



AB Properties



## Orchard View

Muirhouse, Cleghorn, ML11 8NX

Offers over £460,000



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Set within approximately one acre of beautifully maintained grounds, this unique Farm House Conversion presents an attractive blend of traditional stonework and modern finishes, enjoying a peaceful rural setting with far-reaching countryside views. Approached via a sweeping gravel driveway, the property offers ample parking and leads to an integral garage, while the exterior showcases a charming mix of original stone elevations and crisp white render under a pitched roof with skylights enhancing natural light internally.

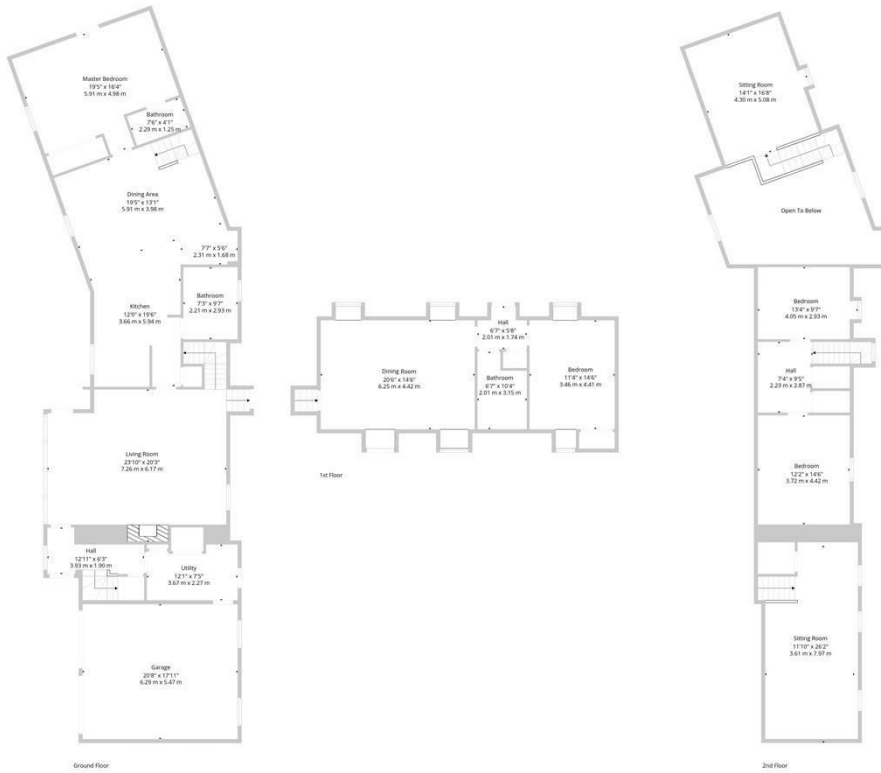
The accommodation extends to over 3,200 sq ft and is arranged to provide both versatility and comfort, with generously proportioned living spaces ideal for modern family life. Internally, the home features a substantial open-plan living room, a well-appointed kitchen, dining area, and multiple reception spaces that create a natural flow for entertaining. Bedrooms are well-sized and thoughtfully positioned across the two levels, complemented by three bathrooms, providing added convenience for everyday living.

Externally, the grounds are a particular feature, with neatly lawned gardens wrapping around the property, along with a private decked seating area ideal for outdoor dining and relaxation. The gardens are bounded by low walls and fencing to create a sense of privacy while still embracing the surrounding open landscape. The expansive plot offers excellent potential for outdoor entertaining, recreation, or further landscaping, all while enjoying uninterrupted views across rolling fields.

Specification includes oil central heating and double glazing.

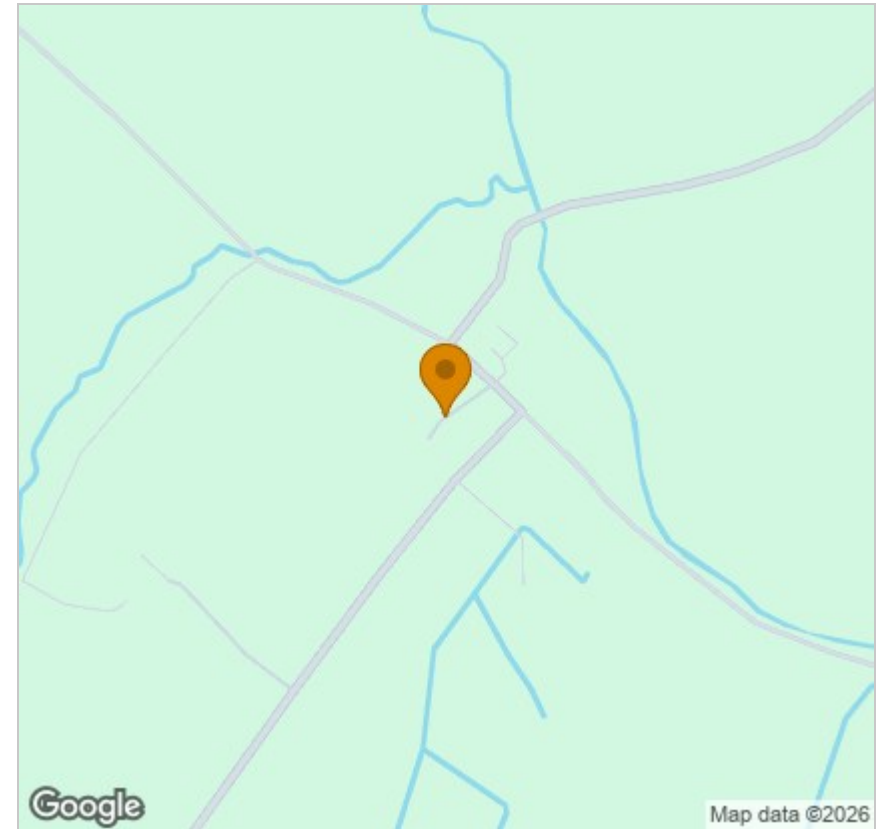
Cleghorn is a desirable village offering a peaceful, semi-rural lifestyle while remaining conveniently placed for access to Lanark, Carluke, and the wider Central Belt. The area is well known for its scenic surroundings, strong community feel, and proximity to good schooling, transport links, and everyday amenities.



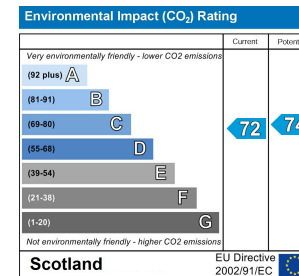
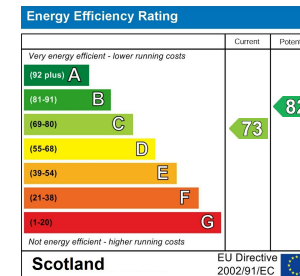


**TOTAL: 3215 sq. ft, 299 m<sup>2</sup>**  
 Ground floor: 1511 sq. ft, 140 m<sup>2</sup>, 1st floor: 642 sq. ft, 60 m<sup>2</sup>, 2nd floor: 1062 sq. ft, 99 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 370 sq. ft, 34 m<sup>2</sup>, UTILITY: 81 sq. ft, 8 m<sup>2</sup>, OPEN TO BELOW: 264 sq. ft, 25 m<sup>2</sup>,  
 WALLS: 330 sq. ft, 29 m<sup>2</sup>

Illustration For Identification Purposes Only - Measurements Are Approximate



### Energy Efficiency Graph



### 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.

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