



Udston Farmhouse

Stonehouse, Lanarkshire ML9 3PB

A traditional farmhouse with outbuildings granted Planning Permission to form 4 dwellings enjoying an elevated position with long ranging views over rural Lanarkshire.

Kitchen, Utility Room, Sitting Room, Family Room, 4 Bedrooms and Family Bathroom

Outbuildings with Detailed Planning Consent for 4 dwellings

Rural location with good views

Further land could be made available

Guide Price £380,000 as a whole

Stonehouse 0.5 mile

Lanark 14 miles

Glasgow 16 miles

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Situation

Udston Farmhouse is located in an elevated position above the village of Stonehouse by the River Avon in the heart of rural Lanarkshire. It is an area of natural beauty and historical interest and the village has records dating back to the 9th Century whilst the Old Kirkyard ruins are one of Stonehouse's most recognisable features. In more recent times Stonehouse was principally known as a weaving community and has developed and adapted to social and industrial change having always retained its strong agricultural identity.

Situated on the A71 only 30 minutes from Glasgow and one hour from Edinburgh, Stonehouse is ideally situated to access the scenic beauty of the Clyde Valley and Scotland's two principal cities. There is currently a new primary school being built in the village and a large Community Centre Complex planned for the latter part of 2010.

Directions

From Glasgow take the M74 southbound and exit at junction 8. Follow the A71 Kilmarnock road for about one mile and follow signs into Stonehouse. Once through the village and reaching a roundabout take first left, pass a garage, and after 0.5 mile, just before leaving the village, turn left up Udston Mill Road and follow road to the top of the hill and after a left hand bend the farm is on the right.

Description

Udston Farm comprises a traditional farmhouse in good repair with private garden ground and a range of outbuildings. The outbuildings have been granted Planning Permission (Ref: HM/09/0043) by South Lanarkshire Council for the creation of 4 dwellings with ground enough for sizeable gardens and further adjoining ground could be made available if required.

An additional information pack can be made available to prospective purchasers upon request.

Accommodation

The accommodation on two storeys comprises:

Kitchen/Utility Room 4.27m x 4.09m

Floor tiles, radiator, oil fired central heating boiler. Sink and drainer, ample worktop with electric oven, grill and hob. Wall and floor units and plumbed for washing machine. Window and sliding door to patio and garden. Separate door to outbuilding.

Stairs to:

Bedroom 4 5.15m x 4.23m

Carpet, skirtings and fireplace. 2 windows with rural aspect and deep sills.

Kitchen 4.62m x 4.04m

Carpet, radiator, window and door to yard. Sink and drainer, ample worktop with units below and additional wall storage and display units. Wall tiles and ceiling lights. Electric range master stove, dishwasher, alcove with fridge. Steps up to:

Living Room 5.16m x 5.33m

Carpet, 2 radiators, 2 windows with deep sills and open fire currently closed up with electric coal effect fire, marble hearth and surround. Alcove with cupboard below. Ceiling light and ceiling rose. Corridor with radiator and coat hooks leading into vestibule with window and radiator. Door to:

Bathroom 2.42m x 2.17m

Carpet, bath with storage cupboards above, WC and basin with mirror above. Radiator, wall tiles and window.

Sitting Room 5.35m x 3.95m

Carpet, skirtings, 2 windows to garden and open fireplace with tiled hearth and surround. Ceiling light. Shelved cupboard.

Bedroom 3 4.32m x 2.65m

Carpet, radiator, window with deep sill and boarded up fireplace. Large walk-in storage cupboard.

Carpeted stairway and handrail to large landing.

Landing 5.91m x 3.17m

Carpet, radiator and Velux window. 2 storage cupboards.

Bedroom 1 4.17m x 3.66m

Carpet, radiator, window with deep sill and ceiling light.

Bedroom 2 4.19m x 3.76m

Carpet, radiator, window with deep sill and ceiling light.

Services

Mains water and electricity with drainage to septic tank. Oil central heating.

Outbuildings

A range of outbuildings attached to the farmhouse enjoy detailed Planning Permission (Ref: HM/09/0043) for conversion to form a 4 house steading development. There are good sized gardens to go with each unit whilst the farmhouse already has a private established garden with a large south facing patio area.

Please note that further adjoining ground could be made available to the purchaser.



General

Price

Guide Price £380,000 as a whole

Entry

To be by mutual arrangement.

Viewing Arrangements

Strictly by appointment with the selling agents.

Fixtures and Fittings

Some appliances may be made available.

Council Tax

Udston Farm is Council Tax Band 'D'

Closing Date

A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, Durn, Isla Road, Perth, PH2 7HF.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.

Important Notice

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ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and

iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.



