



RESIDENCE

Kintore House Blair Road, Crossford, ML8 5QR

ESTATE AGENTS

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residencestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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7 Bedrooms | 3 Public Rooms | 5 Bathrooms

Kintore House is an exceptional individually designed 5-bedroom contemporary family home occupying a private and secluded position on a private road off Blair Road in the highly sought-after village of Crossford. Set within approximately 5.93 acres (2.4 hectares) of gardens, grazing land and equestrian facilities, this unique property offers a rare opportunity to acquire a substantial family home in a desirable semi-rural setting.

Approached by a sweeping chipped driveway providing ample parking, the property immediately impresses with its sense of space, privacy and quality. The heart of the home is a magnificent open-plan living, dining and kitchen area measuring approximately 24'1" x 35'2", creating an outstanding space for family living and entertaining. A welcoming reception hallway provides access to a utility room and cloakroom/WC.

The ground floor accommodation includes three bedrooms, one currently used as a study, together with a generous principal suite featuring a dressing area and en-suite shower room, plus a family bathroom. A staircase leads to a striking mezzanine family room overlooking the lounge below, creating a dramatic architectural feature and additional living space. This level also incorporates two further bedrooms, including a spacious master suite with dressing room and en-suite bathroom.

The property also benefits from a substantial detached two-bedroom log cabin within the grounds and a detached double garage with loft storage above.

The grounds feature mature lawns, specimen trees and established planting, together with an extensive entertaining terrace.

Equestrian facilities comprise grazing paddocks, stables and a riding arena, all enclosed by ranch-style fencing and secure boundaries. Combining contemporary design, extensive accommodation and exceptional outdoor facilities.

Planning permission has been granted for the erection of 2 detached villas. Planning information available on request.



2723.27 sq ft | EER = B



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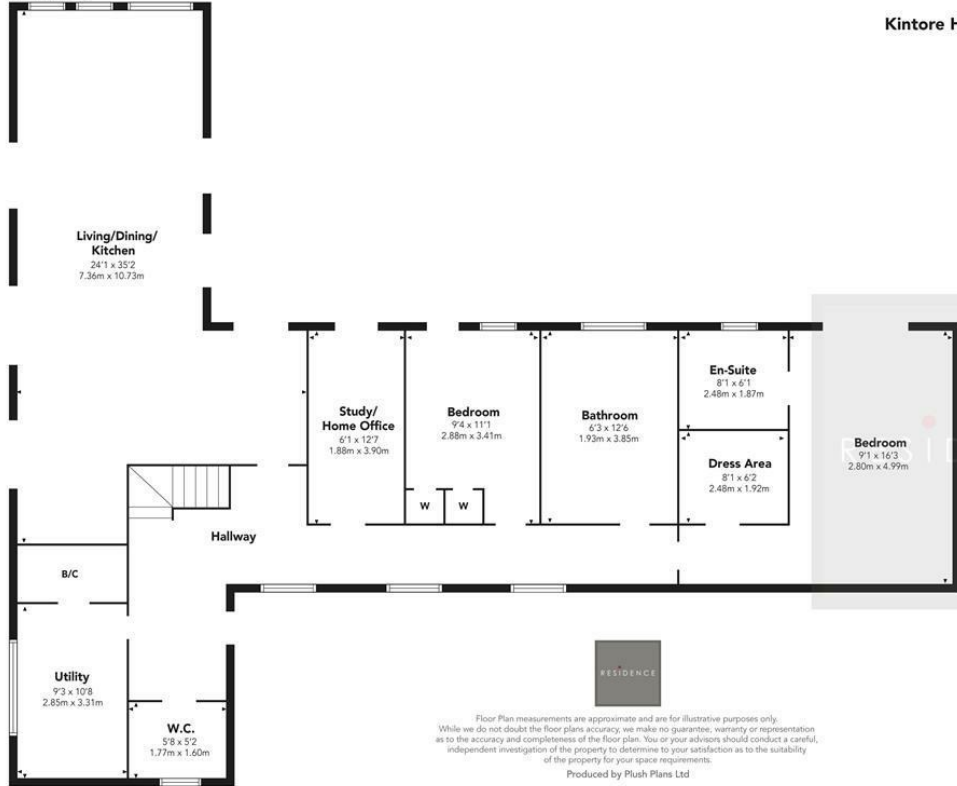






Kintore House, Blair Road

GROUND FLOOR



FIRST FLOOR



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.