

9 Longrow

WANLOCKHEAD, BIGGAR, ML12 6UU



*Very rare development opportunity, a charming
Stone-built period cottage*



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We are delighted to bring to the market this excellent one bedroom traditional stone miners cottage and utterly unique development opportunity. This charming stone-built cottage is a genuinely rare find and it offers a tremendous opportunity for someone with the drive and vision to turn it back into a delightful home. The property would make a great residential home or bolt-hole to get away from it all or even an ideal holiday let which is sure to be popular in these post-pandemic staycation driven days.

The property sits in a quiet area of outstanding beauty in the conservation village of Wanlockhead, near Biggar and Thornhill. Nestled beautifully in a very friendly area that's well known for its neighbourly spirit. Some of the traditional values that make a real community are very much alive here.

As it stands, the property is in need of a degree of internal and external refurbishment but the value is evident and for those with vision and a passion to roll their sleeve's up and get stuck in then this is a great opportunity. Many traditional features remain which could easily be brought up to a great standard for any couple to enjoy. The possibilities really are numerous and will allow the new owners the opportunity to create their own version of a perfect place to come home to. There is also a small garden space to the rear of the cottage.

THE LOUNGE/KITCHEN



The accommodation consists of a spacious lounge with a traditional style feature log burner, and given the shape of the room, it would suit a range of furniture configurations. The kitchen/diner is spacious, finished in a range of fitted units. There is a gas range cooker, and solid fuel Aga along with space for a freestanding fridge freezer and washing machine. It's evident a new kitchen and bathroom would transform the property and make it very comfortable and homely.

