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Garthland Lodge, Lochwinnoch

Offers Over £215,000











Floor Plan

Total floor area: 156.7 sq.m. (1,686 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

A truly unique opportunity has arisen to acquire Garthland Lodge, an attractive and substantial four-bedroom detached residence occupying an enviable position amidst approximately 0.9 acres of private garden grounds on the picturesque rural outskirts of Lochwinnoch. Surrounded by beautiful mature woodland, rolling countryside and an abundance of wildlife, this charming traditional lodge enjoys an exceptional setting, offering peace, privacy and tremendous potential for those with the vision to restore it to its former glory.

Originally constructed as a traditional stone-built lodge house with a slate roof, the property has been extended over the years with two substantial modern wings, creating a wonderfully spacious and versatile home arranged predominantly over one level. The characterful architecture, generous proportions and extensive private grounds combine to create an exciting opportunity for experienced builders, developers and investors looking for a rewarding renovation project.

IMPORTANT – PROPERTY CONDITION

Garthland Lodge has unfortunately suffered flood damage since its previous sale and is currently uninhabitable. The property has been stripped back internally, with flooring and wall finishes removed, and requires substantial renovation and reinstatement works throughout. Flood defence measures have subsequently been installed; however, prospective purchasers should make their own enquiries regarding the property's flood history, ongoing flood risk and the suitability of these measures.

The property is being marketed to CASH PURCHASERS ONLY, as mortgage finance is not currently available in its present condition. The asking price has been carefully considered to reflect the substantial works required.

GARTHLAND LODGE REPRESENTS AN EXCEPTIONAL OPPORTUNITY FOR THOSE WITH THE EXPERIENCE, RESOURCES AND VISION TO UNDERTAKE A SUBSTANTIAL RESTORATION PROJECT. With its charming traditional architecture, generous accommodation, extensive private grounds and truly breathtaking natural surroundings, this unique property has the potential to become a spectacular countryside home once again.

The current asking price reflects the property's flood history, uninhabitable condition and significant renovation requirements, presenting an opportunity for experienced builders, developers and cash investors seeking a property with considerable potential in a highly desirable rural setting.

IMPORTANT NOTICE: The property has previously suffered flooding and is currently uninhabitable. Substantial internal reinstatement and renovation works are required. Flood defence measures have been installed; however, no guarantee is given regarding future flood risk. References to previous accommodation layouts, fixtures and fittings relate to the property's former configuration and should not be interpreted as confirmation of their current condition or availability. Interested parties must satisfy themselves regarding the property's condition, flood risk, insurance availability, services, mortgageability and the extent and cost of any necessary works before proceeding.

Any areas, measurements or distances quoted are approximate and floor plans are for illustration purposes only and are not to scale.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.
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