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Torbracken 7 Farm House Lane

TILLIETUDLEM, SOUTH LANARKSHIRE, ML11 9ZD



Torbracken is situated within a steading development of Farm House Lane which is made up of only four other homes. The development is in the pretty Clyde Valley Hamlet of Tillietudlum close to the village of Crossford. The hamlet is best known for Craignethan Castle which is a Scottish Tourist Association four-star rated attraction. What is really important about Tillitudlem is the real sense of community that residents have developed.

Crossford is about three miles distant and provides everyday necessities. The house is about twenty-four miles from Glasgow city centre and about forty-two miles from Edinburgh. The market town of Lanark (seven miles) offers a wider range of shops and facilities. Hamilton (eleven miles) provides more extensive shopping, professional, private educational services.

Glasgow city centre remains within comfortable commuting distance and offers all shopping, cultural and leisure facilities normally associated with a major international centre. Glasgow Airport (thirty-three miles) and Edinburgh Airport (forty-five miles) provide regular internal and international flights. Commuting is facilitated by proximity to other local towns such as Lanark, Carluke and Hamilton and to the M74

Tillietudlem is a fictional castle in Walter Scott's 1816 novel Old Mortality. Interest in Scott's novel attracted visitors to its supposed inspiration, Craignethan Castle. The historic castle is now located in a modern hamlet known as Tillietudlum. Scott was later quoted saying "as coming nearest to the ideal of the place." when describing the location of the property we are delighted to introduce you to.

Torbracken is a uniquely designed modern property in excess of 3200 sq ft and finished to an exacting standard throughout.

When designed, the architect has paid real attention to the placement of windows and doors. The majority of the views and living are to the rear where it is uninterrupted countryside of Nethan Valley and towards the Clyde Valley for as far as you can see. The property itself is set within a courtyard type development which is a real comfort and offers the warmth that neighbours do, however, this home comes with a double garage with automatic doors so once those doors are closed behind you after a long days work then the views to the rear are just yours.





An outer vestibule leads to the reception hallway which has a bespoke design set within the Karndean flooring, from this hallway is access to all ground floor rooms which all have underfloor heating.

The real hub of the home is the Kitchen/Dining/Family area, underfoot is a fabulous slate floor which is a real feature throughout this space. Initially, it will be the views that capture you, but taking your attention back to the kitchen, this space is well laid out with a range of floor and wall mounted units, including some innovative storage. There is also a Belfast sink and Rangemaster Classic stove for the aspiring chef in your family. From the kitchen is access to the utility room which also leads to the integral garage. The kitchen also has a breakfast bar for a quick meal at breakfast time or for the kids to do their homework whilst parents are preparing dinner. For more formal dining there is a large space for a dining table, where you can eat whilst taking in the surroundings, once full you can pour on to the sofas in the family sitting area to watch the tv or play a game. This part of the home is where most people will spend the majority of the time and where memories will be made for years to come.

Within the formal lounge, the log burner is set into an inglenook fireplace and is a real focal point, the fireplace is simply stunning. In rather fabulous contrast to the traditional features is the modern and completely unique light feature which will be a real talking point amongst your guests. Underfoot we have a plush cream carpet which coupled with the rich colours of the furniture and warmth of the fireplace, I am sure you will agree makes this formal lounge exquisite.

Downstairs there is a Double Bedroom which is currently being used as a home office and directly opposite there is a bathroom which is completely tiled with a shower system and its very own steam room. A great addition to any house but also a fantastic guest bedroom and bathroom.



Ascending to the upper-level, attention should be paid to the switchback stairwell which is lit by the beautiful window, allowing natural light to both hallways. Upstairs the same attention to detail and immaculate décor is maintained.

For a modern property, it would be easy to expect character to be void. What I love about this house are the quirky features you wouldn't necessarily expect, upstairs is where I think you see this most in the sloping or curved walls.

There are three further bedrooms upstairs, all have built-in storage and bedrooms two and three have a jack n' jill bathroom and the Master has an en-suite.

In more details the Master Bedroom, well what can I say? Who wouldn't like a Dressing room, Balcony to enjoy a glass of wine in the evening, large spacious room and views across the fields through the three floor levels windows towards Nethan Valley and beyond. Torbracken gives you this and a little more by way of a 12ft circular En-suite that will literally make you gasp. This bathroom has a bath, a fantastic shower and his and her sinks what else could you possibly need.

The two other bedrooms upstairs are generous doubles and are beautifully decorated. Both of these bedrooms would allow for an array of furniture configurations.

