

Canderrigg House

139 CARLISLE ROAD, STONEHOUSE, LARKHALL, ML9 3PN



A charming and unique 4-bedroom detached villa that boasts beautiful countryside views and has plenty of potential for a variety of options



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Canderrigg House is a unique, traditionally built detached home boasting stunning views of the rolling countryside with envious garden grounds providing lots of potential and a high degree of privacy. The property offers a unique blend of contemporary and classic styles. Nestled in lush grounds with a majestic driveway, this house exudes charm and sophistication from every angle. The interior is equally impressive, with period features that add character and warmth, as well as modern amenities that cater to the needs of a busy family or professional couple. The house boasts two spacious levels of living space, plus a large garage that the current owner uses as a home office. Canderrigg House is a rare opportunity to own a piece of history with a touch of luxury.

THE LOUNGE



On entering the property from the main entrance, a welcoming hallway sets the tone and leaves you excited to see what the rest of the property offers. An impressive lounge come relaxation area is flooded with natural light from the broad bay windows which boasts a pleasant outlook across the front of the property. This is the perfect room to unwind in after a hard day.



THE KITCHEN



The kitchen has been professionally fitted and comes complete with a quality range of floor and wall-mounted units with plumbed space for free-standing appliances. The kitchen leads to the conservatory which is popular with all members of the family. It's easy to imagine the evenings of fine dining this zone had played host to, especially when entertaining. The conservatory allows you to enjoy a pleasant outlook with doors opening onto the rear garden where you can invite outside, in.



THE CONSERVATORY



The rear hall has a utility area, shower room WC which continues further to the canopied rear entrance with a carport. Another impressive room is the family room. The feature fire and surround give the room a really cosy feel. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements.

THE SHOWER ROOM & UTILITY



THE FAMILY ROOM





Journeying upstairs to the first-floor level, the classic and tasteful styling continues. On this level, you will discover four bright and airy well-appointed bedrooms, with a range of furniture configurations and space for additional free-standing furniture if required. The envious master bedroom is complemented by an impressive bay window. A family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 3



BEDROOM 4



The property is surrounded by substantial walled garden grounds and electric gates with a driveway providing off-road parking for a number of vehicles thereafter. The garden grounds are a delight, especially in summer months enjoying the peace and quiet and taking in the country views. The garden to the rear offers a summerhouse fitted with a top-of-the-range hot tub, where you can relax until your heart is content enjoying a glass or two of champagne.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

