every bit as impressive as the principal accommodation found in many homes.



Bedroom 3

11' 2" x 15' 5" (3.40m x 4.70m)

Bedroom Three continues the impressive sense of scale found throughout Thixendale House and would comfortably serve as a principal bedroom in many homes. Quietly positioned to the rear, the room enjoys peaceful views overlooking the gardens and paddock beyond, creating a wonderfully calm and restful atmosphere. Generous proportions provide ample space for a full range of furnishings, while a built-in wardrobe offers practical storage without compromising the openness of the room. Bright, spacious, and beautifully tranquil, it is a bedroom that combines comfort and versatility with ease.





Galleried Upper Landing

The staircase rises gracefully from the reception hallway towards a stunning galleried upper landing, where the full scale and architectural design of the home can truly be appreciated. Above, a large remote-controlled skylight draws natural light down through the full-height ceiling, flooding both the landing and reception space below with warmth and atmosphere throughout the day. The landing itself feels wonderfully spacious and open, leading elegantly to the upper accommodation while maintaining a strong visual connection to the heart of the home beneath. At the top of the staircase, a quiet alcove with a window overlooking the rear gardens, paddock, and Grange Hill beyond creates a beautiful moment of calm within the home, equally suited as a peaceful reading corner, reflection space, or small study area where the countryside views become part of everyday life.

Family Bathroom

7' 7" x 9' 6" (2.30m x 2.90m)

The family bathroom is generously proportioned and thoughtfully designed, featuring a full-sized bath, separate shower cubicle, and tiled flooring throughout. Bright, practical, and timeless in style, the space comfortably serves the upper accommodation while maintaining the calm and elegant feel found throughout the home.





Rear Garden

The rear garden at Thixendale House feels wonderfully private and deeply connected to the countryside beyond. Mature hedging, established shrubbery, and thoughtfully placed planting create a peaceful and secluded setting, while fruit trees including crab apple and plum bring colour and character throughout the seasons. Beyond the garden, the landscape rises gently towards the paddock and Grange Hill, creating an ever-changing natural backdrop that enhances the calm atmosphere surrounding the home. A raised patio area captures sunlight throughout the day and into the evening, offering the perfect space for outdoor dining, quiet mornings, or simply enjoying the tranquillity of the setting. Sheltered, mature, and beautifully established, the rear garden feels less like a traditional outdoor space and more like a private sanctuary within the landscape itself.

Yard

Positioned to the side and rear of the home, the courtyard area is accessed through traditional wrought iron gates beside the double garage, creating a substantial and highly versatile outdoor space quietly tucked away within the grounds. Generous in size and naturally sheltered, the space provides excellent additional parking while also offering exciting potential for outdoor entertaining, further landscaping, or future development possibilities subject to the necessary permissions. Connected seamlessly to both the gardens and garage areas, it enhances the flexibility and practicality of the home while maintaining the peaceful and private atmosphere that defines Thixendale House.



Front Garden

Positioned opposite the driveway, the front garden enjoys a wonderfully private and secluded setting framed by mature hedging and a raised embankment that gently defines the boundary while enhancing the sense of shelter and tranquillity. A quaint pathway and gate lead quietly through the garden, creating a charming and almost hidden approach within the grounds themselves. Beside the garden room, a private patio area provides the perfect place to sit and take in the far-reaching views across the surrounding countryside and hills beyond, a peaceful space where the landscape becomes part of everyday life. Thoughtfully established and beautifully connected to the home, the front garden adds yet another layer of calm and quiet character to Thixendale House.

Yard

Paddock & Stables. Positioned to the rear and side of the home, the paddock and stables further enhance the exceptional lifestyle appeal surrounding Thixendale House. While not included within the current sale of the property, the land and stable areas may be available by separate negotiation should a purchaser wish to explore the opportunity further. The setting naturally lends itself to equestrian interests, outdoor pursuits, or simply the desire for additional space and connection to the surrounding countryside.





DRIVEWAY

6 Parking Spaces

The sweeping horseshoe driveway leading towards Thixendale House creates an immediate sense of arrival and quiet grandeur as the home reveals itself within its private grounds. Generous in scale, the driveway provides extensive parking for multiple vehicles while allowing the surrounding landscape and architecture of the home to be appreciated fully from the moment you arrive. Beautifully positioned within the grounds, it enhances both the practicality and impressive presence of this exceptional country home.

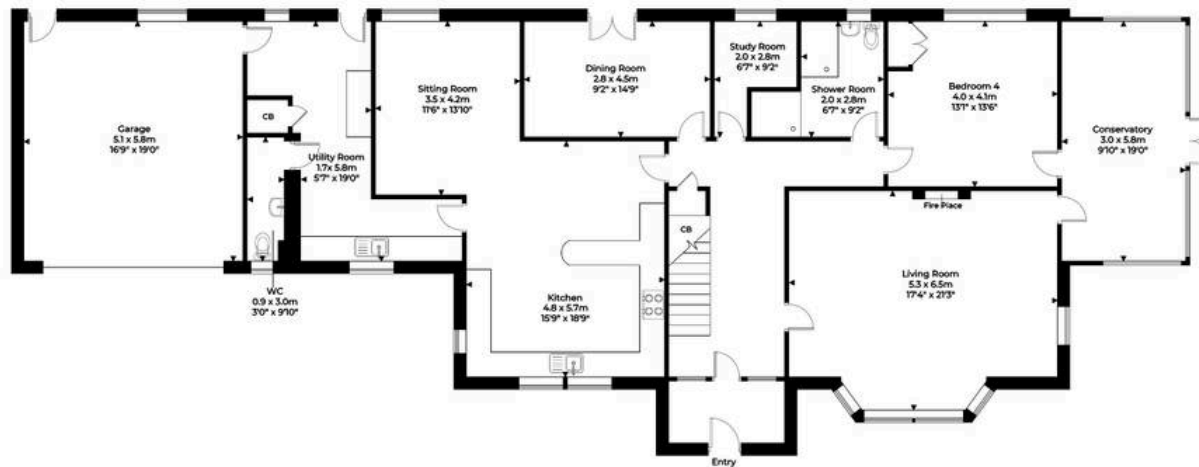
DOUBLE GARAGE

2 Parking Spaces

Positioned conveniently beside the home, the substantial double garage provides excellent secure storage and further flexibility for vehicles, outdoor equipment, workshop space, or countryside living essentials. Practical yet discreetly positioned within the grounds, it complements the scale and versatility found throughout Thixendale House itself.



Thixendale House EG46 7BD
Approximate Gross Area
330 sq m / 3552 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.





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