



RESIDENCE

Crossbank Stables, Blair Road, Crossford, ML8 5QN

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Lanark  
T: 01555 467222 | E: | A: 68-70 High Street, Lanark, ML11 7ES





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## 4 Bedrooms | 3 Public Rooms | 3 Bathrooms

Crossbank Stables is a remarkable, individually designed and meticulously crafted four bedroomed, four public detached family home set amidst 15 acres of picturesque land. Nestled in a secluded, elevated position of Crossford, it therefore offers breathtaking expansive panoramic views. Overlooking the Clyde Valley it provides a truly idyllic countryside retreat.

The long approach private driveway takes you to the property with beautifully maintained exclusive grounds and an array of equestrian facilities. This includes 14 stables, a large synthetic surface riding arena, and a 18m x 10m farm/auxiliary shed. An engaging patio area allows outdoor entertaining or relaxation, positioned to maximise the spectacular landscape.

Inside the home boasts versatile, spacious and airy living spaces arranged over two levels. The welcoming reception hall leads to a modern WC and a formal lounge with elegant French doors opening into a stunning sunroom with full height windows, an ideal spot to enjoy the breathtaking vistas. The impressive open plan kitchen with central island and family dining area is fitted with quality appliances and flows seamlessly into the cozy TV room with log burner, creating a perfect space for family gatherings. Completing the lower level is a practical utility room & boot room.

Upstairs a generous landing provides access to four large double bedrooms. Separate is a contemporary four-piece family bathroom. The master suite also features a luxurious four piece en-suite.

An enclosed floor plan is available for detailed layout. Only a viewing in person can appreciate the generous proportions, stylish design, striking views, vast & tranquil setting this exceptional property offers.



2475.00 sq ft | EER = D





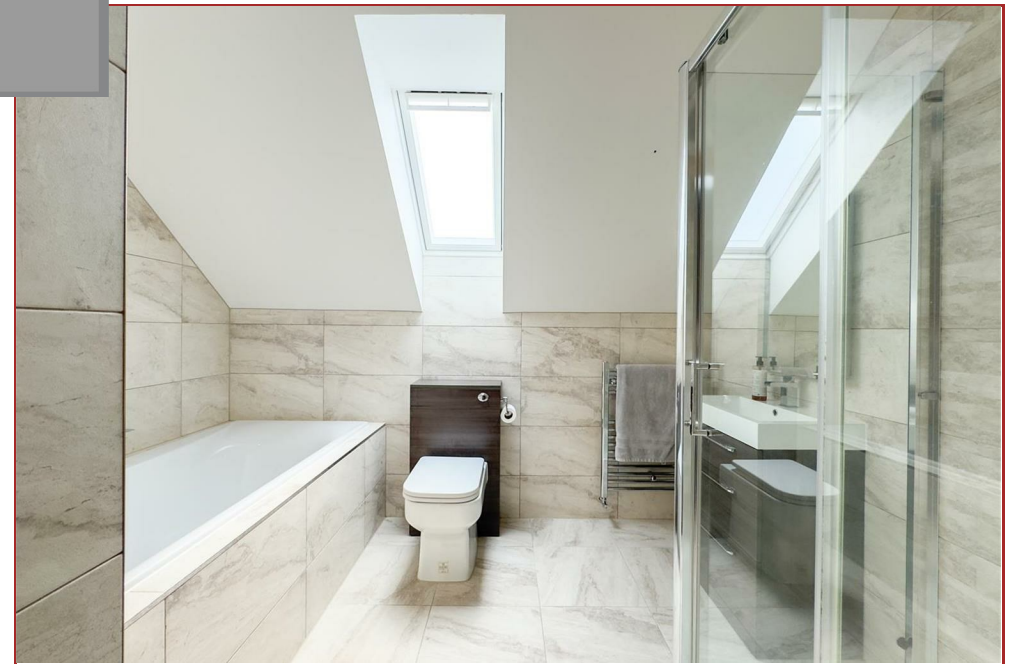
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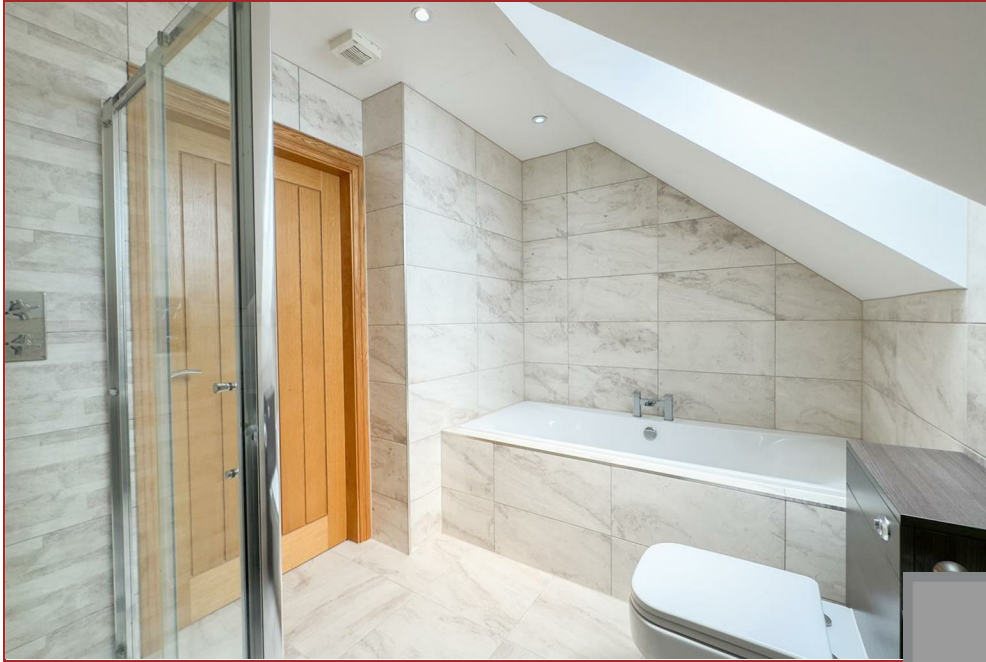




