



Old Schoolhouse, The Loan, Torphichen

Torphichen

Offers Over £400,000





## Old Schoolhouse, The Loan

Torphichen

Open House - This Sunday the 13th of July from 12pm - 2pm.

Welcome to The Old School House, a true landmark in the heart of Torphichen. Originally built in 1840 as the village's school before becoming the headmaster's residence, this charming and character-filled home offers a rare opportunity to own a remarkable piece of the village's history.

This detached, four-bedroom, two-reception room home sits on an impressive plot in the picturesque and sought-after village of Torphichen. A unique and wonderful opportunity to make your mark on a one-of-a-kind property, rich in heritage and brimming with potential.

As you step inside, you're greeted by three large and light-filled rooms on the ground floor, each offering impressive proportions and versatility. The high ceilings and expansive windows create a bright, airy feel, adding to the grandeur and charm of this distinctive home.

To the front of the property lies the kitchen, full of traditional character and offers excellent potential to reconfigure the layout including the option to open up the kitchen into one of the adjacent reception rooms to create a spacious and sociable open-plan living area ideally placed to become the true heart of the home.





Upstairs, you'll find three well-proportioned bedrooms offering flexible space for family life, guests, or homeworking. Elevated views over the village and the surrounding countryside add a peaceful and picturesque backdrop to daily life. A family bathroom completes the upper level, providing everything needed for modern family living.

The current owners have invested considerable time and care into maintaining the property, ensuring key works have been carried out, allowing the next owner to move forward with confidence. While preserving the home's traditional features, these essential upgrades provide a solid foundation for anyone looking to create something truly special.

Externally, the property enjoys generous garden space, mature surroundings, and a detached storage unit, ideal for outdoor tools or further use.

**Lifestyle & Location**, Torphichen offers the best of village life, with the welcoming Torphichen Inn just a short stroll away. Despite its peaceful setting, the property is only short distance Bathgate and just over 3 miles from its train station, which provides fast, direct connections to both Edinburgh and Glasgow ideal for commuters or city outings.

In just over ten minutes, you can also reach Linlithgow, one of West Lothian's most desirable towns. Here you'll find Linlithgow Loch, a vibrant high street filled with excellent cafés, pubs, independent boutiques, and major retailers including Marks & Spencer and Sainsbury's. Linlithgow offers a wonderful blend of natural beauty and everyday convenience.

Homes like The Old School House rarely come to market. With its rich past, striking presence, and idyllic setting, this is your chance to own something truly unique and wonderful.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Approximate Gross Internal Area = 148.4 sq m / 1597 sq ft

