



CULTER HOUSE

COULTER • BIGGAR • LANARKSHIRE • ML12 6PZ

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Historic Laird's house with beautiful tree lined avenue

Biggar 3 miles, M74 Abington 9 miles, Edinburgh Airport 33 miles, Edinburgh 32 miles, Glasgow 42 miles
(all distances are approximate)



Drawing room, library, sitting room, dining room, kitchen

Snug, office, back kitchen, wet room, laundry, stores, wine cellars

Master bedroom suite with dressing room and en suite bathroom,
5 further bedrooms, 2 bathrooms

East wing: 2 reception rooms, kitchen, utility room, stores, 6 bedrooms,
3 bathrooms (one en suite)

Car port, tack rooms and feed stores, wood shed, 4 stables, double garage

Walled garden and lawns

Tree lined avenue

About 29 acres grazing

EPC Rating = G

About 33.40 acres in all

Savills Edinburgh

Wemyss House

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SITUATION

Culter House is situated in the heart of the conservation village of Coulter, set back from the main road beyond a paddock with a spectacular tree lined avenue stretching for a full mile from the house and providing a beautiful vista, beyond the garden and ha-ha, over a further 27 acres of grazing land. It lies at the watershed between the River Clyde and River Tweed nestled between Tinto Hill and Culter Fell in an area of rolling landscape offering superb hill walking, bird watching and horse riding.

While the village has a parish church and a renowned restaurant, Cutler Mill, the market town of Biggar, approximately 3 miles to the north, provides a variety of services with a good offering of independent retailers as well as both Sainsbury's and Co-op supermarkets. There are both primary and secondary schools. There is a range of leisure facilities including tennis courts, bowling green, golf course and rugby club with an active mini-rugby section. The area also offers good cycling and is close to the start of the Tweed Cycleway. Mountain biking enthusiasts can enjoy the 7Stanes routes across the south of Scotland.

Culter House is well placed for access to both Edinburgh (via A702 north) and Glasgow (A702 south and M74). There are railway stations at Lanark, providing commuter links to Glasgow, and Carstairs with services to Edinburgh, Glasgow, Manchester and London including the Caledonian Sleeper service. Edinburgh and Glasgow Airports offer a wide selection of national and international flight connections.





DESCRIPTION

Culter House is steeped in history with connections to Bonnie Prince Charlie's army and the Jacobite rising of 1745. It is an impressive symmetrical house with the original part thought to date from about 1668, with the wings being converted from farm buildings in the early 18th century. Culter House has been subdivided in the past but is currently utilised as a single dwelling.

The house is approached down the drive past mature trees, a paddock and lawn. The electric gates open into the gravel parking area at the front of the house and the drive continues around to the stables and outbuildings to the side of the house by the walled garden.

ACCOMMODATION

The reception hall with wood burning stove is a versatile space. Most recently it was used as a sitting room. This links through to the formal dining room and the morning room

which have excellent access arrangements for the wine cellars and through to the back of house accommodation where there is a back kitchen, wet room and laundry. The morning room has large windows to make the most of the spectacular views over the lawn and ha-ha, down the tree-lined avenue.

The large farmhouse kitchen with traditional style fitted units and pillar box red AGA is located in the west wing of the house along with the office, snug and further ancillary

accommodation. This area could be hived off as a self-contained apartment or granny flat. Above here on the first floor are the drawing room and library. The drawing room has a vaulted ceiling and stretches the length of the west wing.

The wood panelling and large open fireplace make it a particularly atmospheric room. As an entertaining space it can be extended through double doors into the adjacent library.



Set above the morning room, the master bedroom has the best views and exceptionally good natural light. It has both a spacious dressing room with built in wardrobes and an en suite bathroom. There are five further bedrooms in the principal part of the house; two on the ground floor which share a bathroom, one on the first floor and two on the second floor which also share a bathroom.

East Wing

The East Wing has existed as both separate dwelling and part of the house proper. The subdivision is natural and its accommodation extensive with two reception rooms, a kitchen and six bedrooms. It provides flexibility for staff or letting accommodation. The East Wing has a separate heating system to the main house.