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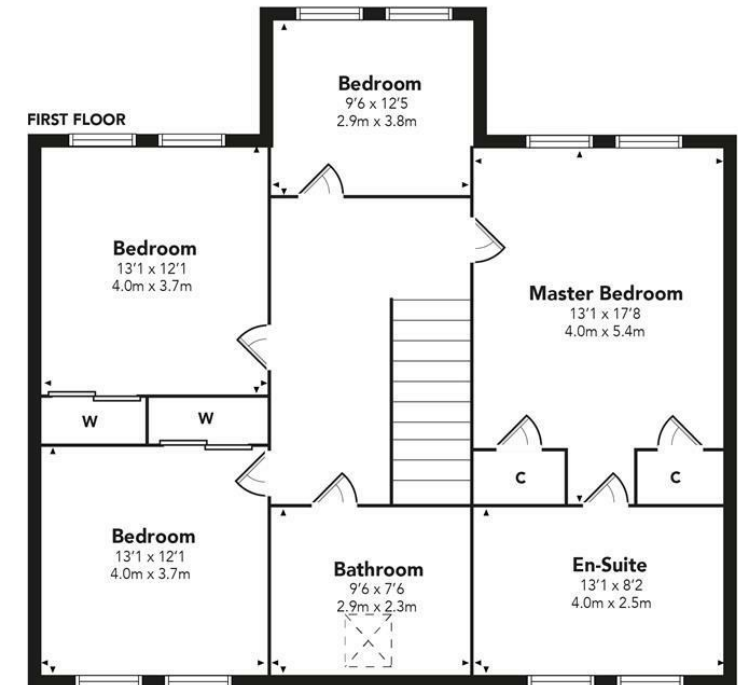
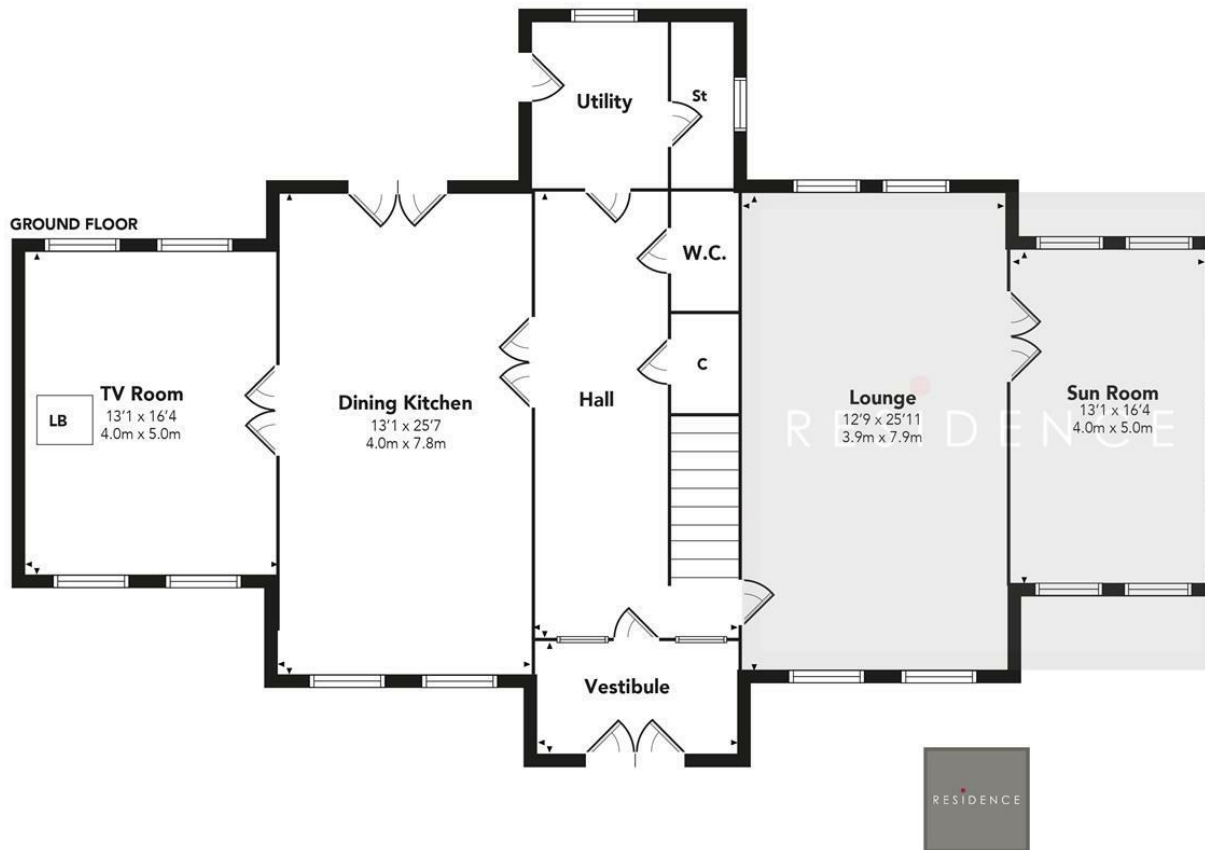


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## Crossbank Livery Centre



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.