



RESIDENCE

Laigh Blackmoss Laigh Blackmoss, Strathaven, ML10 6RP

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Viewing by appointment with Residence Strathaven

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## 6 Bedrooms | 6 Public Room | 6 Bathrooms



This exceptionally well-finished, superb-sized detached family home is set in beautiful countryside on the outskirts of Strathaven with lovely views.

This traditional former farm steading has undergone a full restoration and modernisation programme over recent years, to create what is now an impressive home with all modern features, home comforts and tech whilst retaining much of the traditional exterior. The thoughtful design and layout allow part of the house to be easily separated into a granny/teenagers flat or self-contained rental property to suit your individual requirements. The rooms are spacious, bright and neutrally decorated whilst also offering versatile use and layout as required. The bathrooms and en-suites are all modern and finished with luxury sanitary ware and tiling, the modern farmhouse style dining kitchen offers traditional charm whilst incorporating all modern comforts. Additional features in the house include a new entertainment area with modern bar and games room, a sauna, steam room, an external bar for outdoor entertaining, oak skirtings and doors, and a stunning galleried entrance area featuring a sweeping stair case. As you may expect, there's UPVC double glazing and CCTV security.



The accommodation comprises a large galleried entrance hall, 2 x cloakroom wc, family lounge, sun room, study, dining room, large dining kitchen, utility room, a feature family bathroom with sauna and separate steam room, four bedroom (3 en-suites), a gym/additional bedroom and a further lounge with large sun terrace. The self-contained cottage has a further kitchen, two bedrooms, lounge, conservatory and modern bathroom. Integral to the house is a large double garage and a spacious workshop

This extensive home sits amidst well-kept garden grounds with views over the adjacent countryside. Whilst for most, the gardens are more than large enough, there is additional ground available which is marked as 'Lot 2' on our brochure and can be purchased separately.

6566.00 sq ft | EER = E



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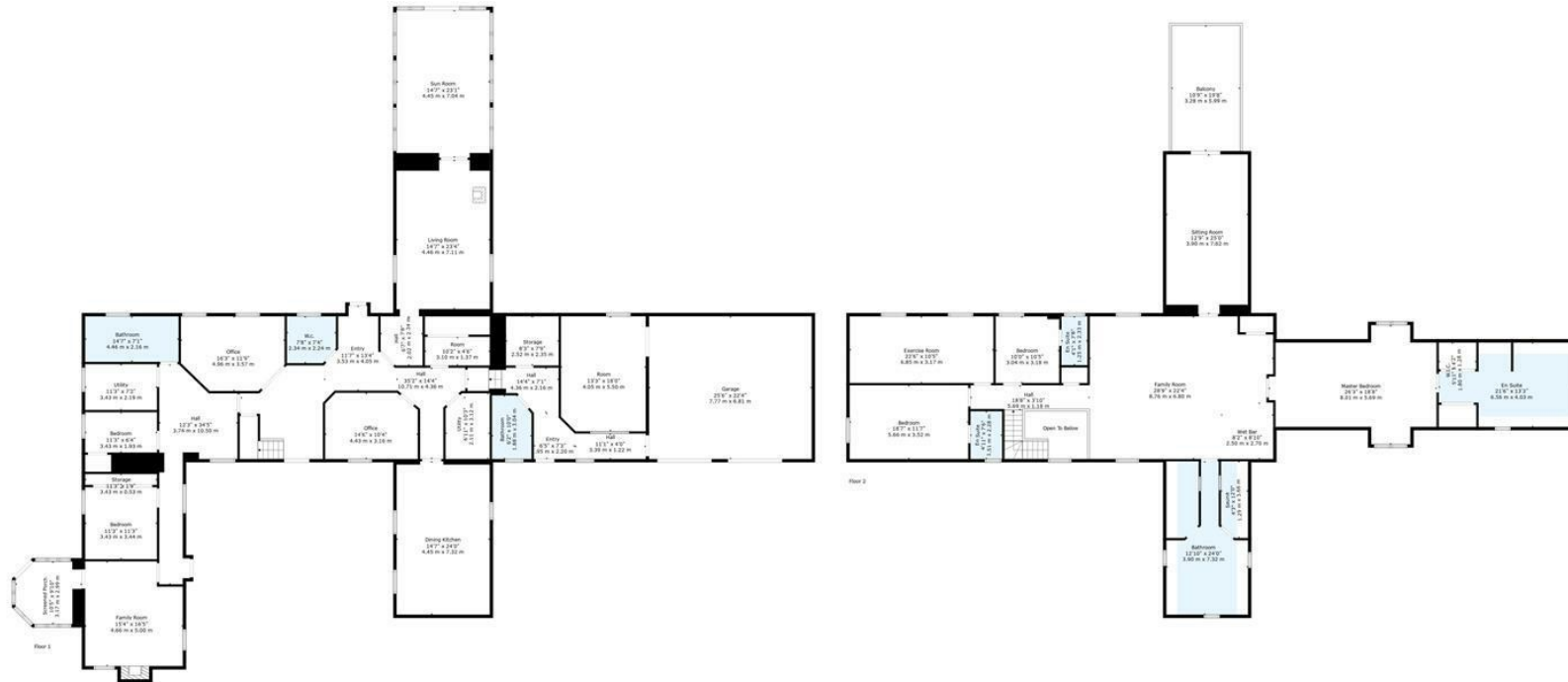
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**TOTAL: 5614 sq. ft, 522 m2**

FLOOR 1: 3203 sq. ft, 298 m2, FLOOR 2: 2411 sq. ft, 224 m2

EXCLUDED AREAS: SCREENED PORCH: 94 sq. ft, 9 m2, STORAGE: 85 sq. ft, 8 m2, GARAGE: 570 sq. ft, 53 m2,

ROOM: 237 sq. ft, 22 m2, FIREPLACE: 11 sq. ft, 1 m2, OPEN TO BELOW: 62 sq. ft, 6 m2,

LOW CEILING: 304 sq. ft, 30 m2, BALCONY: 212 sq. ft, 20 m2

WALLS: 463 sq. ft, 40 m2



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.