

Auld Byre

AUCHTYGEMMEL FARM, AUCHENHEATH, LANARK, ML11 9XH



Auld Byre, a charming three-bed semi-detached stone-built period property, walk-in condition, idyllic location, workshop & stable



01698 537 177



www.mcewanfraserlegal.co.uk



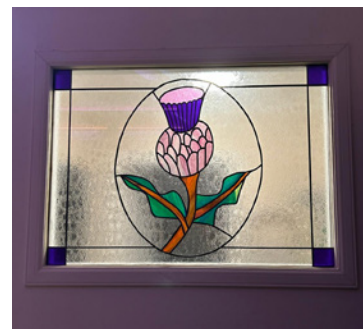
info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer to the market 'Auld Byre', a charming converted period stone byre, beautifully upgraded to an utterly charming three-bed semi-detached home with all mod-cons. This unique property exudes charm and character and is set within the charming hamlet of Auchtygemmel Farm, near the village of Auchentheath, Blackwood/ Kirkmuirhill, Lesmahagow and Lanark. It benefits from breath-taking views in every direction. Lovingly upgraded and converted some 12 years ago by the current owner, from an old stone byre to an immaculate modern home, brimming with features. No expense has been spared in the creation of what can only be described as a captivating home, in immaculate condition and in an exceptional location.

This is the 'someday' type of home many people dream of owning. The property oozes timeless period charm and due to the many upgrades lavished upon it, it now offers a home that is not only extremely comfortable but very relaxing too. This is essentially a new home built inside traditional stone walls, meaning everything is in great order.

KITCHEN/LIVING/ DINING ROOM



The accommodation comprises a very bright and comfortable kitchen/living/dining room, adorned by beautiful exposed roof trusses and a sandstone feature wall, with a log-burner fire. Room dimensions are generous, offering a plethora of furniture configuration options, and the sense of open-plan space is striking. The living room extends to a formal dining area, which is ideal for dining with friends and family.



The kitchen is beautifully finished with a large range of units, oven and hob with an inset fridge freezer and freestanding dishwasher. It's a great place to sit and enjoy a coffee and the kitchen itself is the perfect space for any chef to serve up a marvellous meal. The utility area caters well for a washing machine and tumble dryer and offers an extra WC.



THE UTILITY & WC





The family bathroom is very luxurious, with a whirlpool spa-bath and a large shower cubicle with a full body shower unit. The design has cleverly allowed for access to be given directly from the master bedroom, thereby doubling as an en-suite facility. There are three generous bedrooms in this lovely home, all bright with ample space for free-standing furniture and built-in storage. Oil-fired central heating and double-glazing keep the home warm, comfortable and energy-efficient.

THE BATHROOM



BEDROOM 1



BEDROOM 2

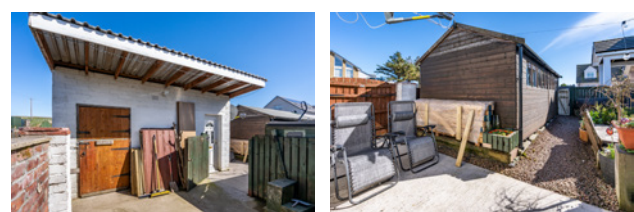


BEDROOM 3



The outside space of this home also adds so much lifestyle value for the new owners. The secure garden is beautifully landscaped, from the sun-patio to the polytunnel it's beautifully cared for. The property also benefits from a brick-built stable. The large workshop offers excellent space for those who love to get things done or just to tinker. The driveway/parking area can cater for many vehicles.

EXTERNALS



Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like authentic period design, with modern spacious and flexible accommodation, set in a quaint friendly area within a stunning setting, and an all-around great family home, then this may be it. Here's the chance to change to an altogether more relaxed pace of life.

Early viewing is highly recommended.

