



RESIDENCE

Templelands Cottage Muirkirk Road, Strathaven, ML10 6RF

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## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

Templelands Cottage is offered for sale in two Lots. Lot 1 comprises a superb detached property situated on Muirkirk Road, set within approximately 8 acres of land or thereby. Lot 2, which the owner wishes to sell in conjunction with Lot 1 is an additional 40 acres of land that further enhances the appeal and potential of the overall holding.

This impressive property presents an exceptional opportunity for equestrian enthusiasts, dog lovers, or anyone seeking a spacious rural lifestyle. The five-bedroom detached home is accessed via a gated entrance and occupies a generous plot of 8 acres. The grounds include five stables to the front of the property—currently adapted by the present owner for use as dog kennels—alongside two further stables situated within one of the surrounding fields. There is also an outdoor riding arena (approximately 20 x 40 metres), as well as numerous outbuildings, including a substantial 60 x 40 metre structure offering endless potential for a variety of uses.

The accommodation is equally impressive. The ground floor features a welcoming front-facing lounge with a feature log burner, a large and modern open-plan kitchen/diner with French doors leading to the side garden and three bedrooms—one of which could alternatively serve as a second lounge. A contemporary bathroom and an en-suite shower room complete the ground floor. Upstairs, there are two spacious double bedrooms, perfect for family living or guest accommodation.

Lot 2, comprising the additional 40 acres of land or thereby is offered for sale alongside but not separately to the main property and is clearly outlined in the property listing.

The home benefits from oil-fired central heating and double glazing throughout, ensuring warmth and efficiency all year round.



1937.50 sq ft | EER = D

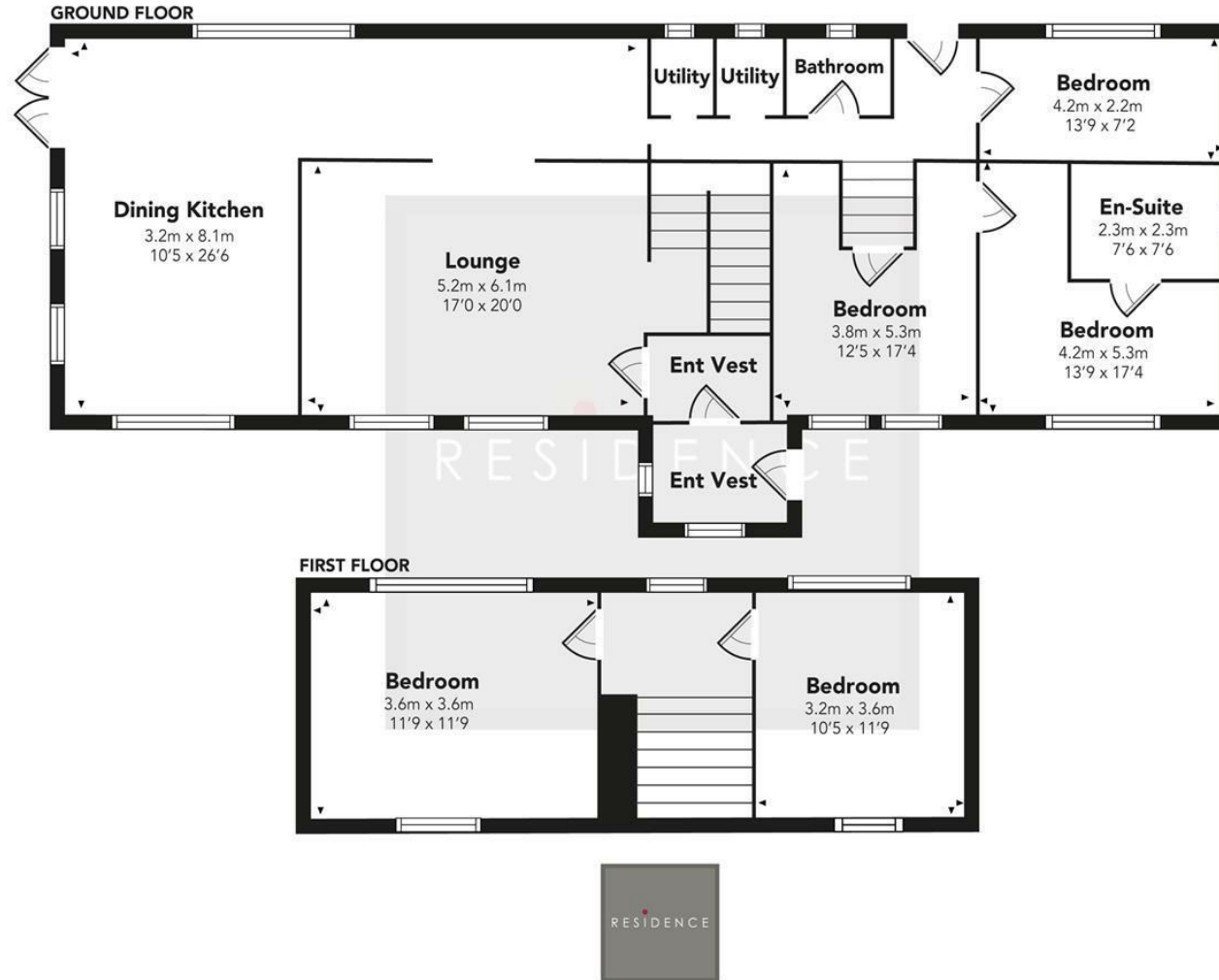




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## Templelands Cottage



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.