



THE KNOWE, ERNGATH ROAD

Boness, West Lothian, EH51 9EN


McEwan Fraser Legal
Solicitors & Estate Agents



BO'NESS

West Lothian, EH51 9EN

“The Knowe” is a late Victorian “B” listed property, which sits on a fabulous elevated position with breathtaking views across the Firth of Forth. Situated in the delightful coastal town of Bo’ness, the town is very popular, especially with commuters, and is ideally positioned for easy access to the central belt, including Edinburgh,

Glasgow and Stirling. The motorway links for the M9 and the Edinburgh city bypass are close by as is Edinburgh Airport. An excellent commuter train service operates from Linlithgow approximately 3.5 miles away. The surrounding area is rich in culture and history with Hopetoun House, the House of the Binns, Linlithgow

Palace and Blackness Castle all nearby. There are excellent schools, health centres, shopping facilities, swimming pools, golf courses, woodlands and recreational opportunities, including sailing from Port Edgar, a dry ski slope and rail excursions on the Bo’ness & Kinneil Railway.





THE KNOWE

Erngath Road

The Knowe is located in the heart of a conservation area in the delightful coastal town of Bo'ness. Equipped with a lookout turret to enjoy spectacular views over the Firth of Forth, it is perhaps not surprising that so romantic a house has been the home of best selling author Eileen Townsend, the author of such novels as "Of Woman Born" and "The Secret Dancer". The

house and grounds are thought to be in close proximity also to the Roman Antonine Wall. The property was commissioned in 1876 and built for the local shipping magnate, Provost George Cadell Stewart who founded the famous Bo'ness Childrens' Fair Festival that is celebrated annually in June. A short drive from Edinburgh Airport, the grade B-listed building

has four public rooms, some with extensive Baltic wood panelling and panoramic views. The dramatic lookout turret was built for the Provost who wanted to watch his ships returning up the Forth. Designed originally by the Edinburgh architect, Alexander Porteous, The Knowe was extended in 1905 and 1912 by the eminent Arts and Crafts architect, Matthew Steele and is

considered one of the finest examples of his work. On occasions, the house has been visited by historical societies and viewed on "Doors Open Days". Sir Nikolaus Pevsner made a special mention of it in his architectural guides to Edinburgh and the Lothian's. Approached through impressive large stone pillars with white and black studded wooden gates, a long sweeping

driveway bordered by mature trees and flowering shrubs leads to the front of the house, then continues round to a rear courtyard. Inside, there are numerous engaging details, including a stained glass window above the half landing attributed to one of Scotland's finest stained glass artists, Daniel Cottier. Born in Glasgow in 1838, Cottier's career included working with

famous architects such as William Leiper and Alexander Thomson. Other details include extensive Baltic wood panelling, Victorian tiled floors, art nouveau brass door furniture and intricate plasterwork cornicing on the ceilings. The wood panelled reception hall has a mahogany staircase with turned spindles passing the splendid Cottier stained glass window.



The impressive dining room has a stone fireplace with a coal effect gas fire, extensive wood panelling and herringbone oak flooring. There is a separate sitting room benefitting from a beautiful Queen Anne Wedgwood Fireplace. The panelled ground floor bathroom contains an original cast-iron bath on claw feet with the original shower unit over it and period controls. The kitchen is a spacious modern area

boasting a gas-fired Aga in a tiled fireplace, as well as a built-in electric oven and gas hob, complemented by granite and wooden work surfaces and country-style, fitted wooden units. The family room area has a ceiling to floor glass windows overlooking the Firth of Forth. For the discerning connoisseur, there is a wine store and a Butler's Pantry. The ground floor also benefits from an office/library, which offers the

flexibility to be an additional bedroom or playroom. The large utility room is spacious and airy. Towards the rear of the property, there is a secondary staircase to the first floor. The grand wood-panelled drawing room, on the first floor, offers extensive views through the bay window overlooking the Firth of Forth, and has ceiling panels featuring the original owner's coat of arms. Also on this floor, there

are five spacious bedrooms and two modern bathrooms. Two of the bedrooms (including the charming wood-panelled nursery) and the family bathroom with separate shower cabinet, are situated to the rear of the property. There are wash hand basins fitted into some of the bedrooms. The rear staircase leads to the second floor where you will discover the imposing billiard room, with oriel windows, taking further advantage of the

view. The Billiard room has extensive marquetry designs throughout. There is also a sixth bedroom with art nouveau fireplace, continuing the theme of period features that runs throughout the entire building. Access to the lookout turret is given through a spiral staircase on this floor, which has seats to enjoy a panoramic view that goes as far inland as the Trossachs and the Wallace Monument. Outside, there is

