



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Ebenezer Hall, 54 Main Street

Leadhills, Biggar ML12 6XR

‘Ebenezer Hall’

54 Main Street

Nestling in the attractive conservation village of Leadhills, Ebenezer Hall is a stunning architect-designed eco home. This former 1905 Plymouth Brethren meeting hall, preserves many of the original features: nine coloured-glass arch-windows and a staircase, made from the old church pews. Its innovative design includes a vast main reception area on the first floor and a balcony with views of the hills. A luxury haven an hour from Glasgow, would make the perfect rural retreat or continue to be run as a successful holiday let for the investment market.

A convenient parking area, lies adjacent to the road, then a generous front garden slopes down to the property entrance. The original hall doors open into a large entrance vestibule and hallway. Solid wood flooring runs throughout the property and with it's upside down living, the central hand-made staircase, hand crafted from the original church pews leads up to the impressive open plan living, dining and kitchen area. This vast space, features a Jøtul wood-burning stove, at its heart, and the tops of the arch windows hinting at the history of the hall. A set of patio doors lead out to a small west-facing balcony, which over-looks the courtyard patio and has views of the hills. Continuing on the first floor is a large bedroom suite, offering scope for a relaxed seating area and study space. Adjacent is a luxury shower room. Moving back downstairs are a further three bedrooms and a stylish family four piece bathroom, featuring a luxury roll top bath. The master bedroom, boasts a stylish en-suite shower room and has doors, which open onto a courtyard patio, which in-turn shares access with the second generous bedroom suite, replicating the one above. Completing the accommodation on the ground floor is a practical utility room. This is an eco-house, heating and hot water are supplied through an air-source heat pump.

Home Report Value - £275,000







Stunning
architect-designed
eco home,
in former church hall











Externally, there is a generous front garden space. Tiered flower/shrub borders, lead down to a patio seating area. Tucked away to the side is west-facing courtyard patio area. Both enjoy views of the surrounding hills.

Parking: There is a parking area for two vehicles, beside Main Street.

Heating and hot water are supplied through an air-source heat pump
EPC Rating - B | Council Tax Band - D

Extras: all fitted floor coverings and kitchen white goods included in the sale. Furniture can be made available by separate negotiations.



Leadhills, Nr Biggar

Beautiful rural location in the heart of the Southern Uplands, a mile from Dumfries and Galloway. Leadhills is Scotland's second highest village, famous for its 'Scottish gold'. It has the atmosphere of the Scottish Highlands and yet is just an hour's drive from Glasgow.

There is a village shop, the Hopeton Arms Hotel, and a primary school. Secondary schooling is found in nearby Biggar. If golf is your thing, Leadhills has the UK's highest course. The Southern Upland Way runs through Wanlockhead, a mile from Leadhills, also home to the Lead Mining Museum and visitor centre. The Leadhills Narrow Gauge Railway is a fantastic attraction for children and the young at heart and runs throughout the summer. When the snow falls, Leadhills has its very own volunteer-run ski slope. The 7 Stanes mountain bike trails offer some of the world's best mountain biking to people of all abilities. The Southern Uplands offers a landscape of rolling hillsides, wild rivers, deep forests, dramatic glens and a beautiful varied seascape. Rich in history and culture, there are many places of historical interest for the sightseer to explore and experience.

Leadhills is one hour's drive from Glasgow and 15 minutes from the M74 at Abington. The nearest station is Sanquhar (8 miles away). There is also a bus from the village to Abington. Edinburgh and Carlisle are both 1 hr 15 mins away. Dumfries 30 mins; the Galloway coast, 1 hr 30.



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dream property!



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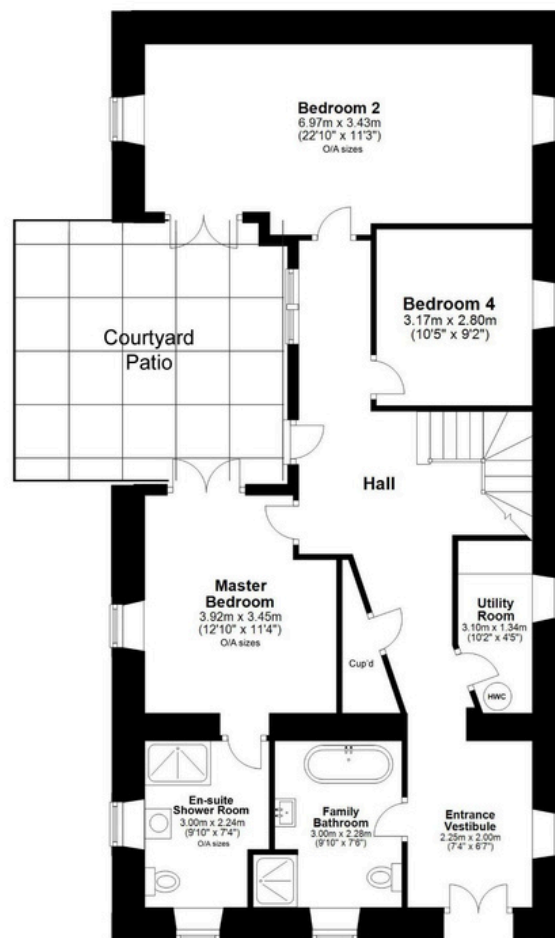
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

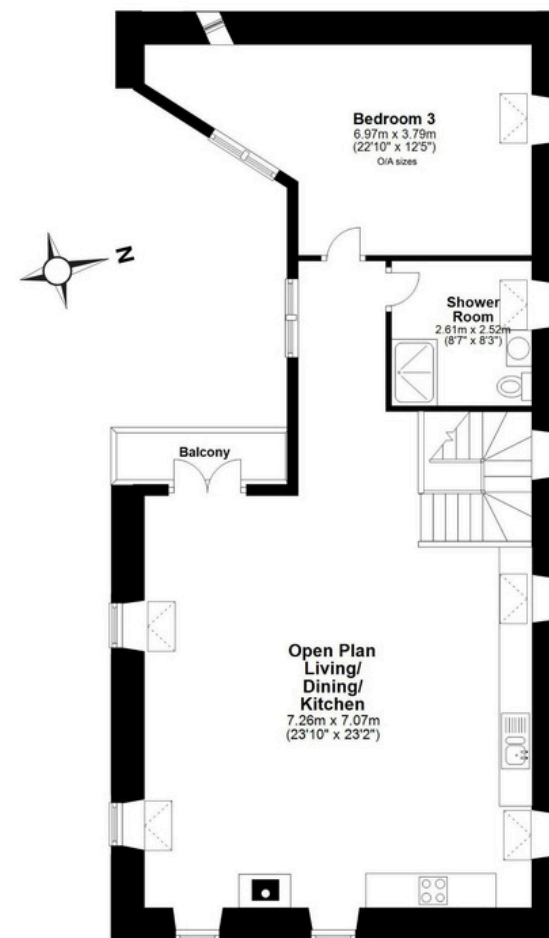
Total Area: approx. 190.9 sq.metres (2055.3 sq. feet)

Floorplan for layout purposes only. Not to scale



Ground Floor

Approx. 97.7 sq. metres (1051.8 sq. feet)



First Floor

Approx. 93.2 sq. metres (1003.5 sq. feet)