



AB Properties



Bell House

Coulter, Biggar, ML12 6PP

Offers over £469,995



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Bell House was formerly a Free Church of Scotland Kirk, dating from 1843. Immaculately presented the B-Listed former church, is thoughtfully converted into a striking contemporary home that seamlessly blends modern living with historic character. The property retains a wealth of original features, including stunning stained glass windows that flood the interior with natural light and colour, as well as an impressive gallery and original staircase that add to the sense of space and architectural interest. The result is a unique and atmospheric home, where period charm meets stylish, modern design.

The property is heated via oil central heating.

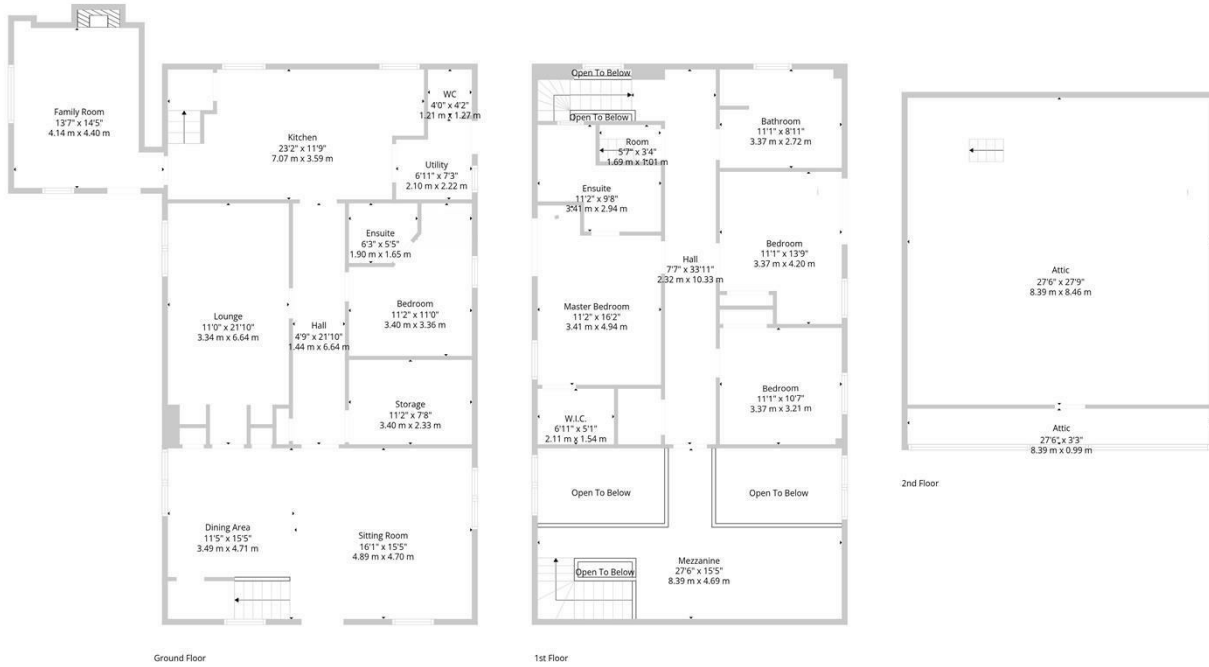
Externally, the property benefits from an extensive driveway and beautifully maintained gardens set within a generous plot of approximately 0.43 acres. The grounds feature well-kept lawns, patio seating areas, and a variety of mature trees and hedged borders, offering a high degree of privacy.

An application for listed building consent to install an EV charger, two multi-fuel stoves is in place and previous planning consent has been granted to convert the loft into an additional bedroom with an ensuite, remove the wall between the kitchen and dining room and build a garage within the properties front garden.

Coulter is a small, picturesque rural village in South Lanarkshire, set within a peaceful countryside setting with a strong sense of community, surrounded by rolling farmland and nearby hills such as Tinto and Culter Fell.

