

OFFERS OVER

£699,000

Braehead Farm
Strathaven, ML10 6PN

PROPERTY SUMMARY

Braehead Farm presents the rare opportunity to acquire a property of this calibre situated within the most picturesque and peaceful of rural settings whilst remaining conveniently close to Strathaven and highly regarded local schooling. This incredible, unique home with its interior designed rooms and four acres of immaculately maintained grounds offers the chance for a family to acquire their forever home and a wonderful country lifestyle.

The layout of beautifully presented rooms is both substantial and versatile. The ground floor accommodation comprises; entrance vestibule, broad and welcoming reception hallway with log burning stove, two-piece cloaks/wc, bright, formal lounge with open working fire, spacious lounge with log burning stove, sizeable dining room also with working fire, and flooded with light from multiple aspects. All three public rooms enjoy the stunning views.

At the heart of the home is an attractive, farmhouse style, dining size kitchen with Aga, traditional mantel surround, Belfast sink, free-standing solid wood island, flagstone floor, and French doors to patio. Accessed via an internal hallway is a utility room, newly fitted three-piece shower room, bedroom five/study, vastly proportioned cinema/games room with log burning stove, large storage area, and gym. Located above the gym is considerable attic space which could be developed.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	71
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL: 487 m2
FLOOR 1: 358 m2, FLOOR 2: 129 m2
EXCLUDED AREAS: STORAGE: 11 m2, " ": 34 m2, FIREPLACE: 2 m2,
BALCONY: 11 m2, LOW CEILING: 21 m2, ATTIC SPACE: 10 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.



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