

WOODHEAD FARM

BLACKWOOD ESTATE • LESMAHAGOW • LANARK

SPACIOUS EARLY VICTORIAN FARMHOUSE WITH FLEXIBLE
LAYOUT AND 2 ACRES OF GARDEN.

WOODHEAD FARM

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LANARK • MLI | OJG

ENTRANCE HALL

DRAWING ROOM / LIVING ROOM

SITTING ROOM

DINING ROOM

CONSERVATORY

2 KITCHENS

UTILITY ROOM

OFFICE

STUDIO

BEDROOM WITH EN SUITE

3 FURTHER BEDROOMS

FAMILY BATHROOM

2 SHOWER ROOMS

LOFT ROOM / BEDROOM

FLOORED ATTIC

DOUBLE GARAGE

TOOL STORE

BYRE

APPROX 2 ACRES

Glasgow city centre: 23.5 miles

Glasgow Airport: 30 miles

Edinburgh Airport: 44 miles





DIRECTIONS

From Glasgow continue south on the M74 taking the Junction 9 exit and follow signs into Kirkmuirhill and Blackwood. Continue into the village of Blackwood and turn left onto Thornton Road (B7086) towards Strathaven. Continue onto Strathaven Road and beyond the village of Boghead take a right turn; Woodhead Farm is the first house on the right hand side.

SITUATION

Woodhead Farm sits in a picturesque semi rural location overlooking surrounding farmland, yet is conveniently placed for the towns of Lesmahagow, Strathaven and Hamilton. The farmhouse, which sits close to the village of Boghead, has beautiful open aspects. There is local primary schooling at Bent Primary School and secondary schooling at Blackwood.

DESCRIPTION

Occupying a peaceful semi rural position within the picturesque Blackwood estate, Woodhead Farm is an elegant, traditionally built detached farmhouse built circa 1840 which is surrounded by carefully maintained mature gardens which extend to approximately 2 acres. The property is surrounded by farmland and has beautiful open aspects. The accommodation within the farmhouse is all on one level and would be ideal for two separate families or multi generational living, as there are two separate entrances, two hallways and two kitchens.

The total accommodation comprises a main reception hallway with conservatory to the rear; a particularly spacious open plan drawing room / living room with log burner at focal point; formal dining room; beautiful sitting room; one bedroom with en suite, three additional double sized bedrooms, two fitted kitchens, utility room, family bathroom, two shower rooms, office, loft room / bedroom, studio and floored attic. There are attached outbuildings which include a double sized garage, byre and tool store which may offer potential for residential conversion subject to the relevant planning consents being granted.

The surrounding gardens are a credit to the current owners, being mainly lawned with a wide variety of mature trees and shrubs, and there is a paddock forming part of the rear garden.





LOCAL AUTHORITY: South Lanarkshire Council

EPC RATING: Band F

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.