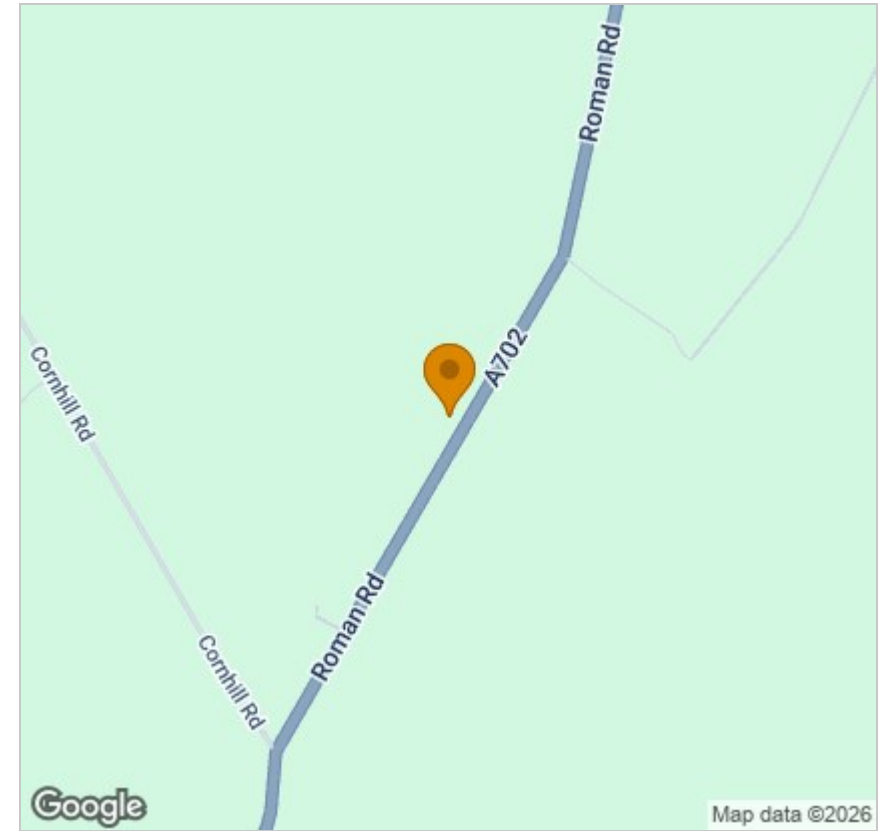
Just a short distance away, Biggar is a thriving historic market town providing a range of local amenities including shops, cafés, schools and cultural attractions. Located on the A702, Biggar enjoys a convenient position within commuting distance of both Edinburgh and the wider Central Belt, making the area accessible yet pleasantly rural.





**TOTAL: 2593 sq. ft, 241 m<sup>2</sup>**  
 Ground floor: 1413 sq. ft, 131 m<sup>2</sup>, 1st floor: 1180 sq. ft, 110 m<sup>2</sup>, 2nd floor: 0 sq. ft, 0 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 85 sq. ft, 8 m<sup>2</sup>, UTILITY: 45 sq. ft, 4 m<sup>2</sup>, FIREPLACE: 8 sq. ft, 1 m<sup>2</sup>,  
 OPEN TO BELOW: 169 sq. ft, 15 m<sup>2</sup>, LOW CEILING: 695 sq. ft, 66 m<sup>2</sup>, ATTIC: 168 sq. ft, 16 m<sup>2</sup>,  
 WALLS: 239 sq. ft, 20 m<sup>2</sup>

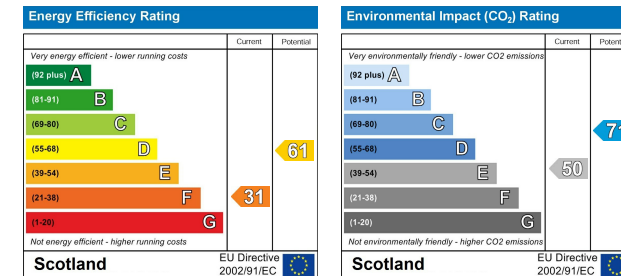
Illustration For Identification Purposes Only - Measurements Are Approximate



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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