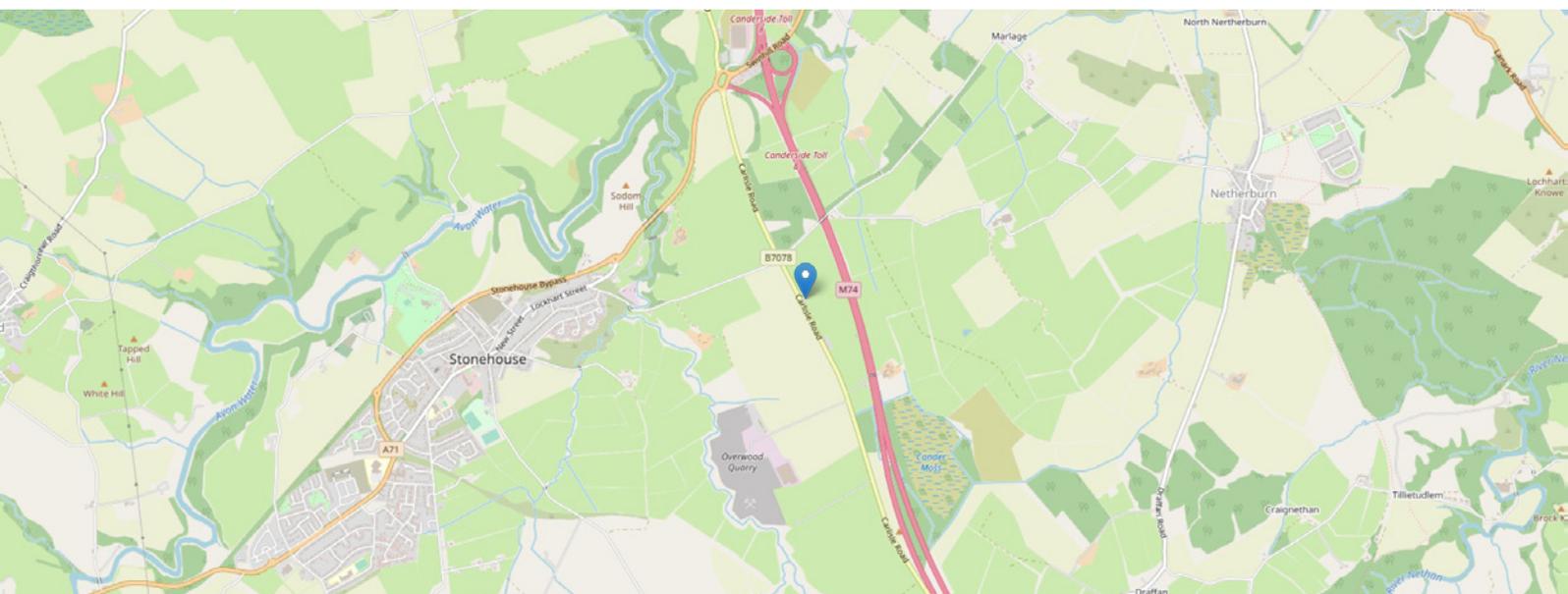
Lounge	8.10m (26'7") x 4.70m (15'5")
Kitchen	4.00m (13'1") x 4.00m (13'1")
Conservatory	5.40m (17'9") x 5.30m (17'5")
Utility	2.90m (9'6") x 2.40m (7'10")
Shower Room	2.35m (7'9") x 1.50m (4'11")
Family Room	4.00m (13'1") x 4.00m (13'1")
Study	2.40m (7'10") x 2.15m (7'1")
Bedroom 1	4.70m (15'5") x 3.80m (12'6")
Bedroom 2	4.80m (15'9") x 4.20m (13'9")

Bedroom 3	4.00m (13'2") x 3.90m (12'9")
Bedroom 4	4.00m (13'1") x 3.40m (11'2")
Bathroom	2.60m (8'6") x 2.45m (8')
Summer House	4.90m (16'1") x 3.20m (10'6")

Gross internal floor area (m²): 215m²

EPC Rating: F

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.



THE LOCATION

Canderrigg House is situated between Stonehouse and Blackwood and on the outskirts of Larkhall. Stonehouse is a semi-rural village in South Lanarkshire and it is on Avon Water in an area of natural beauty and historical interest, near to the Clyde Valley. The village's oldest structure is the ruins of St Ninian's Church, which date from the 17th century and stand in an ancient graveyard on the edge of the village. Close by is the Alexander Hamilton Memorial Park which has pathways down to the Avon Water, a bandstand and other recreational facilities. For the commuter, the nearby M74, M8, and M73 provide easy access to Glasgow, Edinburgh, and the Central Belt with Larkhall train station providing excellent rail links with a direct line through Hamilton to Glasgow. The rail link from Carluke provides a park-and-ride commute to the heart of Edinburgh.





Stonehouse has a library, public hall, hospital, pharmacy, bowling green and various shops. Strathaven (5 miles) is a small town with a village green and stream running through its centre. It has a good range of local amenities including a variety of shops, doctor's surgery, dentist, chemists, banks and a vet. Stonehouse has a primary school and Strathaven has a secondary school. Independent schooling is available in Hamilton. Hamilton is 12 miles distant and has a wide range of services.

For outdoor enthusiasts, this area provides a wealth of activities. There are local golf courses at Strathaven and East Kilbride while the championship courses at Turnberry and Troon in Ayrshire are within easy travelling distance. There are a number of leisure facilities in East Kilbride, while the Firth of Clyde and sheltered west coast waters of Scotland provide a variety of water sports. There are also excellent water sports facilities at Strathclyde Country Park. Fishing is also available by permit on the surrounding rivers and reservoirs.

Glasgow city centre is about 22 miles to the north via the M74 and as with most major cities has an extensive range of retail, higher educational, leisure and professional services. The M74 is about 2 miles to the east and offers road access to the north, south and the central Scotland motorway network. The nearest mainline rail station is at Larkhall (4 miles). Glasgow International Airport is 27 miles to the north and Prestwick Airport is 33 miles to the west.




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