

Allershaw House

ELVANFOOT, BIGGAR, SOUTH LANARKSHIRE, ML12 6TJ



Sitting on approximately 1.25 acres with stunning views and scenery, walk-in condition, converted garage/workshop, substantial gardens and outhouses



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McEwan Fraser is delighted to offer to the market, "Allershaw House" a substantial and completely idyllic five-bed Farmhouse. This lovely home is full of real character and charm, set perfectly on 1.25 acres of land, with stunning open countryside around it. This is a property to really be experienced. Given the accommodation and the sizeable land, the property is adaptable for so many uses (subject to any required planning approval).

THE LOUNGE



The property has been thoughtfully upgraded to a great standard. The extensive accommodation consists of a bright and very relaxing double-aspect lounge, which, given its size and shape, would suit a range of furniture configurations. The wood burner is sure to be a comforting feature on cosy evenings in this lovely room. The deck is accessed through the French Doors, offering a perfect place for after-dinner drinks on long summer evenings. The family room/dining room offers flexible living space, ideal for entertaining friends and family on more formal dining occasions.

THE FAMILY/DINING ROOM



THE KITCHEN/DINER



The spacious kitchen/diner makes a fantastic hub for the home around breakfast and dinner times. Finished in a beautiful range of wooden fitted units and a range cooker, freestanding dishwasher, washing machine, integrated fridge freezer and under-counter freezer. It's a great space for any chef to serve up a marvellous meal.





There are five very good-sized bedrooms in this lovely home, all have ample space for free-standing furniture, four with built-in wardrobes and two of them are en-suite. Bedroom one has an excellent dressing room along with an en-suite.

The family bathroom is bright and very appealing; it contains a large shower enclosure, and there's also a downstairs WC. The home is kept warm and comfortable via double glazing and oil-fired heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5 (GROUND FLOOR)



There are five very good-sized bedrooms in this lovely home



The garden space is perfect, with lovely views of the rolling hills into the distance. On sunnier days, the substantial gardens offer a great place to sit and relax. There are outbuildings for various uses. The large integral garage doubles as a workshop, but would be ideal as a gym, cinema room, hobby/craft room, or small business room. The driveway/forecourt area offers parking for many vehicles. The property enjoys in total of approximately 1.25 acres, which includes a large wooded area/field. This great home would make an ideal buy for any family or couple who have always dreamed of stepping back a bit and letting the world get on with it, whilst they enjoy their own perfect piece of heaven.

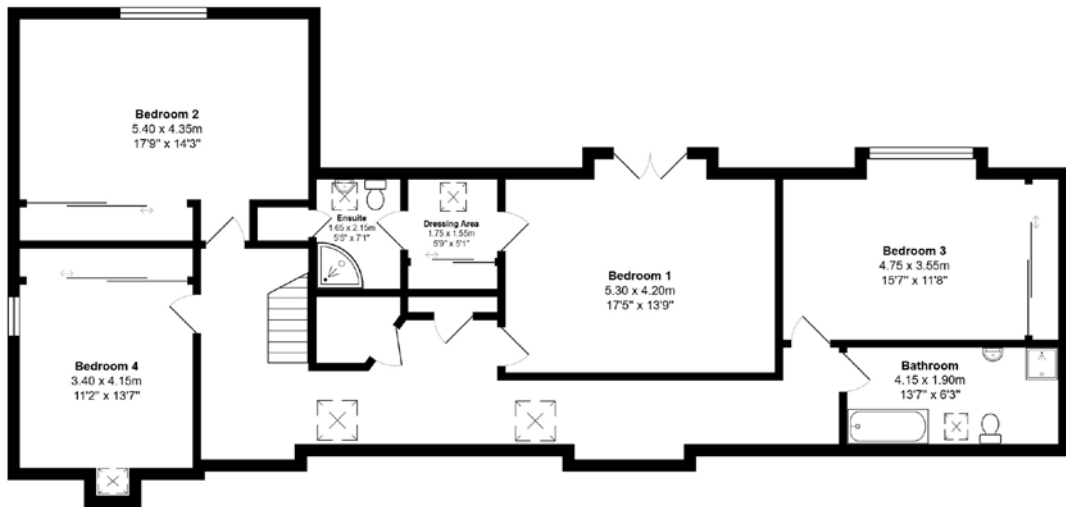
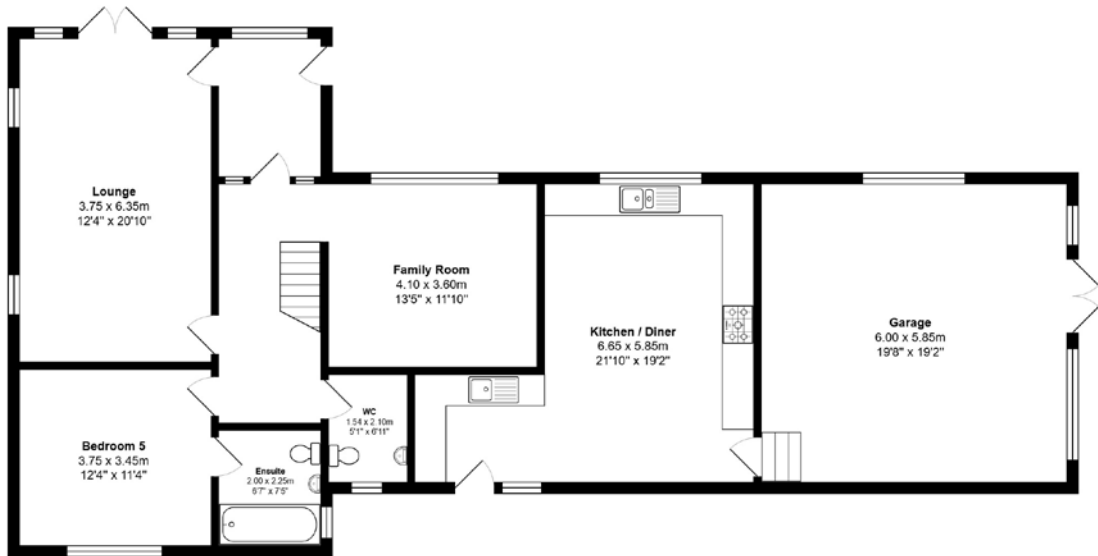
Some properties tick many boxes, and this is definitely one of them. The property and the location offer a quality of life most families rarely get the chance to enjoy. Early viewing is strongly advised for anyone looking for a charming property, in a stunning location, where the hard work's already been done.