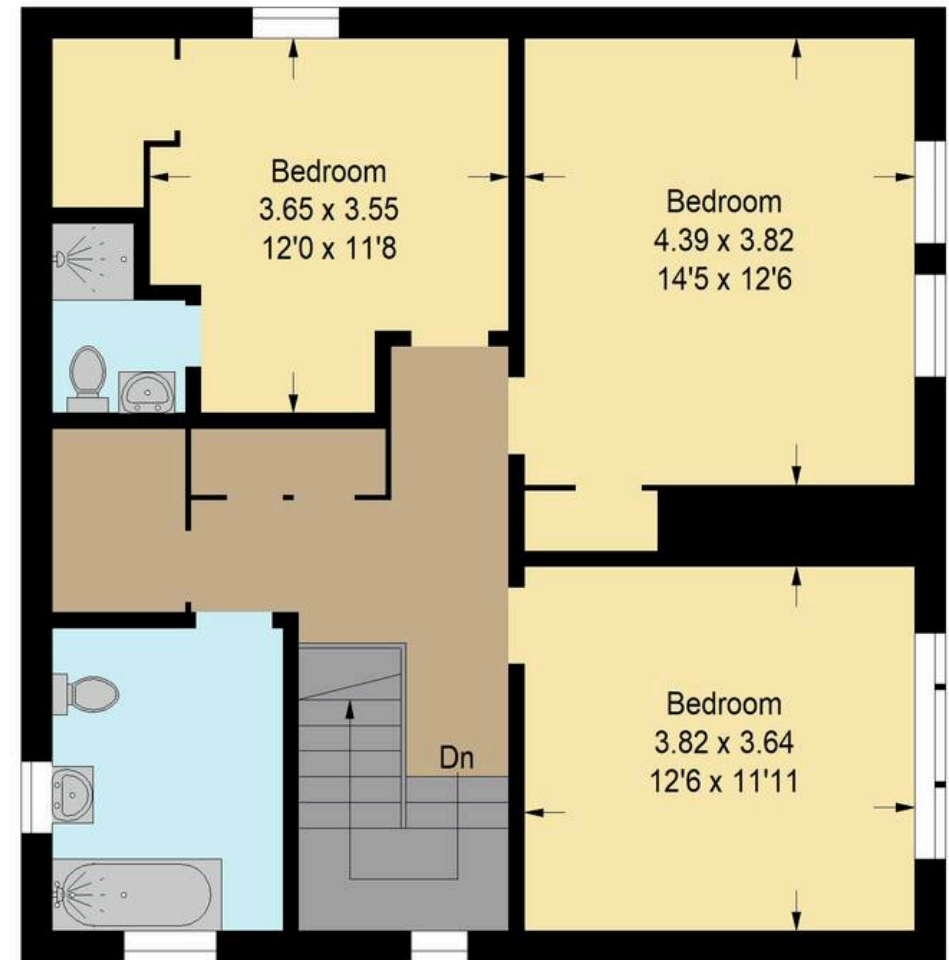
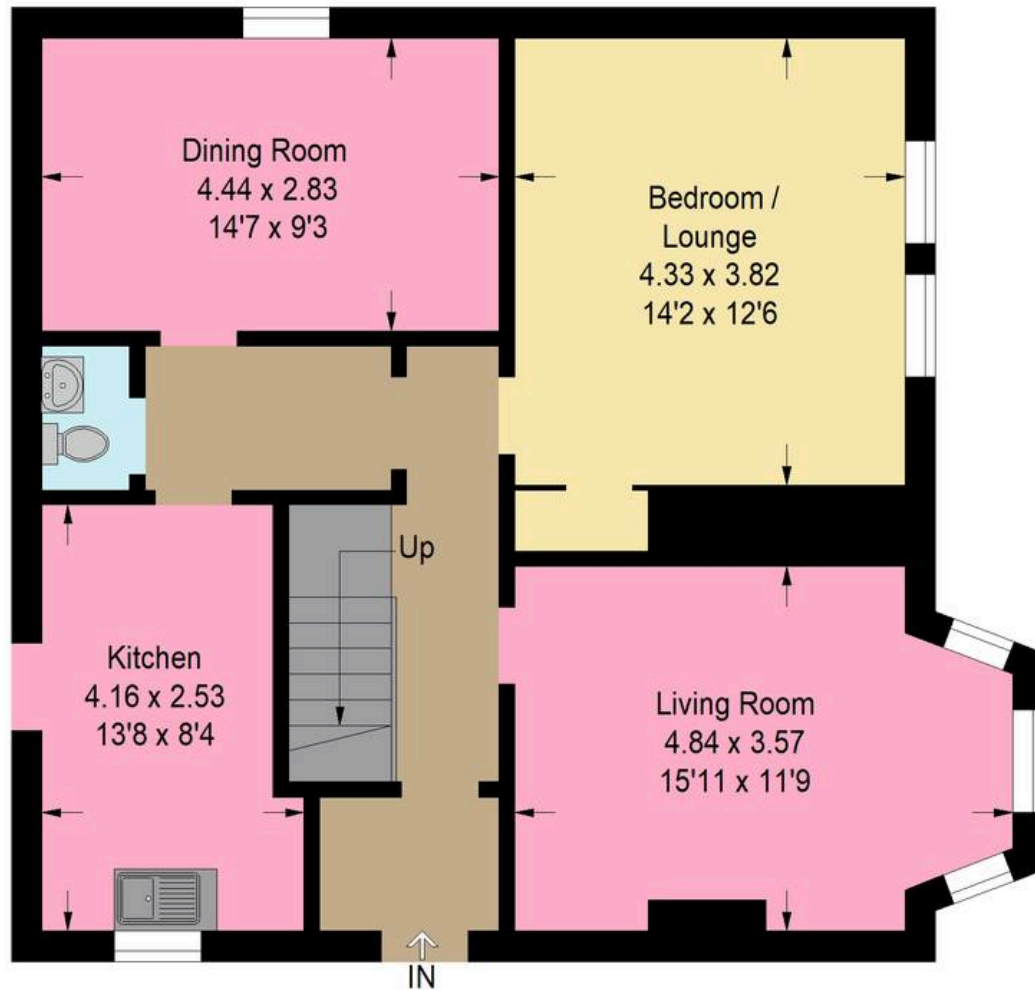


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