

19 Candymill Road

BIGGAR, SOUTH LANARKSHIRE, ML12 6FJ



A stunning four-bedroom detached bungalow with two acres of land, also ideal for equestrian use, set in the beautiful hamlet of Candymill near Biggar



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We are delighted to offer to the market "Bluebank" a substantial and completely idyllic extended four-bed bungalow. This lovely home is full of real character and charm, set perfectly on two acres of land, with the stunning open countryside around it, this is a property to be experienced. Given the accommodation and the sizeable land, the property is adaptable for so many uses (subject to any required planning approval) and could even provide excellent Equestrian facilities if required.

The property has been thoughtfully extended and upgraded to a great standard, which now culminates in the production of a fantastic home, which can only be described as being as unique as it is immaculate. This property is possibly better now than when it was first built.

THE LOUNGE



The extensive accommodation consists of a bright and very relaxing triple-aspect lounge, which given its size and shape would suit a range of furniture configurations. The quality "Morso Badger" wood burner (one of two Morso wood burners in the home) is sure to be a comforting feature on cosy evenings in this lovely room.

The family/dining room is a great size and also benefits from a stunning "Morso Squirrel" wood burner. This very relaxing zone of the home provides the perfect place for more formal dining occasions, whilst entertaining friends and family. The deck is accessed through the patio doors, offering a perfect place for after-dinner drinks on long summer evenings.

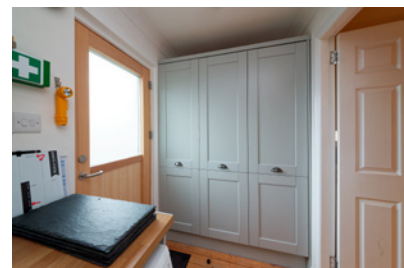
THE FAMILY/DINING ROOM



THE KITCHEN & UTILITY



The stunning kitchen is a real wow, and it makes a fantastic hub of the home around breakfast and dinner times. Finished in a beautiful range of pastel-coloured fitted units, with wooden worktops, and an incredible "Esse" High-end range cooker, integrated dishwasher and space for a freestanding fridge freezer and under-counter appliances. It's a great space for any chef to serve up a marvellous meal. The utility area is just off the kitchen and gives additional space for washing and storage.





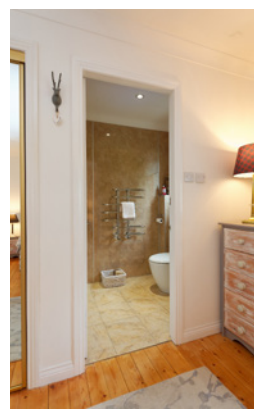
There are four very good-sized bedrooms in this lovely home, all with ample space for free-standing furniture and three with built-in wardrobes. Bedroom two has an excellent dressing room area and the master bedroom has a stunning en-suite.

The family shower room is bright and very appealing it contains a large shower enclosure, simply beautiful.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



The home is kept warm and comfortable via double glazing and oil-fired heating. The garden space is perfect with lovely views of the rolling hills in every direction. On sunnier days, the substantial gardens offer a great place to sit and relax. There's a shed and greenhouse for those with green fingers.