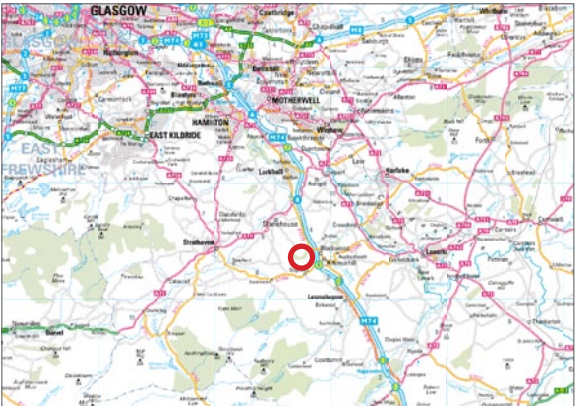
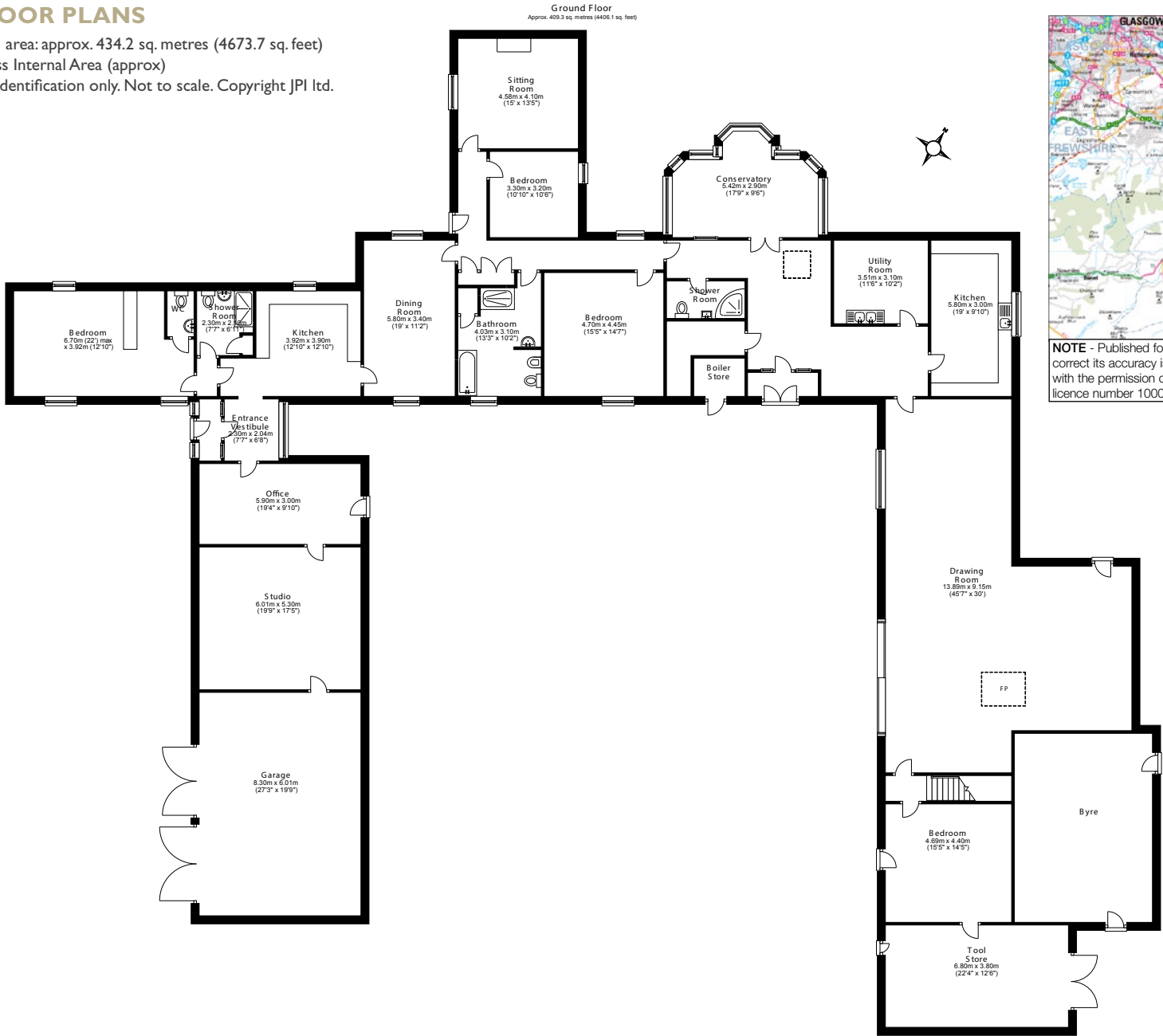
VIEWING: Strictly by appointment with Savills – 0141 222 5875

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.



FLOOR PLANS

Total area: approx. 434.2 sq. metres (4673.7 sq. feet)
Gross Internal Area (approx)
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View from front boundary



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