



RE/MAX
CLYDESDALE

Hawthornbank, Lanark

Offers Over **£475,000**

Hawthornbank

Lanark



Situated on the outskirts of the historic market town of Lanark, Hawthornbank is a deceptively spacious detached bungalow set within approximately 7 acres of land with panoramic open country views whilst only being a short drive back into Lanark and all the amenities the town has to offer. The property has been in the same family for over twenty years and is a real hidden gem with it's grazing land, apple orchard and large gardens which incorporate a generously proportioned aviary. The property is accessed off Bellefield Road into a spacious private driveway with ample parking for a wide selection of vehicles. The main entrance is found at the rear through timber storm doors into a welcoming entrance hallway which provides access to the homes principal accommodation. The lounge is generous in size with a large picture window to make the most of the views and provide the room with excellent natural light. The kitchen is again generous in size with an open plan dining area which in turn leads through to the conservatory at the front. Off the kitchen is a useful utility room which houses the oil fired boiler. The bathroom has a suite comprising, W.C, wash hand basin, corner bath and separate shower cubicle. The accommodation is completed by three good size double bedrooms.

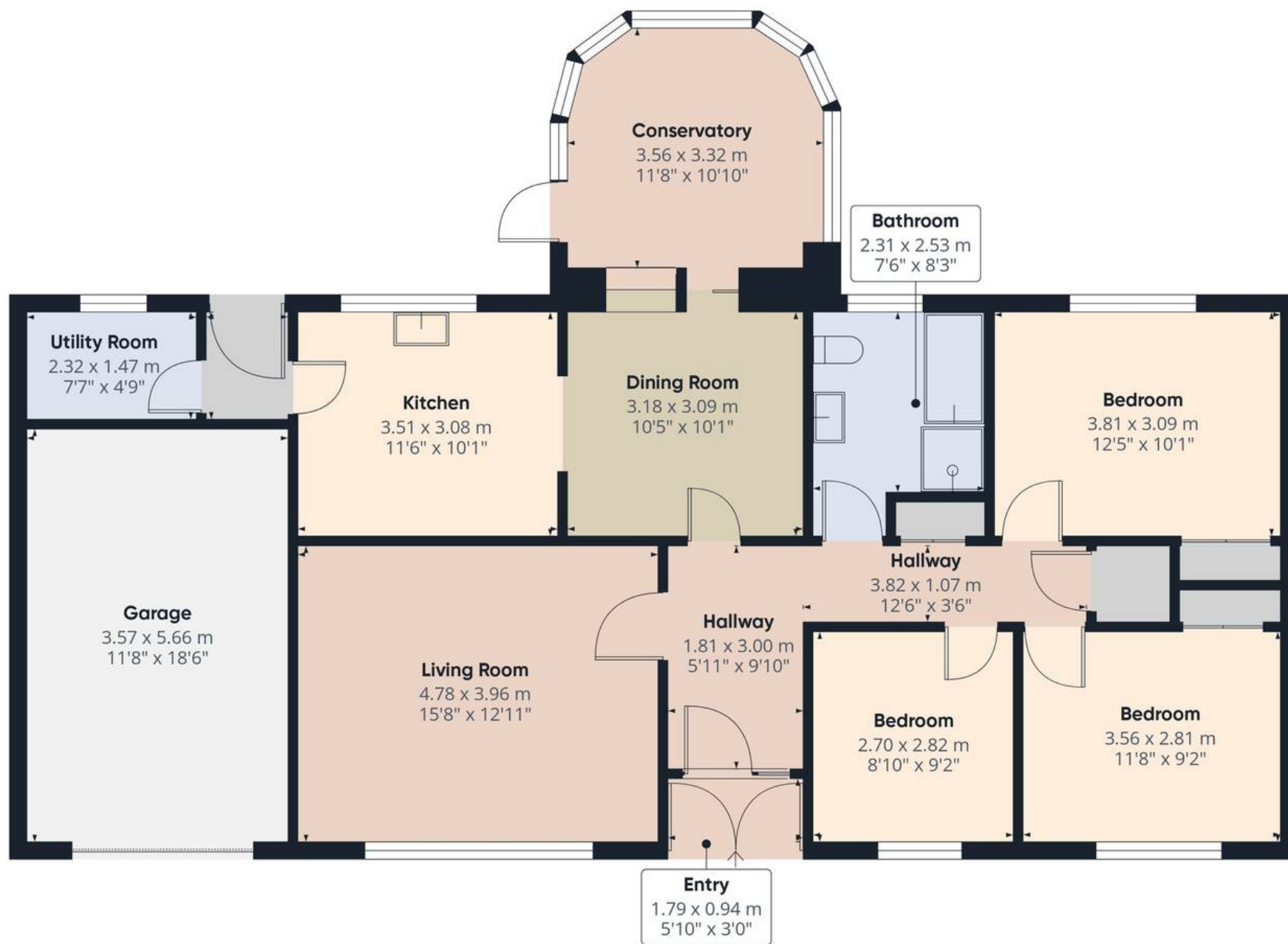
Externally the property has a separate double garage in addition to the integral garage. In previous years there has been a kitchen garden area with greenhouse to compliment the fruit orchard, and the previous owner kept birds in an aviary which could do with some work to be used as such again. The seven acres is immediately adjacent to the rear of the home and is split into four fields. In recent years the family have rented the grazing land to a local farmer.

This family home has a definite rarity value, properties this close to town with grazing land tend to be in a higher price bracket. Given the modernising required inside and out this property is in a very attractive price bracket which will make it popular with those looking for a taste of rural life without being isolated or too remote.

EPC Rating – D







Approximate total area⁽¹⁾

126.5 m²

1363 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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