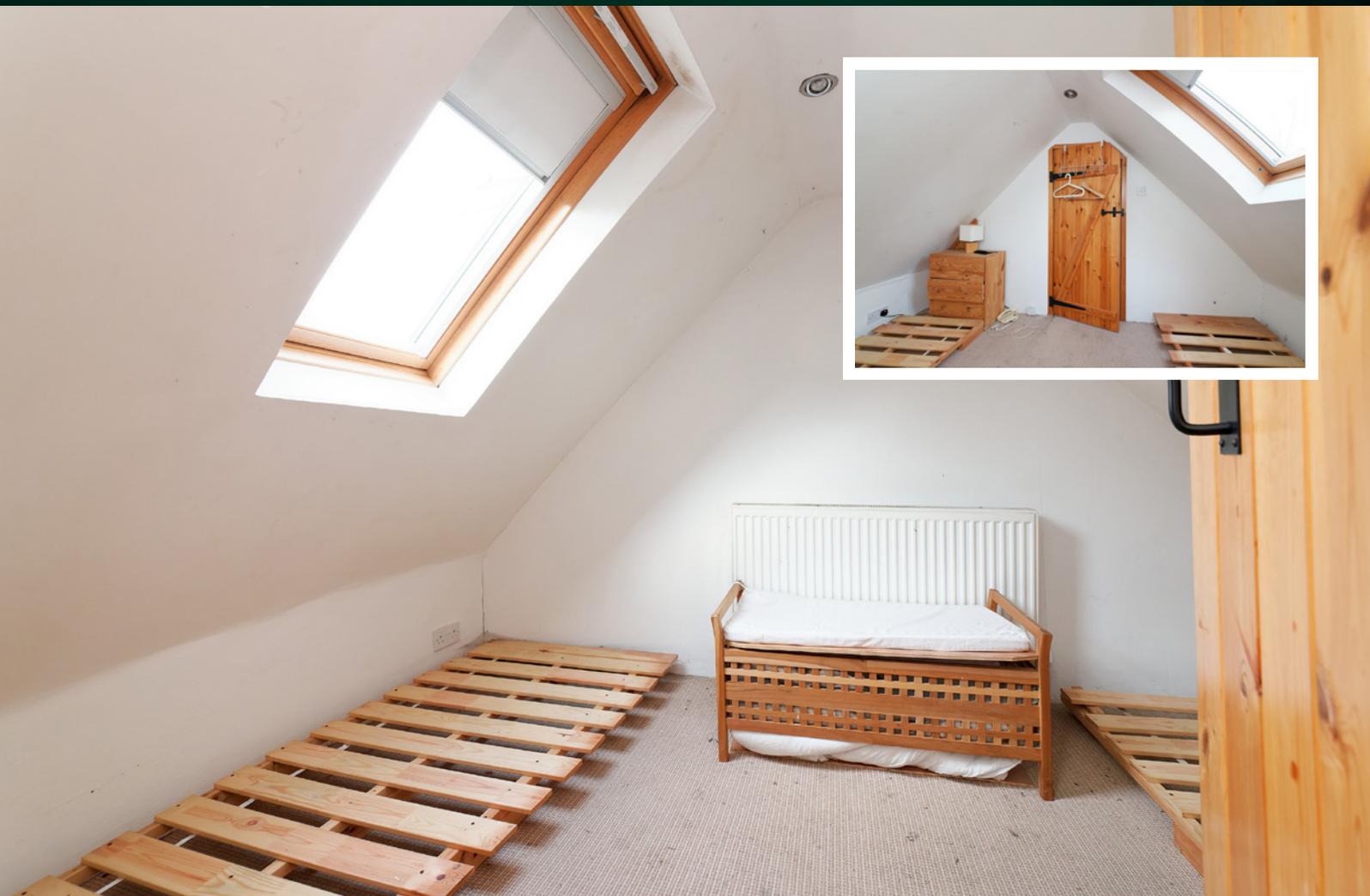




The property is an original one bed but currently, there is space upstairs that could form a number of uses subject to the necessary planning approval.

The shower room is finished with a toilet and sink along with a standalone shower enclosure. There is also a storage room.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



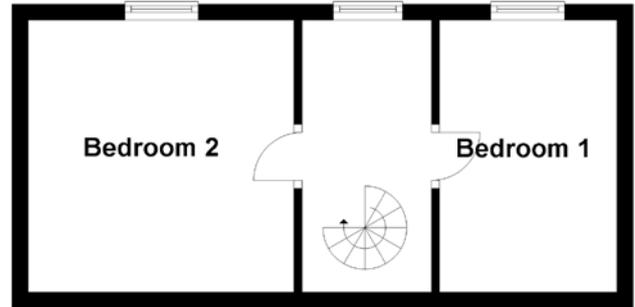
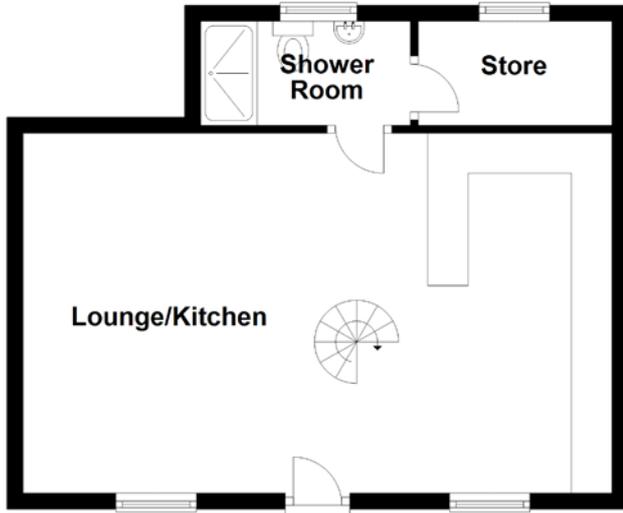
The home is kept warm, and comfortable via tank gas central heating, solid fuel wood burner and Aga. The property also comes with a Stone-built shed to the rear. A parking space is provided to the front aspect adjacent to the property.

This charming period home would make an ideal buy for anyone, holiday home accommodation or developer property. Early viewing is strongly advised for anyone looking for a rare and quite unique period home with tremendous charm and potential.