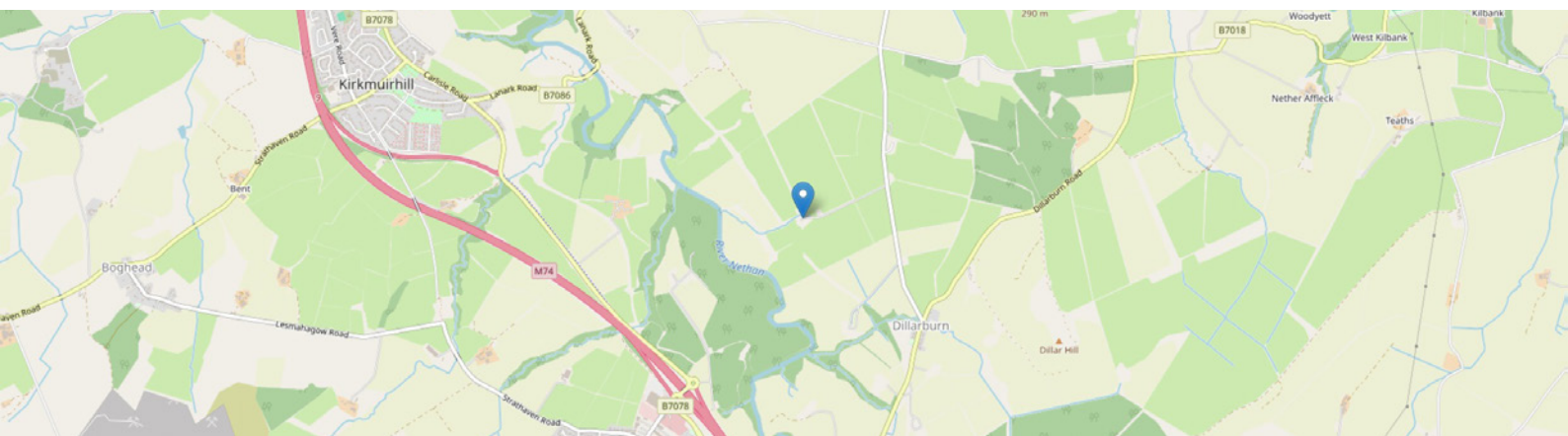
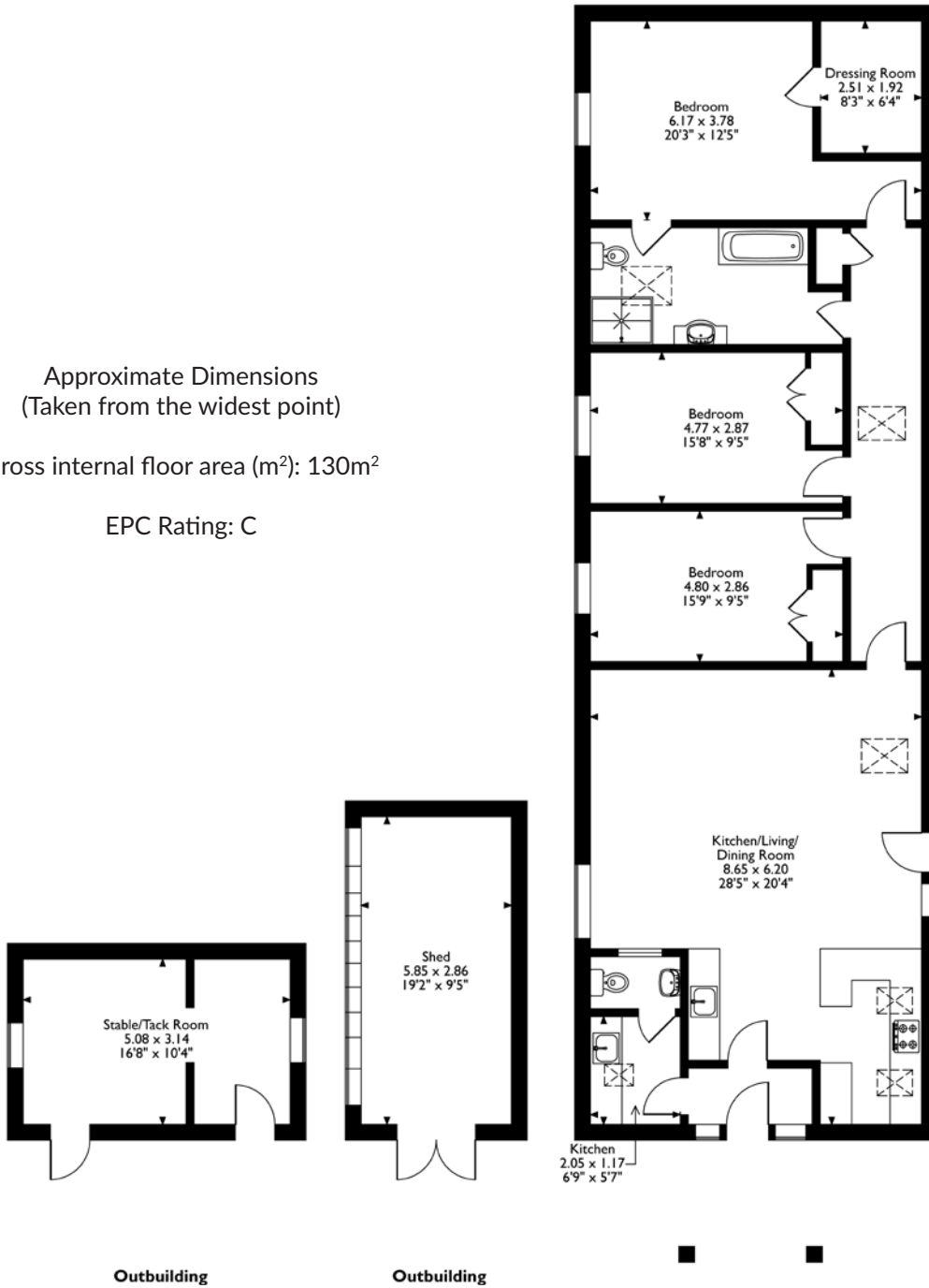


FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²): 130m²

EPC Rating: C



THE LOCATION

This stunning home is situated in the little hamlet of Auchtygemmel Farm, just outside the village of Auchenheath on the river Nethan. Nearby small towns within a five-minute drive include Blackwood, Kirkmuirhill and Lesmahagow. Larger towns of Lanark, Larkhall, Hamilton and Motherwell are within a 10/15 minute drive away. The M74 is convenient and nearby to the property, providing easy access both north and south-bound, with excellent road links to the surrounding towns and cities, including Glasgow and Edinburgh via the M8 motorway.





A few minutes from the property, you will find The Scottish Tea House, a delightful retreat for tea enthusiasts. This charming establishment is known for its handcrafted teas. Visitors can enjoy a variety of specialty teas, participate in educational tea tastings, and indulge in afternoon tea experiences, all while soaking in the serene atmosphere of the tea garden.

Nearby, The New Lanark Heritage Museum is part of the New Lanark World Heritage Site, a beautifully preserved 18th-century mill village located on the banks of the River Clyde where you can explore the history of the village through interactive exhibits, historic buildings, and scenic woodland walks. The Falls of Clyde are a series of stunning waterfalls along the River Clyde, near New Lanark and offer breathtaking views and diverse wildlife. The area is perfect for nature walks and photography, with well-maintained trails leading to various vantage points.

Lesmahagow offers a wide range of amenities, including a Tesco store and fuel station, which is complemented by a variety of local businesses - including a post office, two banks, beauty salon, hairdressing salons, florist, gift shop, café/deli, pharmacy, opticians, vets, medical surgery and dentist. There are two primary schools, Milton Primary and Woodpark Primary. The High School hosts the Lesmahagow Sports Facility, which is a multi-purpose sports and leisure centre. The village has a real community feel and an active community council and hosts its own Highland Games, agricultural show and Christmas "open doors" evening for residents and visitors. Nearby Blackwood has two primary schools, St. John's R.C. Primary School and Blackwood Primary School. However, there is a third school, Bent Primary, on the outskirts of the villages



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.