



# Goodfield

HOUSE

SWINABBEY, RED MILL, EH47 7RH

© 2024 Goodfield House



# Woodfield HOUSE

McEwan Fraser Legal is delighted to present to the market Woodfield House an already established, luxurious self-catering holiday cottage that can accommodate up to fifteen guests with forward bookings into 2022.

Woodfield House sits on one acre of land and offers guests a host of luxurious amenities including an indoor swimming pool, hot tub, saunas, beauty rooms, outdoor decking and barbeque area. The current owner also offers the option of chefs and beauticians to be present for guests should they wish to utilise this service. The property sleeps fifteen and it's easy to see why the average occupancy level at Woodfield House is currently 98% and return on investment is over 10%.











*“ ... sits on one acre of land and offers guests a host of luxurious amenities including an indoor swimming pool, hot tub, saunas ... ”*





Accommodation comprises, welcoming entrance hall leading into a luxurious large lounge area, a modern dining kitchen with granite worktops and ample appliances, a dining area, a utility room, a laundry room with a store, a spacious sunroom and an indoor swimming pool. There are four double bedrooms and one single bedroom in the main house, three of which are en-suite and a family bathroom.



THE LOUNGE





KITCHEN, DINING ROOM  
& UTILITY



THE SUN ROOM







THE HALLWAY





THE BEDROOMS







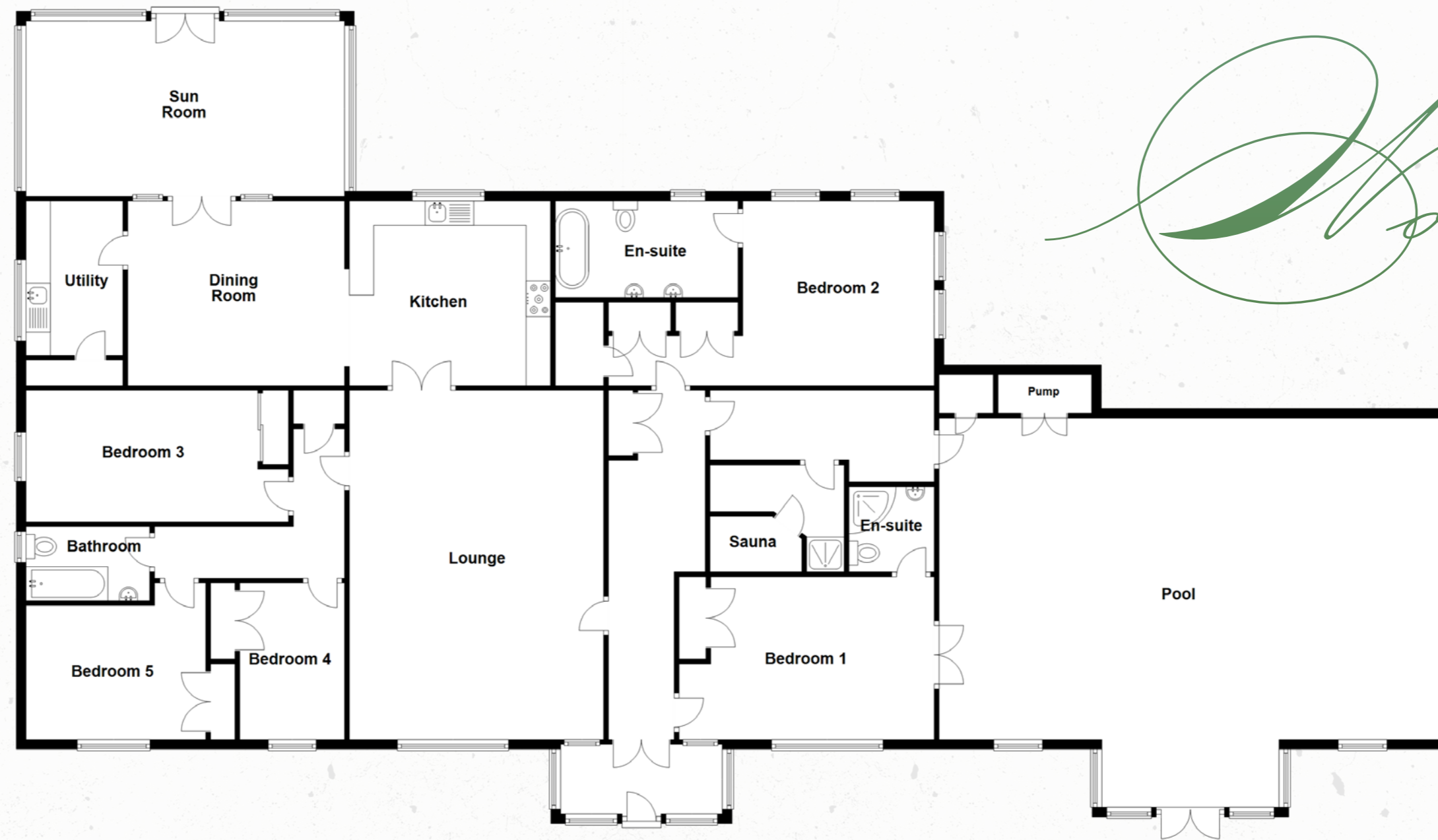
