

The Limes, 41 Ayr Road

LANARK, DOUGLAS, SOUTH LANARKSHIRE, ML11 0PU



A stunning six-bed detached sandstone home - built c1828, immaculately presented with a large double garage and set within $\frac{3}{4}$ of an acre of beautiful gardens



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Beautifully set, in a private yet convenient spot, on the edge of the charming and historic village of Douglas, "The Limes", is well-placed for easy access to Ayr, Edinburgh, Glasgow & Carlisle. This outstanding period residence provides substantial accommodation and caters perfectly for any family's requirements. This exceptionally captivating sandstone period home with distinctive crow-stepped gables has stood in this spot since c1828.

"The Limes" is the 'someday' house many of us dream about. This incredibly spacious home is arguably one of the village's finest homes, and it has been thoughtfully and comprehensively upgraded by the current owners to an exacting standard. This stunning six-bed, two-public room, four-bathroom aspirational property is sure to appeal to growing and larger families who are looking to experience the excellent quality of life found in this charming rural village and stunning surrounding area.

The accommodation is formed over two levels, plus an attic level offering an incredible opportunity should the new owners wish to develop further. There's also the added advantage of a large double garage, single garage and workshop space set out to the side and rear of the house.

THE ENTRANCE HALL



Upon entering this delightful property, you are immediately greeted with a spacious entrance vestibule adorned with quality marble flooring which continues through to the reception hallway and a stunning sweeping staircase leading to the upper apartments. The incredible space is very appealing and provides just a hint of the spacious accommodation on offer to prospective purchasers.

The quality marble flooring continues through to an extremely bright and spacious open-plan kitchen / diner. The beautiful contemporary kitchen is superbly specified with a range of integrated appliances, including an 'Everhot' electric range, fridge-freezer, oven, microwave/combi oven, wine cooler, coffee machine and Quooker boiling water tap. The granite island unit/ breakfast bar is an incredible size, benefiting from an inset sink and pop-up socket, and is sure to be a popular place to talk about everyone's day or just a great place to sit and enjoy a coffee and a good book. The kitchen easily affords the space for a large breakfast/dining table, which sits perfectly bathed under the light streaming in from the large glass rooflight. Adjacent to the kitchen we have a large utility room to house the washing machine and a boot room. The kitchen doors lead out to the garden and on sunnier days it provides another perfect spot for morning coffee or evening after-dinner drinks.

THE KITCHEN/DINER





There's a real sense of relaxation experienced upon entering the sumptuous bay-windowed lounge and it's incredible size makes the perfect room for family gatherings. The 8kg log burner is sure to keep the room cosy on colder winter nights too. The ground floor also accommodates a large formal dining room, where entertaining will be a breeze given the generous space offered.

THE LOUNGE

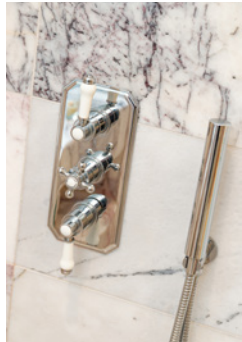


THE DINING ROOM



The remainder of the ground floor is given to a stunning marble wet room, containing a mains shower, and two generous bedrooms.

THE WET ROOM



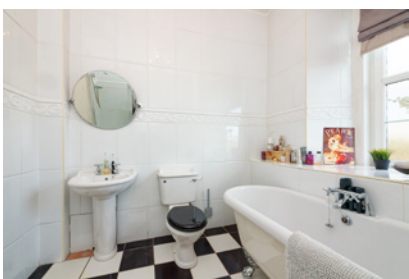
BEDROOMS 5 & 6





On the first floor, there are a further four very spacious bedrooms, two of which contain luxurious en-suites. The beautiful family bathroom which contains a roll-top bath, along with a standalone shower cubicle, is also located on this floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4





Moving to the attic level, there's a tremendous opportunity to develop further. Currently this space offers three storage rooms which would be an easy conversion to bedroom space, games room/gym or home office space, the opportunities are endless. The home is kept warm and comfortable via oil-fired central heating and the log burner.

THE ATTIC



Externally, the property commands a beautiful setting within $\frac{3}{4}$ of an acre, nestled perfectly within large gardens and a sweeping gravel driveway with parking for multiple vehicles. The outside areas, which have been thoughtfully sectioned out, make an ideal spot for relaxation and outdoor entertaining with friends and family on sunnier days. There is an expansive lawn to the front of the property, and two patio areas, one to the side of the house and the other which offers privacy behind a lush bamboo screen with durable limestone paving and is a very generous size. A great place to enjoy time with family and friends. There are some properties that seem to tick all the boxes and we believe "The Limes" is one such property. It would look completely at home in any country house glossy magazine about "stunning home design" and "high-quality lifestyle". Given the fantastic location, being a few miles from the motorway which offers an easy commute to Ayr/Carlisle/Edinburgh and Glasgow, the immaculate condition, the incredible space both inside and out, and the further potential the property has, it's sure to appeal to an exclusive range of discerning buyers. If you are someone who has a real passion for a unique place to call home, early viewing is advised.

