



RESIDENCE

Yett Farm Woodhall Road, Braidwood, ML8 5NF

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 3 Bathrooms

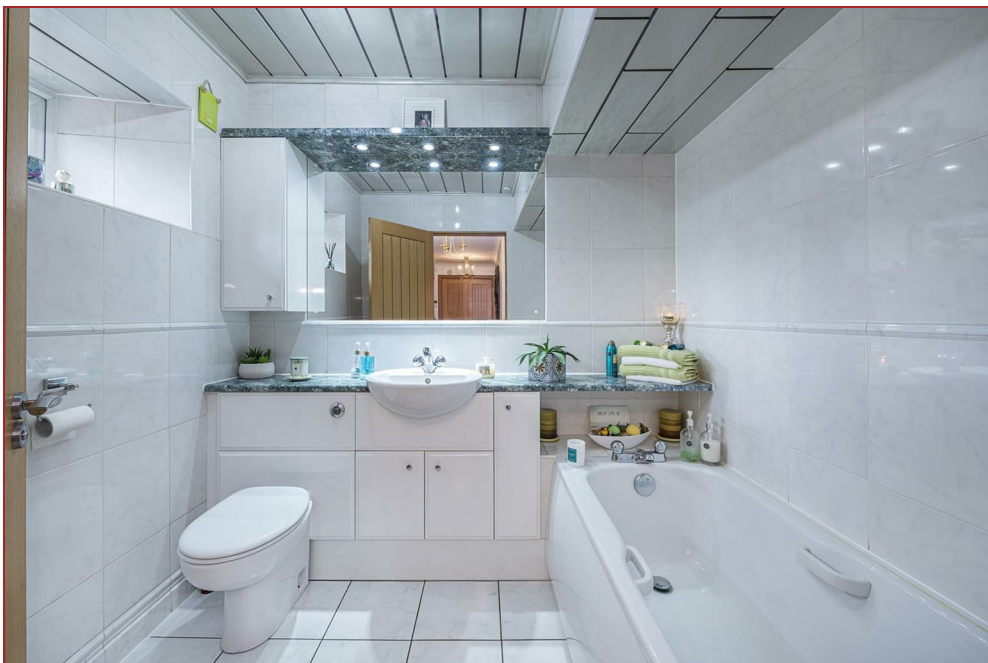
This charming and simply wonderful, traditional farm steading is set in the heart of the Clyde Valley within circa. 7/8 acres or thereby and boasts wonderful views over the surrounding gardens, paddocks and the Clyde Valley itself.

Offering truly outstanding views to the rear over the Clyde Valley and beyond, as well as substantial gardens and paddocks, including a purpose-built outdoor all-weather riding arena, the home is finished to an exceptionally high standard throughout and features quality tiled, hardwood and carpeted floors, double glazing, oil central heating and a security alarm system including a video surveillance system.

To the front of the property is a pavier courtyard for several cars and a set of wrought iron gates leading to further parking and to the stable block and office area whilst to the rear there are fantastic colourful bedding areas, established lawn and a variety of firs/evergreens all bounded by fencing and overlooking the paddocks and riding arena.

Further features include a double garage with remote doors, quality fitted out tack room, eight bespoke stables and purpose-built office with kitchen area and wc.

The accommodation in its entirety comprises reception hallway with marble tiled floor, bright and airy formal lounge with focal point fireplace and impressive oak staircase leading upstairs to two double bedrooms and a modern fitted family shower room, rear conservatory, contemporary fitted open plan dining kitchen with relax area and patio doors overlooking and leading out to the rear patio and gardens with wonderful views over the Clyde Valley, separate utility room offering further wall and floor mounted cupboards and drawer units with worktop space, sink and space for further appliances, ground floor luxury bathroom and an impressive master bedroom accessing an impressive sized four-piece en-suite and further fitted out dressing room with wine chiller, hanging space and shelving.



1959.00 sq ft | EER = D



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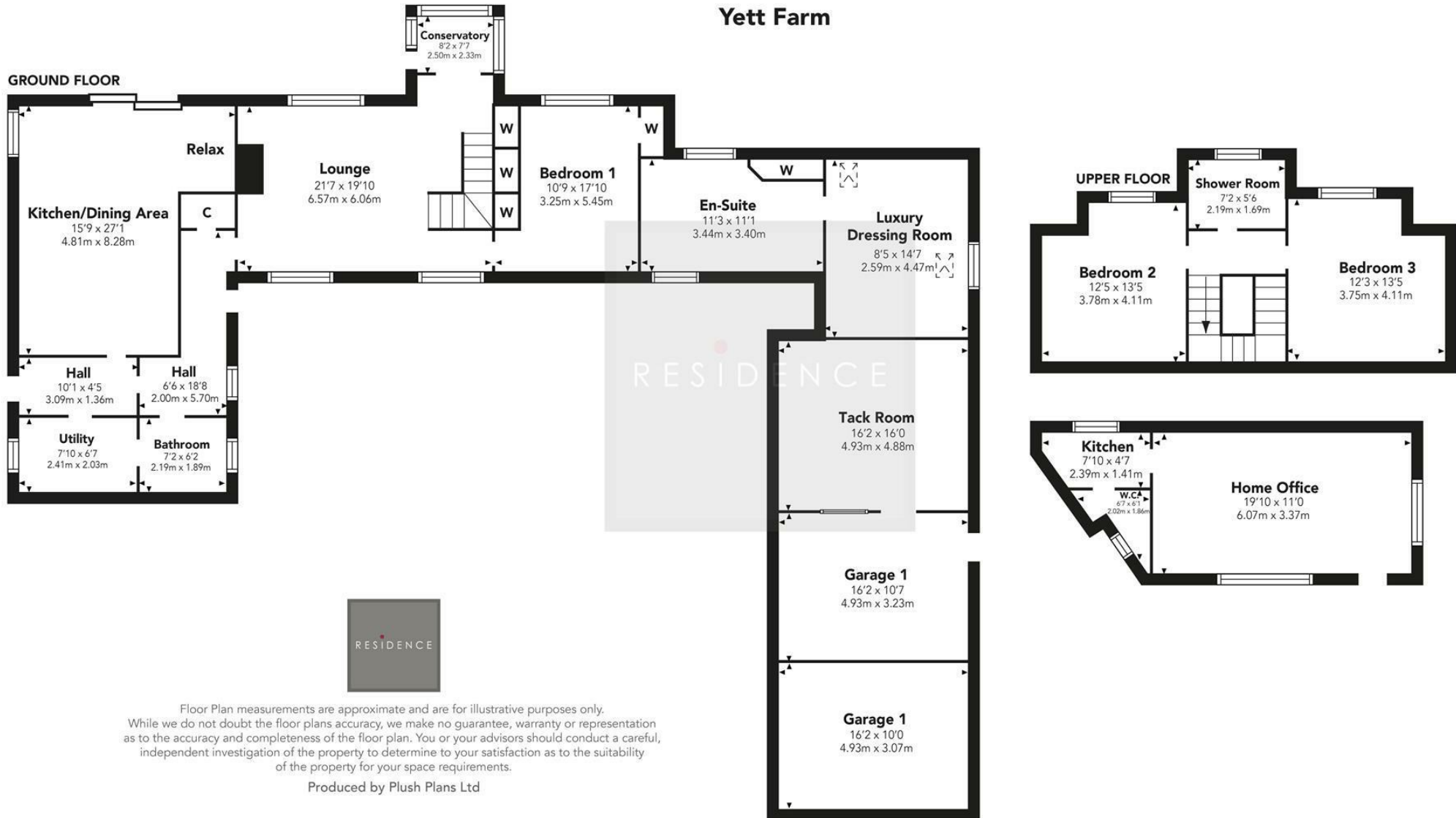




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.