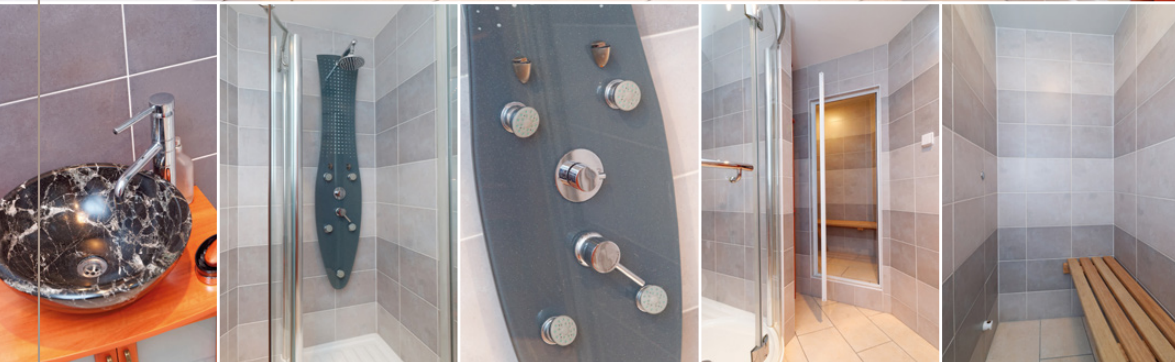
There is also the large room which is located above the garage, this room is currently being used as a games room but could be adapted for any purpose, possibly a self-contained annexe. On both levels, this home also boasts an extensive amount of storage space as well as a loft space.

Externally this property is enveloped within beautiful gardens. There is decking which runs the length of the property to the rear space accessible from the patio doors from the family room and also the dining area. To the side of the property, there is a lush lawn with planting areas for the green-fingered as well as a sunken trampoline and patio area. Of an evening imagine sitting in the hot tub after some alfresco dining with a cool glass of something looking up at the stars. Bliss.

Torbracken is a truly sensational property and one which has so much to offer its new owners. This home offers a style of living which most will aspire to. It meets the needs of practical living with style and luxury.

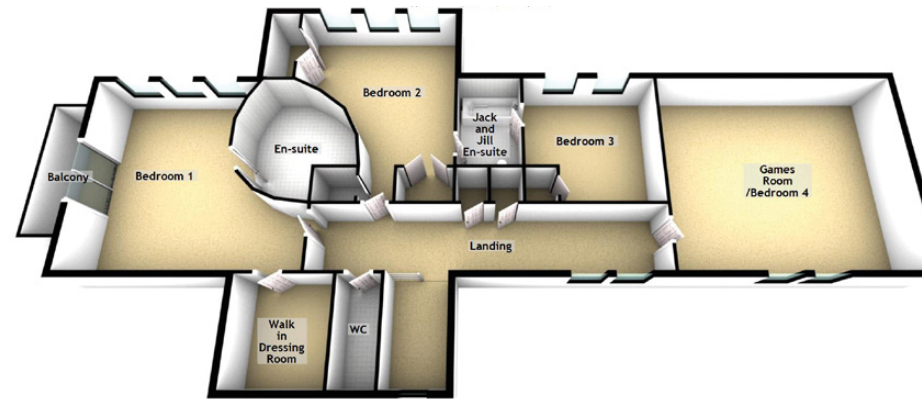






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

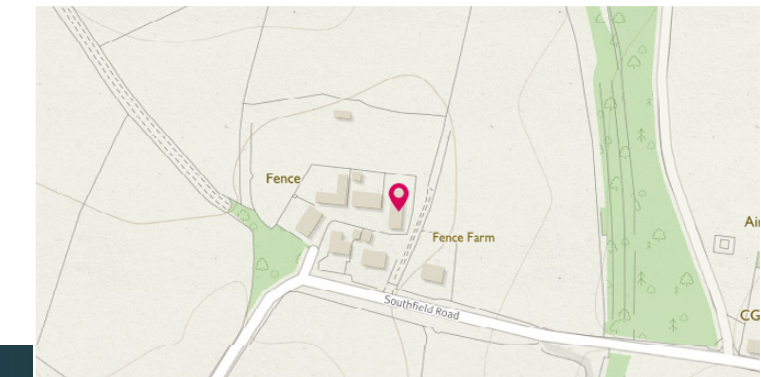


Approximate Dimensions (Taken from the widest point)

Lounge	6.10m (20') x 4.90m (16'1")
Kitchen	4.30m (14'1") x 3.50m (11'6")
Dining Room	3.70m (12'2") x 3.40m (11'2")
Family Room	5.90m (19'4") x 4.20m (13'9")
Utility	3.30m (10'10") x 1.60m (5'3")
Bedroom 1	7.20m (23'8") x 6.00m (19'8")
En-suite	3.90m (12'10") x 3.90m (12'10")
Walk in Dressing Room	2.90m (9'6") x 2.70m (8'10")
Bedroom 2	6.40m (21') x 4.90m (16'1")
Jack and Jill En-suite	2.88m (9'5") x 1.90m (6'3")
Bedroom 3	4.00m (13'1") x 4.00m (13'1")
Games Room/Bedroom 4	7.10m (23'4") x 6.00m (19'8")
Study/Bedroom 5	4.00m (13'1") x 2.85m (9'4")
Shower Room	2.30m (7'7") x 1.80m (5'11")
Sauna	1.70m (5'7") x 0.90m (2'11")
WC	3.00m (9'10") x 1.20m (3'11")
Garage	6.00m (19'8") x 6.00m (19'8")

Gross internal floor area (m²): 323m² | EPC Rating: C

Extras (Included in the sale): Music system, vaccum system, underfloor heating, oil heating, sunken trampoline and hot tub.





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