THE VIEW



FLOOR PLAN, DIMENSIONS & MAP

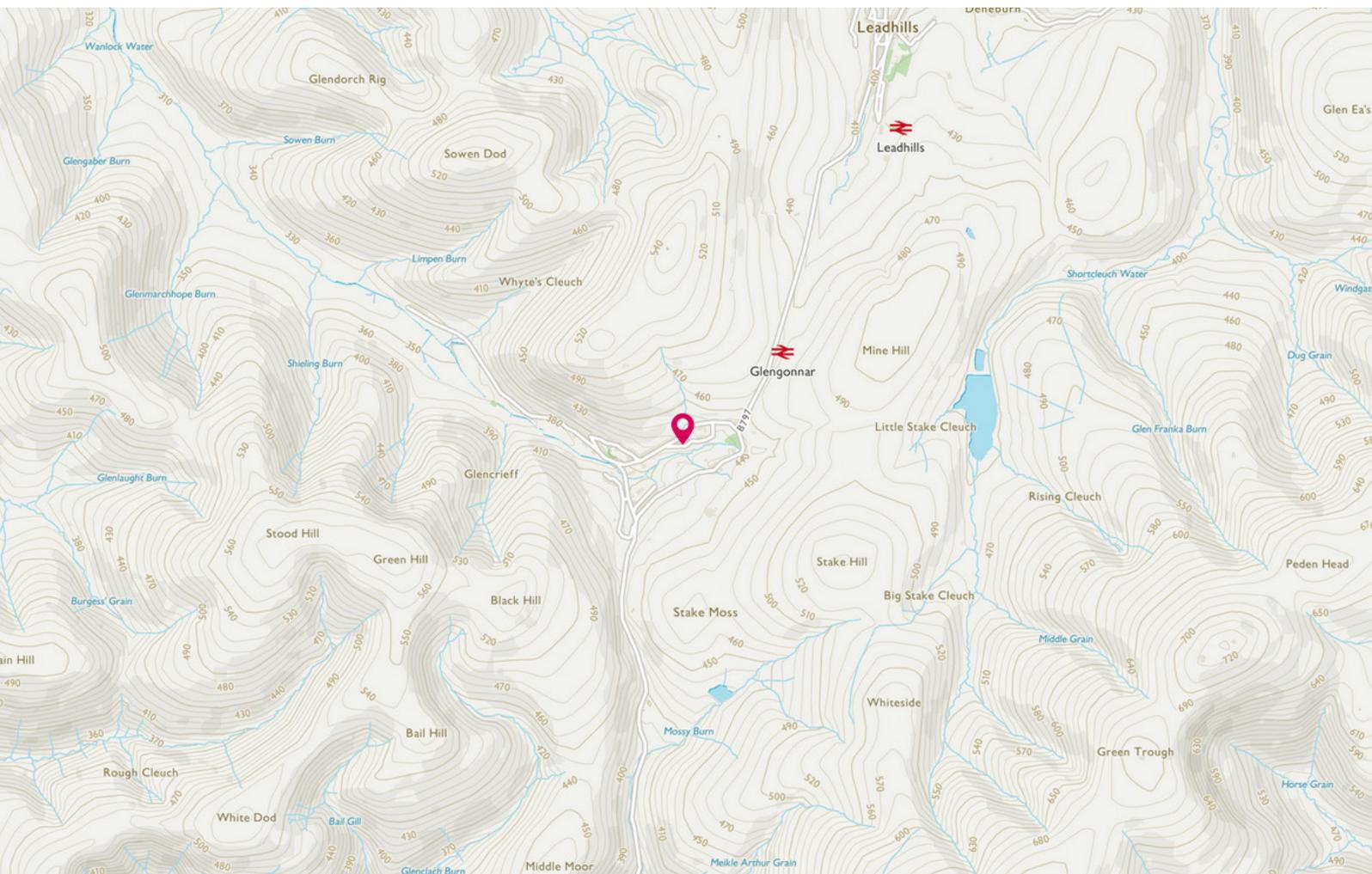


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 7.30m (23'11") x 4.50m (14'9")
 Shower Room 2.60m (8'6") x 1.30m (4'3")
 Store 2.40m (7'10") x 1.30m (4'3")

Bedroom 1 3.40m (11'2") x 2.20m (7'3")
 Bedroom 2 3.40m (11'2") x 3.30m (10'10")

Gross internal floor area (m²): 64m²
 EPC Rating: G



THE LOCATION

Wanlockhead is the highest village in Scotland at 1,460 feet above sea-level. The area is believed to have been important for mining since the Romans and the village is the site of the first discovery of many minerals, including lanarkite and leadhillite. Gold mined in Wanlockhead was used to form Scotland's crown jewels, which are on public display at Edinburgh Castle. The Scots Mining Company House is an early 18th-century mansion house which was built for the manager of the Leadhill mines. Designed by William Adam, it is now a category A-listed building which has a coffee and gift shop.





Wanlockhead and Leadhills Steam Railway is the home of Britain's highest adhesion railway. It climbs to 1,498 ft above sea level and visitors can ride on it as well as visit the museum and shop. Leadhills Golf Course, meanwhile, is Britain's highest golf course at 1,394 ft above sea level. The town is also home to Britain's oldest subscription Library, only 2 doors down from the property.

Daer Reservoir is nearby and is well stocked with brown trout for fishing. There are also many cycle paths and walks as well as skiing in the winter.

Wanlockhead has many residential/holiday homes and also has a number of notable local businesses including the Leadhills Mining Bear Company, which sells bears dressed as miners. There is a local shop in nearby Leadhills and visitors can find something to eat in the Hopetoun Arms Hotel. The Wanlockhead Inn, the highest pub in Scotland, is also only a 5 minute walk away from the cottage. The village can be reached by road (M74) from the nearby town of Abington, while bus services run daily from Wanlockhead to the surrounding villages and towns.

The nearby village of Leadhills has its own primary school and transport available to Sanquhar and Biggar Academy.




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