BEDROOMS  
& BATHROOM



# Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	7.17m (23'6") x 5.22m (17'2")
Kitchen	4.13m (13'7") x 3.79m (12'5")
Utility	3.17m (10'5") x 1.99m (6'6")
Dining Room	4.45m (14'7") x 3.79m (12'5")
Sun Room	6.54m (21'5") x 3.60m (11'10")
Bedroom 1	5.24m (17'2") x 3.34m (10'11")
En-suite	1.75m (5'9") x 1.75m (5'9")
Bedroom 2	6.43m (21'1") x 3.77m (12'4")
En-suite	3.75m (12'4") x 1.98m (6'6")
Bedroom 3	5.39m (17'8") x 2.70m (8'10")
Bedroom 4	3.17m (10'5") x 2.15m (7'1")
Bedroom 5	3.69m (12'1") x 3.20m (10'6")
Bathroom	2.54m (8'4") x 1.52m (5')
Pool	10.30m (33'10") x 6.00m (19'8")



*Woodfield*  
HOUSE

*... luxurious self-catering holiday cottage that can accommodate up to fifteen guests ...*

”





# Woodfield House - Annexe

The annexe building has a large bedroom with an en-suite which can accommodate a further four guests. Within the annexe, you will also find three well-equipped treatment rooms a kitchen area and a shower room.

The property also benefits from gas central heating, double glazing, WiFi, Sky TV and a courtyard providing ample parking.

The current owners truly have considered everything, from single beds that can be made into super king beds depending on the needs of the guests, widescreen TV's thought the property, maid, beautician and chef service available on request, quality towels, linen and furniture, luxury crockery, glassware and cutlery all of which are included in the sale.