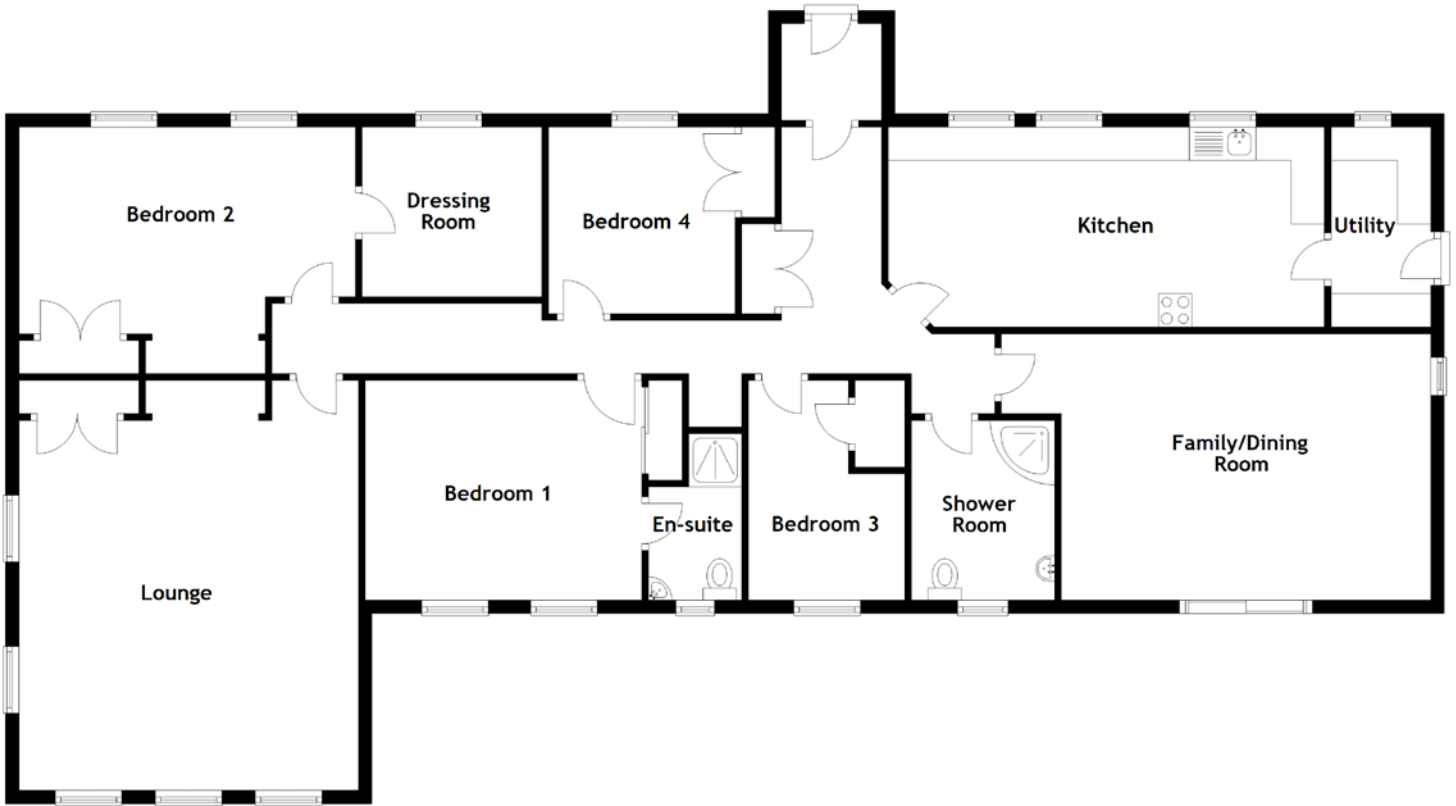
The driveway area offers off-street parking for many vehicles and is gated, child and pet-friendly. There's also a wind turbine and a large field, which could offer an opportunity for potential Equestrian use. This great home would make an ideal buy for any family or couple who have always dreamed of stepping back a bit and letting the world get on with it, whilst they enjoy their own perfect piece of heaven.

Some properties tick all the 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 all the hard work has already been done It.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



