



RESIDENCE

Lochgate Farm , Drumclog, ML10 6RQ

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: [strathaven@residenceestateagents.co.uk](mailto:strathaven@residenceestateagents.co.uk) | A: 3 Bridge Street, Strathaven, ML10 6AN



RESIDENCE





## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This appealing detached farmhouse offers an array of spacious and versatile apartments and features 2 large byres/farm stores offering excellent and further development potential.

The property comes with approximately 5.4 acres of land excluding the substantial garden grounds to the rear. This spacious and versatile home offers accommodation that consists of a main entrance vestibule with access to a welcoming reception hallway with staircase to the upper floor level, lounge/4th bedroom with aspects to front, formal and impressive dining room, separate living room with focal point log burning stove and access to a separate front vestibule area. Fitted dining size kitchen that has a range of base and wall mounted units with worktop surfaces, an outer door from the kitchen leads to a large rear store/log room with access to a further storeroom. There is a downstairs, modern fitted family shower room. The upper floor leads to the 3 double bedrooms, one of which is being utilised as an upstairs sitting room which enjoys aspects to both the front and rear.

The home offers excellent potential with 2 exceptionally large byres/garages/outhouses which can be fully appreciated upon inspection.

Features of the home include oil fired central heating and double glazing.

The enclosed floor plan will provide a detailed layout of Lochgate Farm however both internal and external viewing is highly advised in order to fully appreciate the size, setting, development potential and land on offer.

Drumclog is a small hamlet located a few miles outside Strathaven on the road to Darvel and enjoys lovely views and excellent country walks. Strathaven is only a short drive away offering excellent shopping facilities, golf courses and public parks. Strathaven has excellent schools, a wide variety of shops, restaurants, pubs, cafes and a large Sainsbury's. For those commuting, there are excellent road links to the surrounding towns.



2238.00 sq ft | EER = E

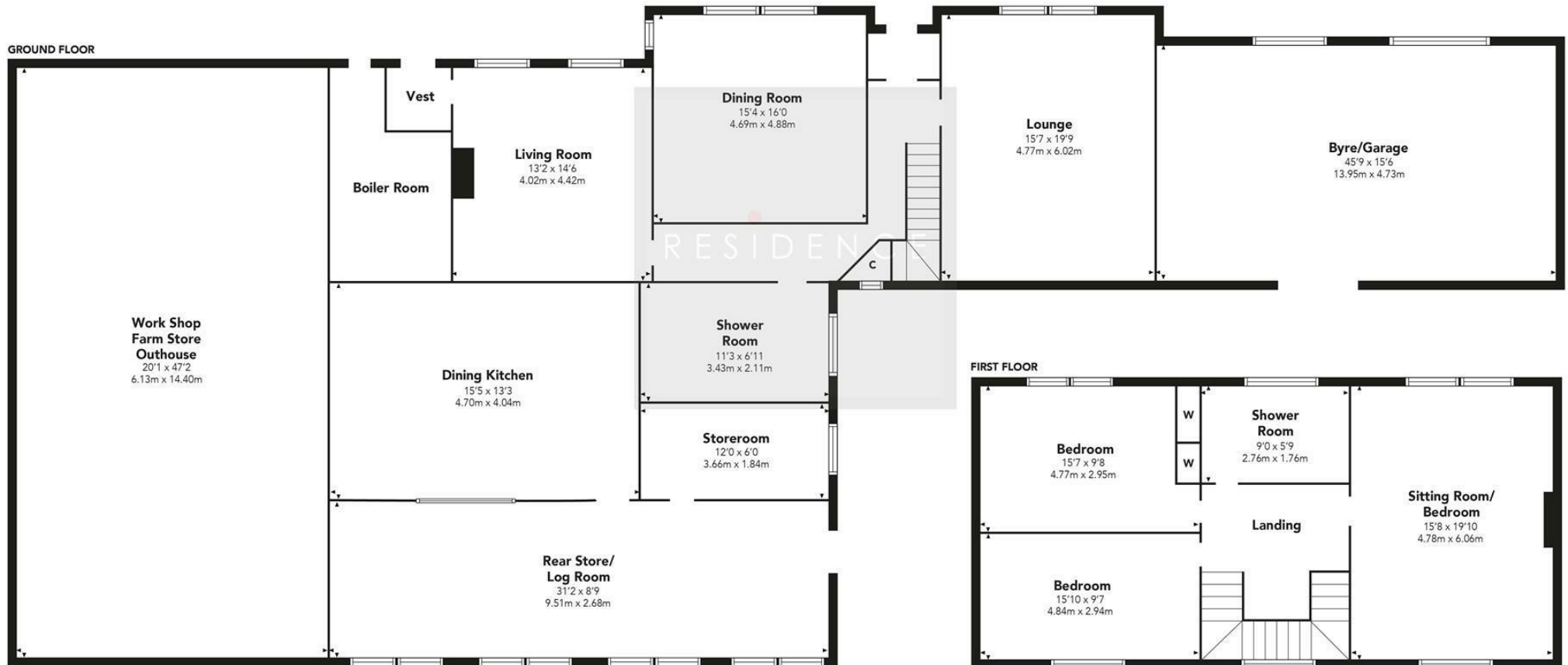


RESIDENCE

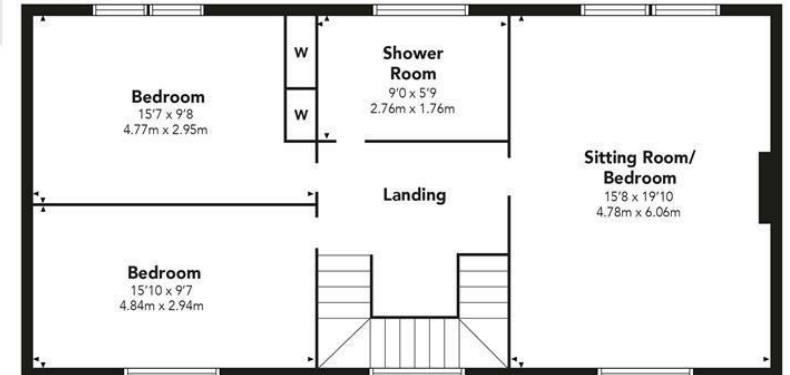


## Lochgate Farm

GROUND FLOOR



FIRST FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.