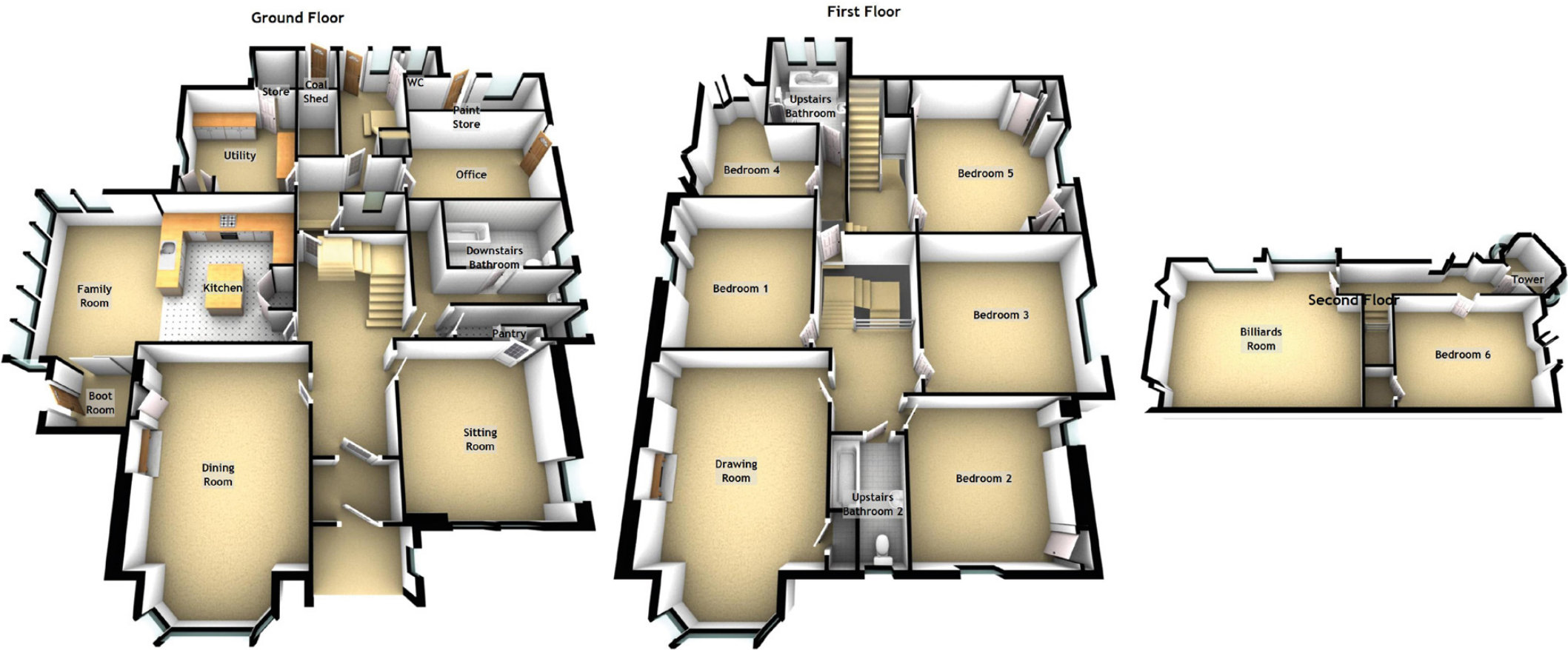
approximately 1.7 acres of manicured gardens and grounds, some of which is woodland and home to a family of squirrels and a variety of birdlife.

The grounds also benefit from a magnificent Victorian summer house, a glass house, a single garage with workshop, a kennel and a dog run.









SPECIFICATIONS

Floor Plan / Location

Approximate Dimensions
(Taken from the widest point)

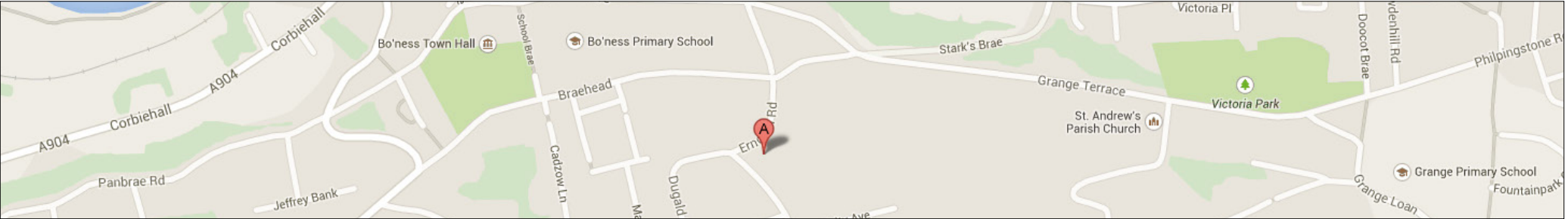
Drawing Room	6.41m (21') x 4.59m (15'1")
Sitting Room	4.50m (14'9") x 4.20m (13'9")
Dining Room	6.56m (21'6") x 4.45m (14'7")
Kitchen	4.50m (14'9") x 4.00m (13'1")
Family Room	4.90m (16'1") x 3.20m (10'6")
Utility	3.75m (12'4") x 3.40m (11'2")
Billiards Room	6.90m (22'8") x 5.60m (18'4")
Pantry	3.60m (11'10") x 1.00m (3'3")
Office	3.60m (11'10") x 2.00m (6'7")
Bedroom 1	4.55m (14'11") x 3.95m (13')
Bedroom 2	4.15m (13'7") x 4.05m (13'3")
Bedroom 3	4.60m (15'1") x 4.55m (14'11")

Bedroom 4	4.00m (13'1") x 3.55m (11'8")
Bedroom 5	5.00m (16'5") x 4.60m (15'1")
Bedroom 6	5.15m (16'11") x 3.90m (12'10")
Downstairs Bathroom	3.40m (11'2") x 1.70m (5'7")
Upstairs Bathroom	3.25m (10'8") x 2.40m (7'10")
Upstairs Bathroom 2	3.20m (10'6") x 1.90m (6'3")
WC	1.00m (3'3") x 1.00m (3'3")

Gross internal floor area (m2): 430m2 | EPC Rating: E

Extras (Included in the sale)

All fitted floor coverings, light fittings, gas fired Aga and integrated kitchen appliances. There may be the opportunity to purchase additional items under separate negotiation.





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