GARDENS AND GROUNDS

There is a lawn to the front of the house but the principal gardens are to the rear where the lawns seamlessly lead into the tree-lined avenue beyond the ha-ha. The avenue is lined with mature beech, oak and ash trees and provides an expanse of sheltered grazing. In the past an area has been landscaped into a pitch and putt golf course. Adjacent to the property is a walled garden with hedging, flower borders and ornamental pond.

There is a good selection of outbuildings including two timber stable blocks. The oak framed car port and wood shed are impressive structures. The car port could be fitted out with loose boxes to increase the amount of stabling on the property. A further building provides a secure tack room, utility area and feed store.

Adjacent to the east wing is a double garage and there are further potting sheds and outbuildings in the walled garden.

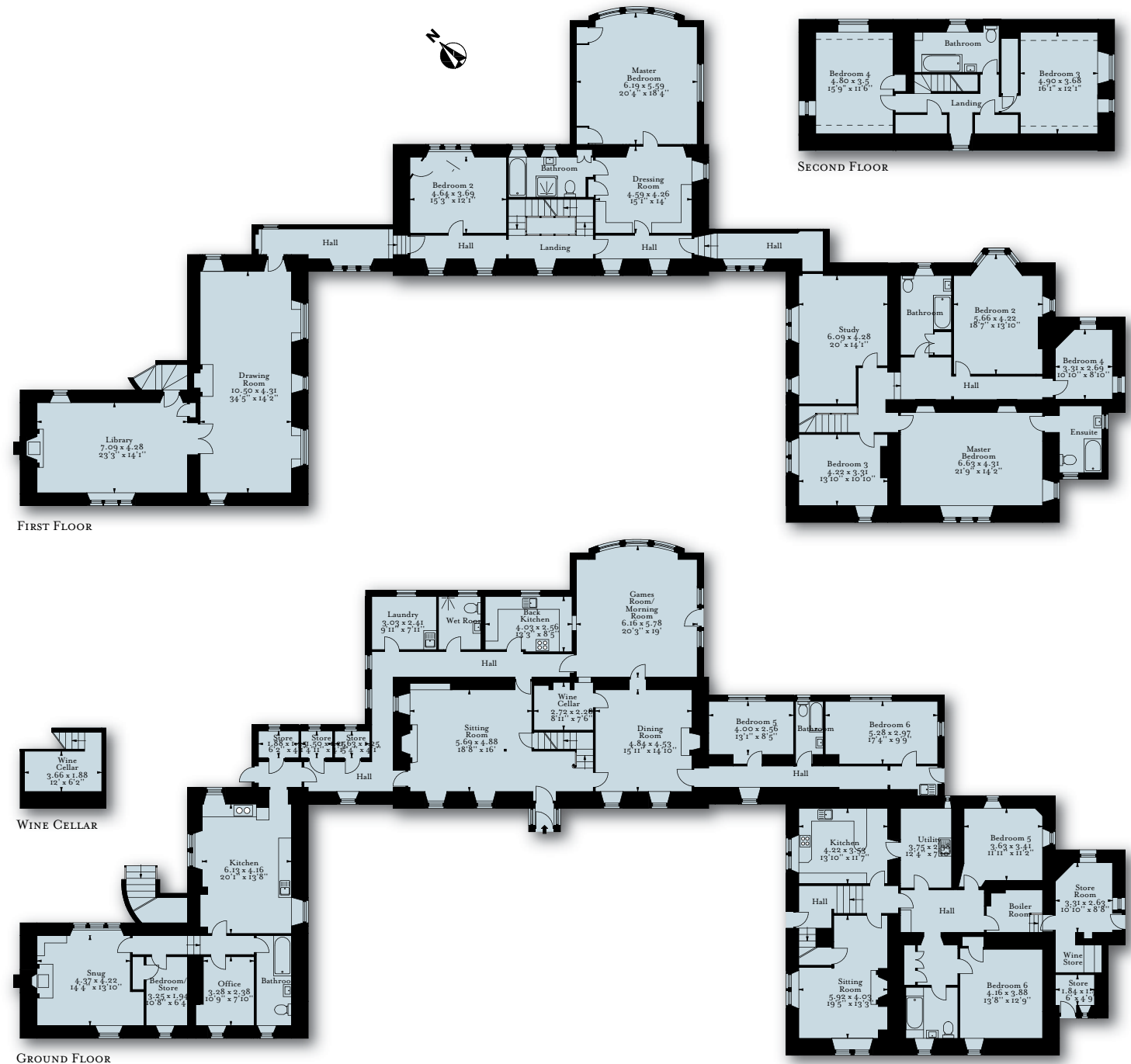


Approximate Gross Internal Floor Area:

875.95 sq.m (9429 sq.ft)

(Including annexe)

For Identification Only. Not To Scale.





GENERAL REMARKS

Local Authority

South Lanarkshire Council tax band H

Listing

Culter House is listed Grade B and is in Coulter Conservation Area.

Services

Culter House has LPG fired central heating and Aga. The East Wing has a separate oil-fired central heating system. The property has mains electricity, water and drainage.

Fixtures and Fittings

Standard fixtures and fittings are included in the sale as well as the remaining furniture.

Right of Access

The driveway is owned by Culter House subject to access rights in favour of Culter Lodge and Culter Place. The maintenance is shared.

Culter Place

Culter Place, a three bedroom cottage with garden, is adjacent to the property, and may be available by separate negotiation. Further details can be obtained from the selling agents.

Directions

From Edinburgh take the A702 to Coulter which lies about 3 miles south of Biggar. Turn left at the gate lodge into the drive to Culter House. From Glasgow, take the M74 south. At Abington take the A702 north east towards Biggar. In Coulter continue around the sharp left hand turn and the drive to Culter House is a short distance further along on the right hand side.

Viewing

Strictly by appointment with Savills -
0131 247 3700.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE

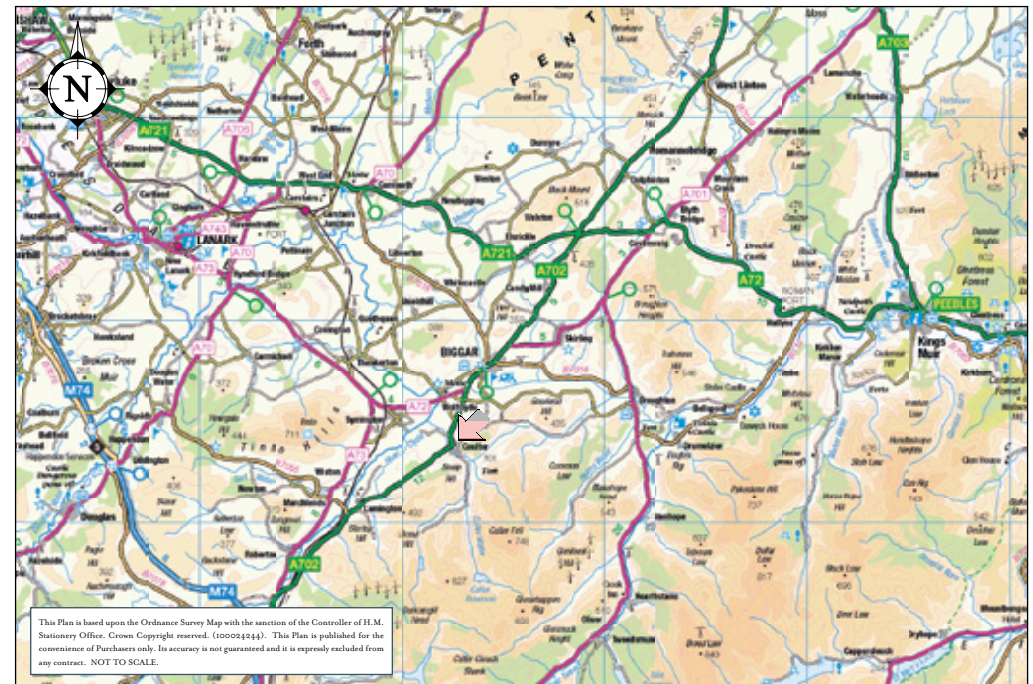
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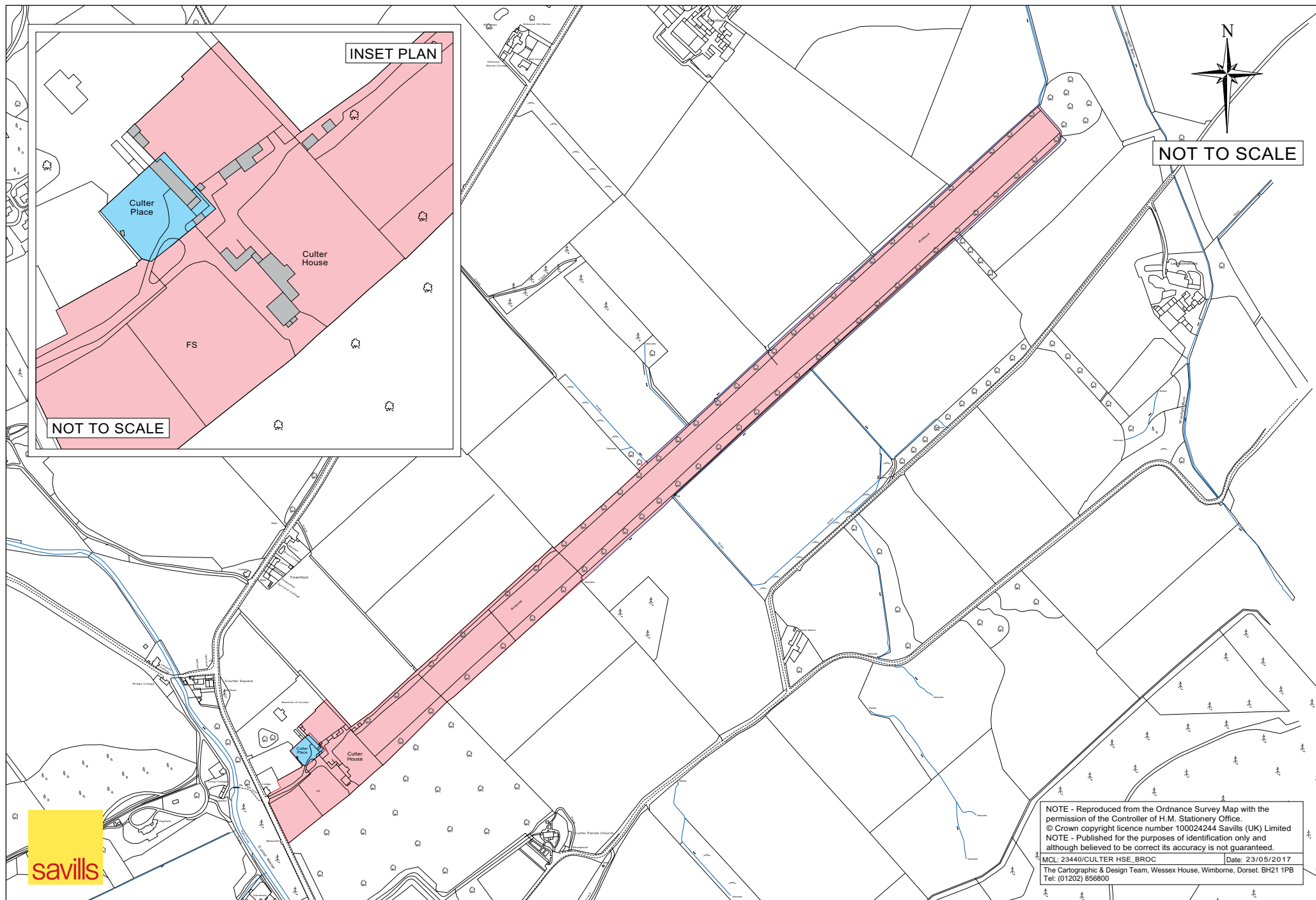
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities.

Photographs taken April 2017.

18/05/22 AG







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