



RESIDENCE

Merkland House High Kype Road, Strathaven, ML10 6PR

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Viewing by appointment with Residence Strathaven

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5 Bedrooms | 4 Public Rooms | 2 Bathrooms



Merkland House is an imposing and beautifully presented traditional stone built 5 bedroomed, 4 public roomed detached villa set within 33.1 acres of stunning gardens, paddocks and fields.

The property features a detached 1 bedroomed annexe named the Badger Sett which offers excellent, additional living space for any extended family or visitors.

The property is sure to appeal to a wide audience but in particular, to someone with equestrian interests and pursuits. The home extends to circa 317 sq.m (3412 sq.ft) and offers an array of spacious and very versatile apartments while outside offering, 6 stables, large barn with elevated home office, 2nd barn, gym/workshop with remote door, garage, large stalls, 1 woodstore, feed barn and tack room.

The accommodation comprises of a main entrance vestibule with impressive and sizable, welcoming reception hallway with staircase, cloaks/wc, main lounge/drawing room with impressive fireplace and log burner, family/sitting room, formal dining room, large breakfasting kitchen with open plan dining area and Aga, secondary outer vestibule/porch, utility room, w/c and an impressive entertainment room again with log burner and further staircase to the upper floor accommodation. The upper floor level is separated into 2 wings and offers the 5 bedrooms and 2 family bathrooms.

The badger Sett consists of a vestibule, spacious lounge/dining and kitchen area, 1 double bedroom and an en-suite shower room.

The gardens are simply stunning with large mature lawns, beautiful wildlife pond to the front, private, enclosed and sizable mature gardens to the rear with various seating or entertaining spaces as well as the various aforementioned outbuildings and fields catering for the horses, pigs, goats, and hens.

The enclosed floor plan will provide a detailed layout of this wonderful home however only upon both external and internal viewing can the size, scale and countryside setting be fully appreciated



3412.00 sq ft | EER = E



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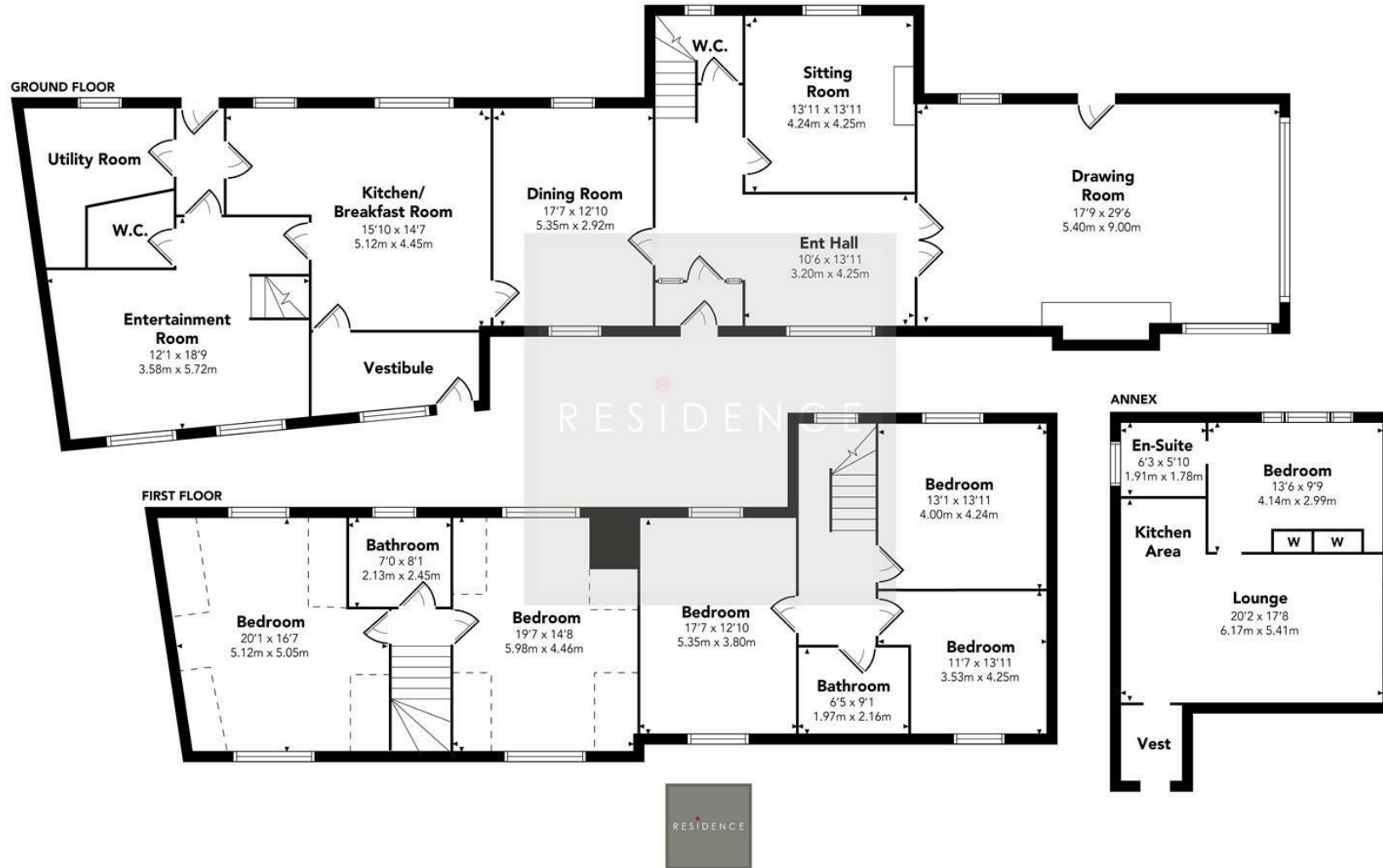




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Merkland House



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.