EXTERNALS







FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	8.65m (28'5") x 6.05m (19'10")
Kitchen/Diner	4.75m (15'7") x 6.05m (19'10")
Utility	4.75m (15'7") x 4.50m (14'9")
Lounge	6.70m (22') x 5.30m (17'5")
Dining Room	5.20m (17'1") x 4.70m (15'5")
Shower Room	3.50m (11'6") x 1.70m (5'7")
Bedroom 5	5.30m (17'5") x 3.30m (10'10")
Bedroom 6	5.20m (17'1") x 3.30m (10'10")

First Floor	5.31m (17'5") x 4.85m (15'11")
Bedroom 1	5.31m (17'5") x 4.85m (15'11")
En-suite	3.30m (10'10") x 1.40m (4'7")
Bedroom 2	5.20m (17'1") x 4.70m (15'5")
En-suite	3.30m (10'10") x 1.20m (3'11")

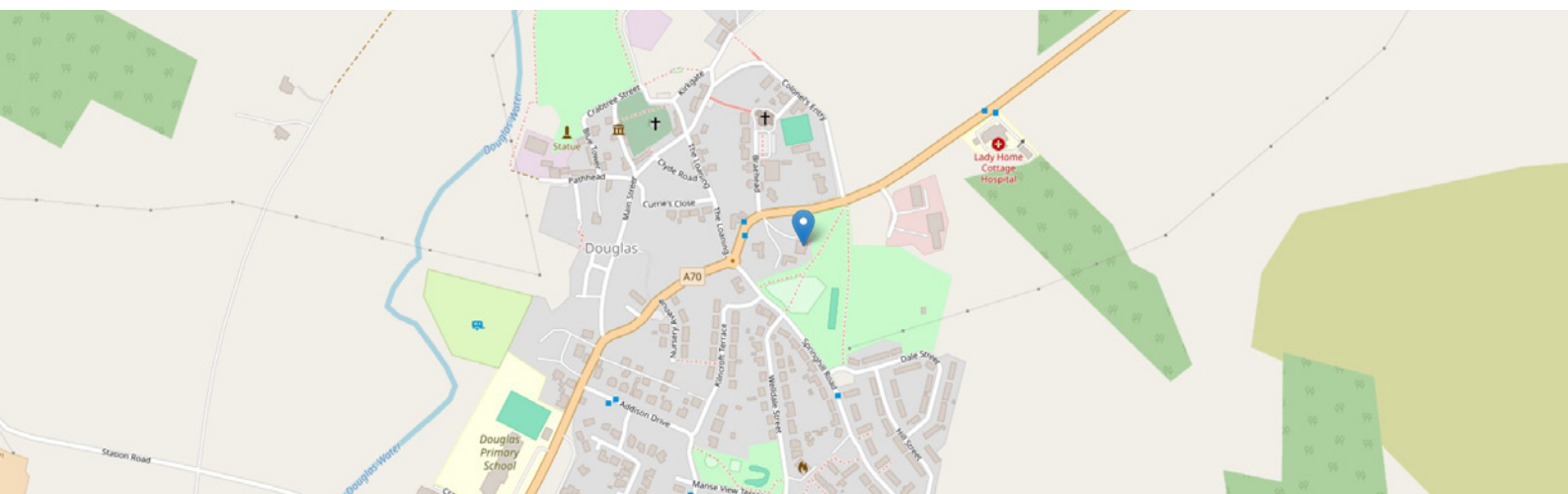
Bedroom 3	5.05m (16'7") x 3.30m (10'10")
Bedroom 4	4.00m (13'1") x 3.35m (11')
Bathroom	2.65m (8'8") x 2.40m (7'11")

Second Floor	4.90m (16'1") x 4.70m (15'5")
Attic Room 1	4.90m (16'1") x 4.70m (15'5")
Attic Room 2	4.10m (13'5") x 3.60m (11'10")

Double Garage	6.20m (20'4") x 6.20m (20'4")
Garage	5.15m (16'11") x 3.09m (10'2")

Gross internal floor area (m²): 406m²
EPC Rating: E

Extras: The "Everhot" Range, and chandeliers may be available by separate negotiation



THE LOCATION

The beautiful village of Douglas (population approximately 1700) is a great place to live. The quality of life here is at an altogether more peaceful and easy pace, with the stunning countryside surrounding this charming village on all sides. Full of rural charm, there is plenty to do here, from countless walks to the many historic sites to see. Douglas truly is a hidden gem which offers much more than other villages often do.





The primary school is only a few minutes walk from the property, and there are many shops and amenities available locally which include a doctor's surgery, petrol station, auto repair garage, Morrisons local, post office, church of Scotland, bakery, cycle shop, grocers, two mini-markets, pub, bowling green, gift shop, 2 gyms, 3G and grass football pitches and a variety of classes for adults and children at the St Brides community centre. In the nearby towns of Lanark (12 miles), Lesmahagow (8 miles), and Hamilton (21 miles) there is an extensive range of amenities. Glasgow Airport (38 miles/43 minutes drive) and Edinburgh Airport (53 miles/ 60 minutes drive) are easily commutable. Residents living in this type of village environment really begin to appreciate a timeless sense of the changing seasons, unhurried by the hustle and bustle of the city or larger towns. There's time to occasionally just "stop and smell the roses".



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