



Exceptionally fine period house

Stobieside House, Strathaven, Lanarkshire, ML10 6QL

Freehold





Entrance vestibule • Kitchen • Drawing room • Dining room • Billiard room • Breakfast room • Sitting room • Studio • Study/Home Office • Gym • Cloakroom/WC • Utility room • 7 bedrooms (4 ensuite) Bathroom

Directions

From Glasgow city centre head east on the M8 and after 8 miles take Junction 8 onto the M73 and bear left onto the M74 continuing south for approximately 11 miles. Leave the M74 at Junction 8 following signs for Strathaven along the A71. Continue along the A71 for approximately 5 miles to reach Strathaven and continue through Strathaven heading west for approximately 5 miles, passing through the small hamlet of Caldermill. Continue approximately 200 yards and turn right and continue approximately 2.3 miles with this Stobieside House on the right hand side. For Satellite Navigation the postcode is: ML10 6QL

Situation

Stobieside House is situated in a beautiful, tranquil setting surrounded by rolling countryside with magnificent open aspects to the front over Loudoun Hill and beyond.

The picturesque and historic town of Strathaven centres round the common green and offers a good range of shops, tea rooms and professional services. The town is popular with commuters yet retains much of its traditional charm. Both primary and secondary schooling is available within the town and private schooling is available at Hamilton College. Primary School in

Gilmourton Recreational facilities include golf, walking and fishing, and the immediate area offers hacking routes for horse-riding. Strathaven has a leisure centre with gym, swimming pool and public tennis courts with a bowling green within George Allan Park. There are numerous sporting clubs including golf, rugby, squash and curling and the town offers easy access to the M74 and M8 connecting to the main arterial routes for central Scotland. The A71 is easily accessible and you can head east to Strathaven and west to Ayrshire.

Description

Stobieside House is an elegant, Category B Listed Scots Baronial mansion constructed in 1869 on the site of the historic Battle of Drumclog which took place in 1679 following King Charles II restoration to the English throne. With this new era came the reinstatement of episcopacy with increasing government persecution of the Scottish Presbyterians resulting in a pivotal battle on the very spot where Stobieside House was built almost two centuries later.

The Victorian house was extended in the early 1900s bringing Edwardian elements into play. There is a wealth of original features including crow stepped gables and turrets and the property is









surrounded by mature carefully tended gardens with magnificent open aspects to the front and rear towards Loudoun Hill. The property was originally built for the Leadbetter family and sold in 1924 to Dr Samuel Cameron, a well known professor of Obstetrics at Glasgow University. The current owners have carried out a comprehensive refurbishment programme and employed Glasgow-based Hypostyle Architects to design a new extension serving as a family room and extension of the former kitchen. The contemporary addition was built using traditional materials including sandstone walls, a leaded roof and hardwood timber flooring, with large double glazed sliding doors providing abundant natural daylight.

The internal space of Stobieside House extends to approximately 6870 sq ft with the ground floor accommodation beginning with the entrance vestibule which leads to a grand reception hallway. Off here is a beautiful wood-panelled drawing room, formal dining room, barrel vaulted former billiard room with herringbone parquet flooring and decorative friezes, open plan high quality fitted kitchen with a fine range of base and wall mounted units, integrated appliances and scarlet AGA leading to the open plan breakfasting room with sitting/family room off. The extension is currently being utilised as a lounge with modern log burner. There is additional accommodation on the ground floor including well appointed study/home office with cloaks/

wc off, studio, gym, utility room, boiler room and downstairs toilet. The upper floor accommodation comprises seven substantial bedrooms, four with en suite bathrooms / shower rooms and a dressing room.

The grounds surrounding Stobieside House provide excellent privacy with mainly lawned gardens, a wide variety of trees and shrubs with garaging and driveway providing excellent parking provision. There are beautiful open aspects to the front of Stobieside House onto the historic Loudoun Hill.

Services

Mains services throughout

EPC

Band - G

Local Authority

South Lanarkshire Council

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.







Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. 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.





Stobside House

Total area: approx. 638.5 sq. metres (6872.9 sq. feet)

For identification only.



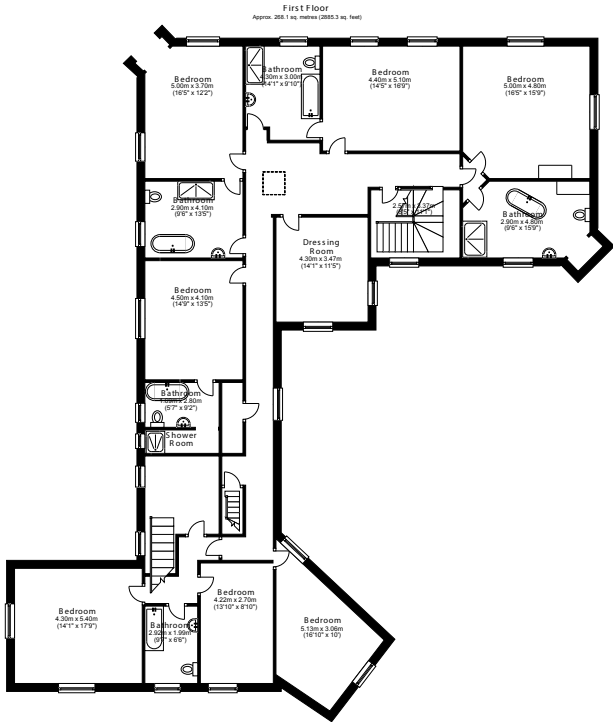
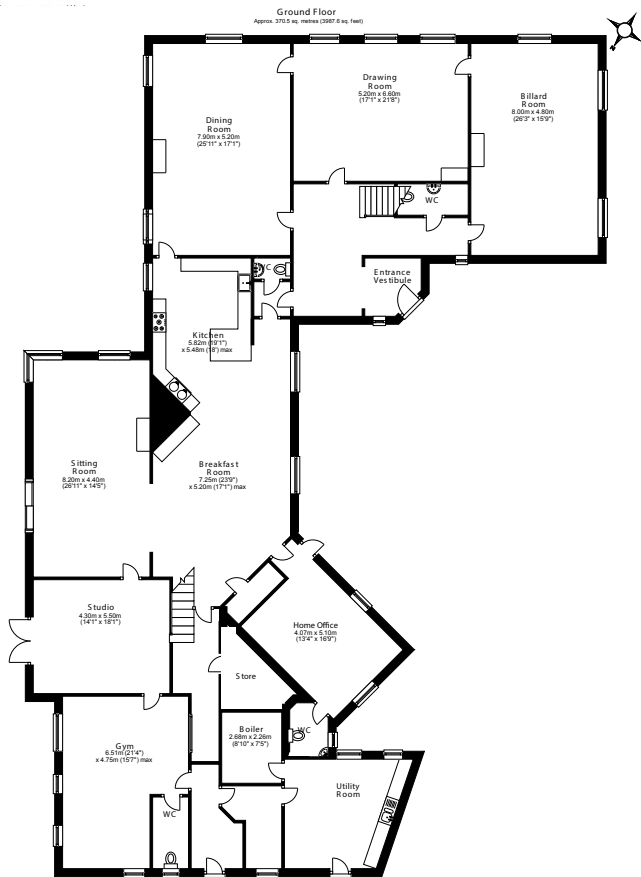
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