EXTERNALS & VIEWS



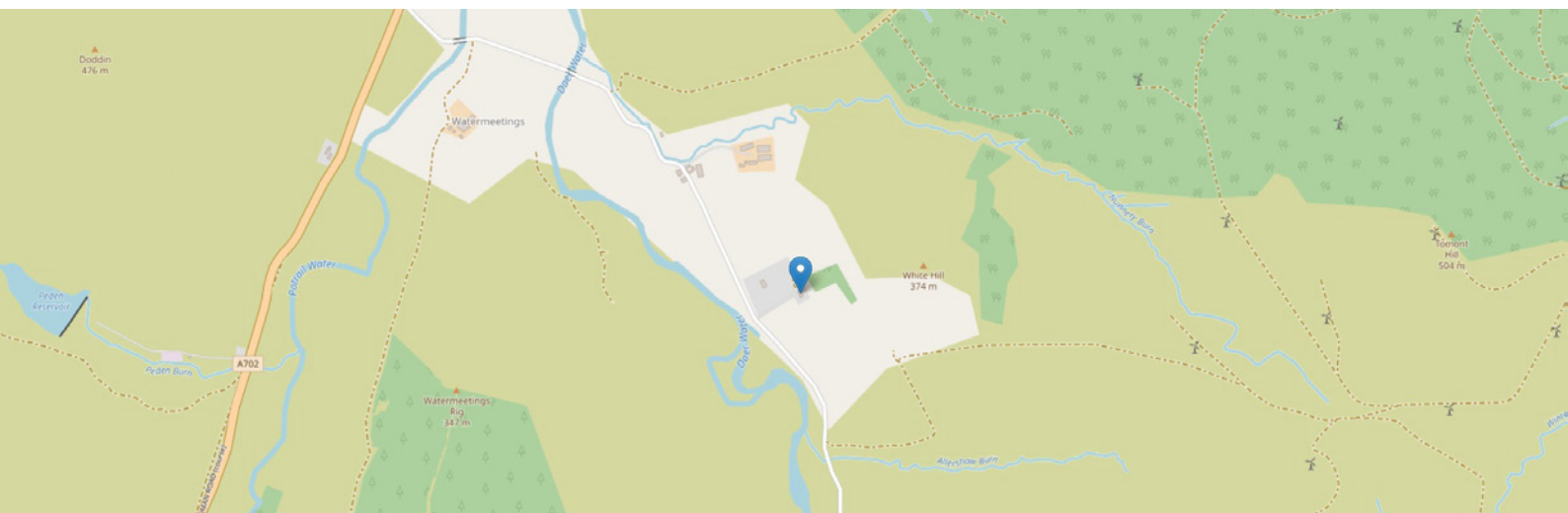


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 215m² | EPC Rating: C



THE LOCATION

Allershaw House in the charming hamlet of Elvanfoot is only an 18-mile drive to the beautiful town of Biggar. With stunning scenery all around and other towns of Lanark and Lesmahagow both only 20 miles away, it offers real peace and quiet, but with the added benefit of easy access to local amenities.

Biggar itself benefits from a wide range of amenities, including a Co-op, Spar, hospital, butcher, baker, pubs, Post Office and an Indian restaurant. Biggar boasts a popular high school, while Crawford, just ten minutes away, has a primary school. The area also features a gym offering a variety of classes, paired with a community centre that hosts numerous events, as well as another post office in Abington. The local wildlife is equally impressive, with buzzards, herons, curlews, a barn owl, sparrowhawks, kestrels, house martins, and swallows among the many species found here.

Leadhills and Crawfordjohn have a pub, and Wanlockhead offers a private swimming pool for rent. Moffat, 21.8 miles away, is a charming town with a co-op, restaurants, and various shops, while Thornhill is only 16 miles away. The house is conveniently located for commuters, just 50 minutes from Glasgow, 1.5 hours from Edinburgh, 45 minutes from Dumfries, and an hour from Carlisle. Additionally, most major supermarkets deliver to the area.

The main motorway links are also close at hand, meaning Glasgow and Edinburgh are also easily accessible on a daily basis.




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