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ESTATE AGENCY

Millbank Steadings,
Lochwinnoch PA12 4DY

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Millbank Steadings

Lochwinnoch PA12 4DY

Millbank Steading is a fabulous example of a steading development on the fringes of the village of Lochwinnoch.

Set with an elevated position overlooking Barr Loch and with direct access to the cycle track which is 1.3 miles into Lochwinnoch village, this family home offers a fabulous opportunity to have semi rural living with easy access to the A737 and the M8 Motorway to Glasgow Airport.

The accommodation extends to circa 337 sq m and in total 9 acres of surrounding land incorporating three fields, a paddock, riding arena and a barn with six Monarch Loose Boxes, electricity, water and drainage.

The property itself is entered via an entrance vestibule to a broad reception hallway. To the right is a beautiful formal lounge with stunning natural light on three elevations and a wood burning stove with oak beamed fire surround. A set of double doors leads to the front terrace.

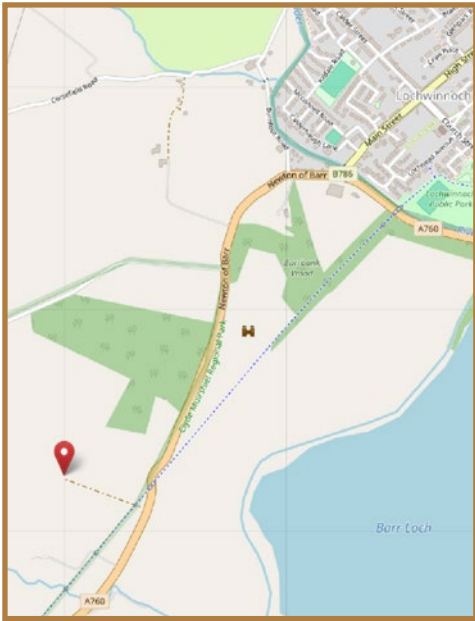
A small change of elevation leads to the incredible dining kitchen with its floor to ceiling windows taking full advantage of those Barr Loch views. The kitchen has ample wall & base units with contrasting Granite work surfaces. The Welsh slate floor is a lovely contrast and benefits from underfloor heating. Another outstanding feature is the exposed stone wall with arrow slits giving a nod back to the property's past. Also on this level is a utility room with plumbing facilities, three double bedrooms, one with an ensuite bathroom and the another with en suite shower room. A spiral staircase rises from the kitchen to the guest bedroom and the incredibly spacious principal bedroom. This has a shelved dressing room and a fantastic en suite bathroom with free standing bath, shower cubicle, w.c. and twin wash hand basins in built-in furniture. Walk-in storage can be accessed from the bathroom too.

Externally there is a sand based riding arena circa forty by twenty meters, a gardens, terrace, barn which is also around twenty three by thirteen meters and has power, light and drainage with the loose boxes inside. There are two larger fields, a smaller field and turnout paddock. The property is surrounded by rolling hills and fields and yet only a four minute drive to Lochwinnoch Train Station.

The specification includes LPG heating and double glazing.

The village of Lochwinnoch has a wide range of facilities including primary schooling, local shops and recreational pursuits including water sports at Castle Semple Loch and an 18-hole golf course. There is a railway station with rail links to Glasgow Central and the Clyde Coast and good arterial road links towards Glasgow International Airport, Braehead Shopping Centre and Glasgow City Centre.





EPC rating

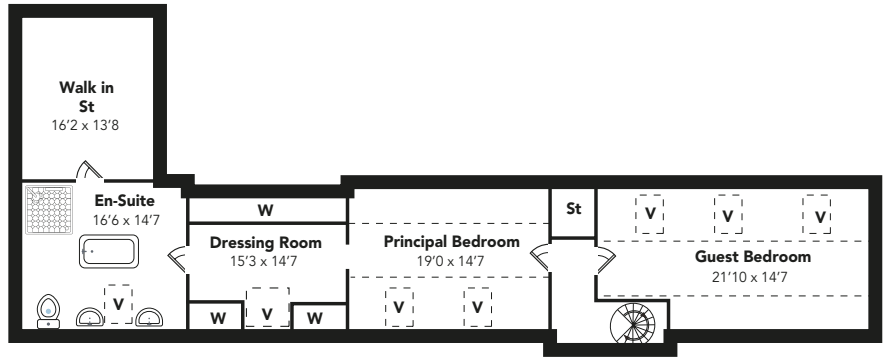
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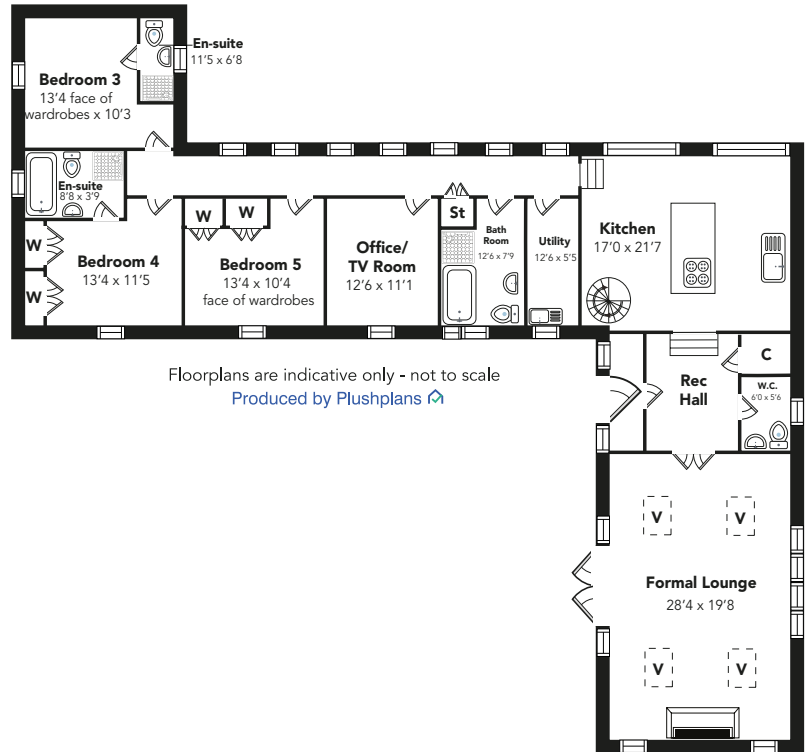
disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

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