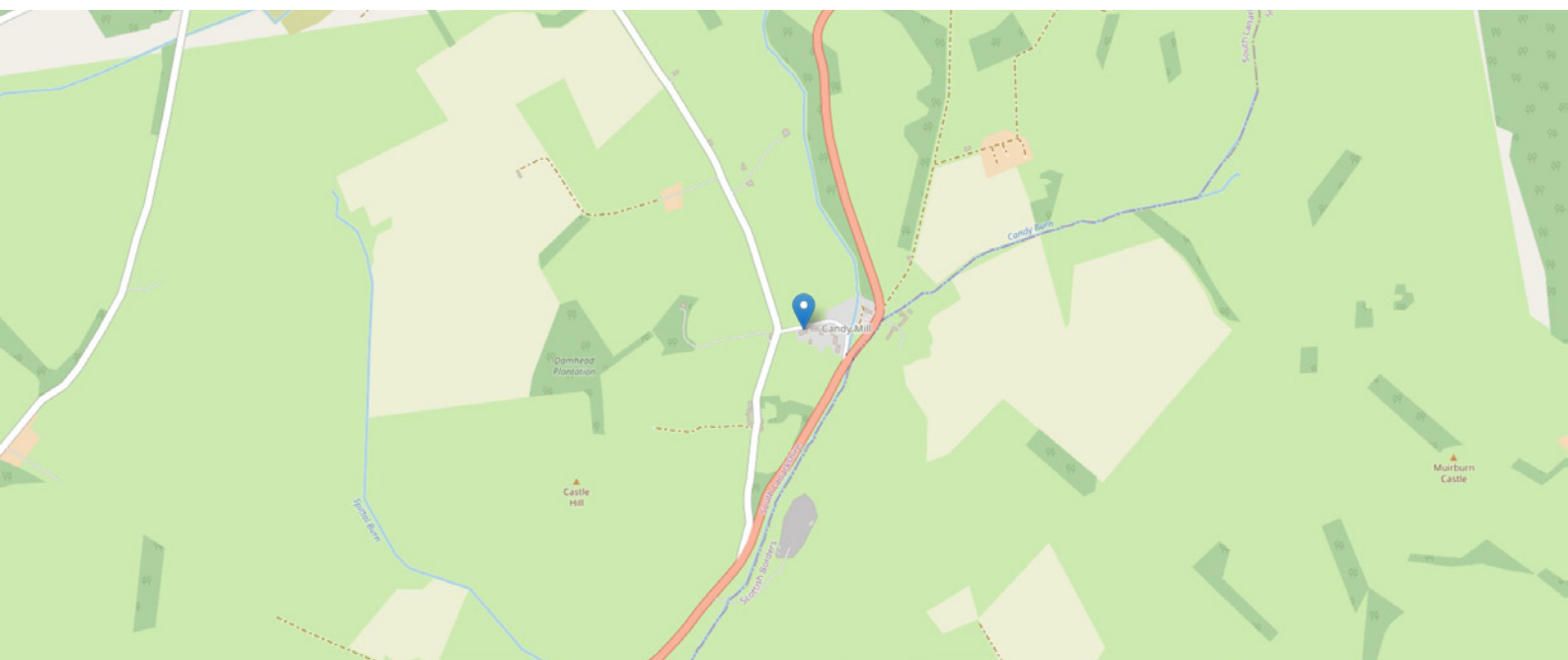
Approximate Dimensions (Taken from the widest point)

Lounge	8.90m (29'2") x 6.10m (20')
Family/Dining Room	6.45m (21'2") x 4.00m (13'1")
Kitchen	6.45m (21'2") x 3.00m (9'10")
Utility	3.00m (9'10") x 1.50m (4'11")
Shower Room	2.75m (9') x 2.15m (7'1")
Bedroom 1	4.15m (13'7") x 3.30m (10'10")
En-suite	2.50m (8'2") x 1.40m (4'7")

Bedroom 2	5.05m (16'7") x 3.10m (10'2")
Dressing Room	2.70m (8'10") x 2.65m (8'8")
Bedroom 3	3.30m (10'10") x 2.35m (7'8")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")

Gross internal floor area (m²): 168m² | EPC Rating: D

Extras: The property has its own water supply and high-grade water filtration system.



THE LOCATION

19 Candymill Road is set in a small and exclusive hamlet of Candymill, only a five-minute drive to the beautiful town of Biggar.





With stunning scenery all around and other large towns of Lanark and Peebles both only fifteen 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 Sainsbury's, Hospital, butcher, baker, pubs, Co-op, Post office and an Indian restaurant.

The main motorway links are also close at hand, meaning Glasgow and Edinburgh are also easily accessible on a daily basis. Excellent schooling is available at Broughton Primary (four miles) and Peebles High School.



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