TREATMENT ROOM  
& OFFICE







BEDROOM & EN-SUITE



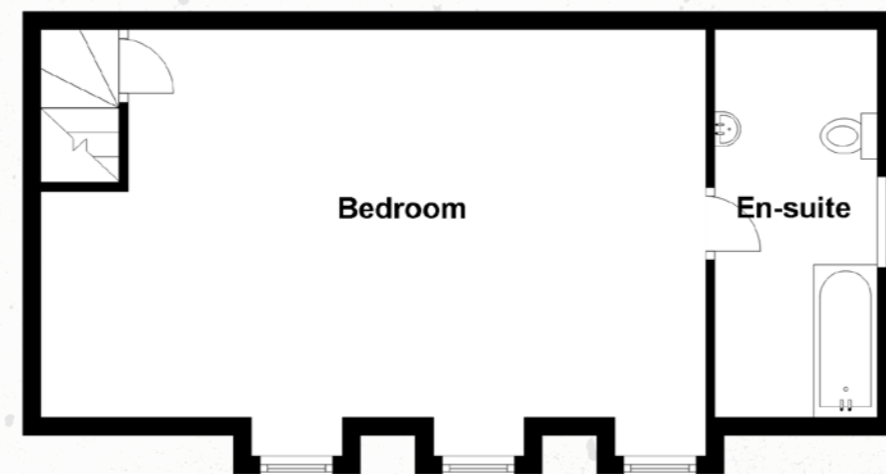
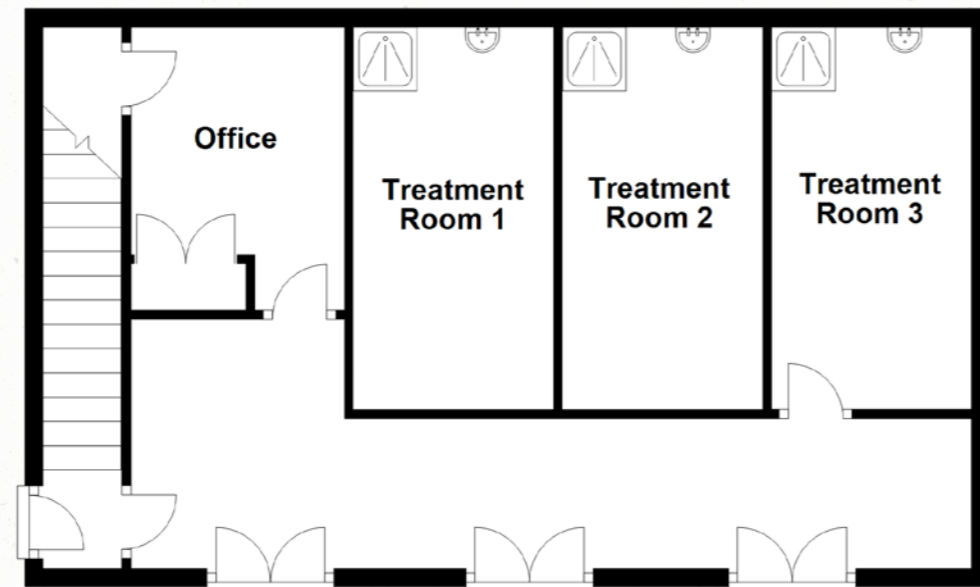


# Woodfield HOUSE

## Specifications

Approximate Dimensions (Taken from the widest point)

Office	3.11m (10'2") x 2.35m (7'9")
Treatment Room 1	4.20m (13'9") x 2.20m (7'3")
Treatment Room 2	4.20m (13'9") x 2.20m (7'3")
Treatment Room 3	4.20m (13'9") x 2.20m (7'3")
Bedroom	7.32m (24') x 4.68m (15'4")
En-suite	4.22m (13'10") x 1.79m (5'10")



Overall, Woodfield House provides a fantastic 'hands off' investment in an industry that is currently thriving. With a double-digit return on investment and forward bookings into 2022, it truly is a unique opportunity.

Services: Mains water, electricity, gas.

Tenure: Freehold.

Website: <https://www.woodfield-house.com/>

Accounts: Will be made available following a formal viewing or note of interest by your solicitor.



# Location

Nestled in West Lothian, five miles to the west of Livingston, East Whitburn is close to a host of local amenities including shops to take care of day-to-day needs and well respected primary and secondary schools.

The property is only a short drive to Bathgate train station for easy access to Edinburgh and Glasgow. Bathgate golf course is nearby and is easily reached by car in less than ten minutes. A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars and an excellent cinema.

Minutes from the M8, twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.








**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01506 537 100  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or NFL.



Text and description  
**CONNIE NUGENT**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer