



RESIDENCE

Crossbank Farmhouse , Crossford, ML8 5QN

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 4 Public Rooms | 5 Bathrooms

Crossbank Farmhouse is a substantial, individually designed and built 5 bedroomed detached family home enjoying a wonderful, secluded position and enjoys idyllic, elevated views over the Clyde Valley.

The home, built in 2010 is surrounded by over an acre of maintained, established and private garden grounds and features a glass panelled terrace to take full advantage of the open views.

The property offers an array of versatile, spacious, bright and airy apartments formed over 3 levels which consist of a broad and welcoming reception hallway, cloaks/wc, formal lounge with French doors and double-glazed aspects to rear, separate dining room, impressive open plan modern fitted quality kitchen with open plan family/dining room and elevated sitting area featuring floor to ceiling windows, taking advantage of the stunning views. The sitting area leads to a side vestibule with shower room and utility room. On the lower ground floor there is large family/tv room with double glazed outer doors to the gardens. The upper floor level offers a sizable landing with mezzanine style relax/library area, 5 large double bedrooms with a luxurious family bathroom off the master whilst there are 2 further en-suites, one of which a Jack & Jill style bathroom with 4-piece suite.

Features of the property include oil fired central heating, double glazing and double detached garage with ample parking.

The gardens are substantial and extend to circa 1.5 acres of well-maintained lawns with bordering flowering display areas, decorative patio and hot tub area with feature raised sun terrace with glass screening.

The enclosed floor plan will provide a detailed layout of this wonderful home however both external and internal viewing is a must in order to fully appreciate the size, style and setting on offer.



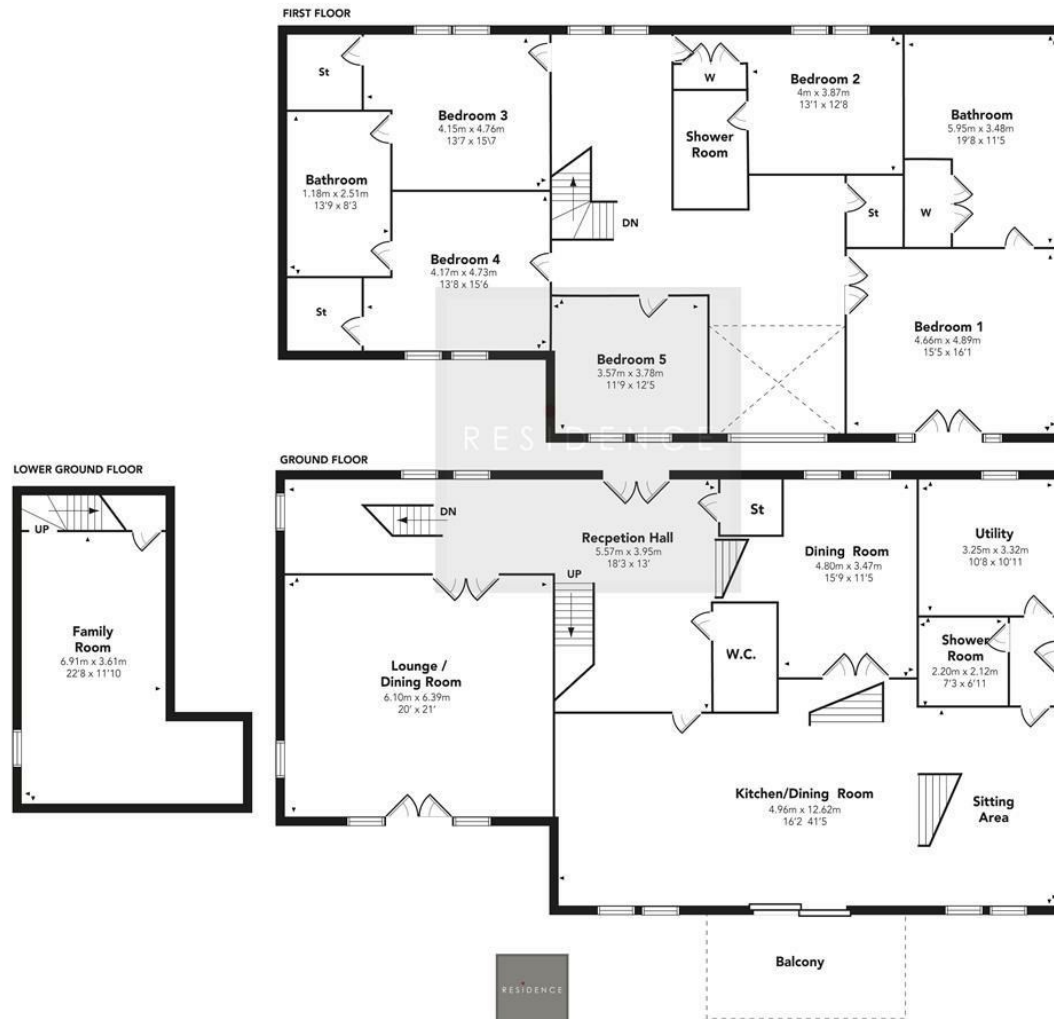
4284.00 sq ft | EER = C



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Crossbank Farmhouse



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.