



MILLCROFT MILL

CUMBERNAULD | GLASGOW



RETTIE





Accommodation:

Ground Floor: Entrance Porch, Reception Hall, Sitting Room, Dining Room, Kitchen, Study, WC.

First Floor: Principal Bedroom with en-suite Bathroom, Double Bedroom 2 with en-suite Bathroom, Double Bedroom 3 with en-suite Bathroom, Bedroom 4/Nursery, Bedroom 5.

Loft Room: Large open plan space separated into two rooms.

Exterior: The main entrance into Millcroft is flanked by stone pillars, topped with wrought iron double gates that open onto a sweeping gravel driveway, which provides room for multi-car parking and turning. Established and enclosed gardens of notable colour and diversity with generous area of lawn adjacent to the Shank Burn.

Substantial Greenhouse.

For sale as a Whole.

MILLCROFT MILL

CUMBERNAULD, GLASGOW, G67 4AF

A handsome stone built former Cornmill, full of character and charm with well proportioned living accommodation situated within substantial garden grounds and within easy commuting distance of Glasgow, Edinburgh Falkirk and Stirling.





SITUATION

Millcroft is quietly positioned within an established plot built against banking to offer privacy and seclusion, and situated in an attractive rural location, around 3 miles from the centre of Cumbernauld. The local towns of Cumbernauld and Falkirk offer a wide variety of retail and professional services while both Glasgow (13.6 miles away) and Stirling (18.3 miles away) cater for a full range of requirements and services as expected of major cities. Locally there is good state education as well as excellent private education in Glasgow as well as Dollar Academy and Fairview International, Bridge of Allan.

The centre of Scotland is easily accessible by the M80, M8, M73 and M74 while Croy train station is approx. 4 miles away and provides direct services to Glasgow, Edinburgh and Stirling. Glasgow and Edinburgh airports are also conveniently located via the M8.

GENERAL DESCRIPTION

Millcroft is an attractive former 19th Century Cornmill with a traditional internal waterwheel. The property is built of stone construction,

set beneath a slate roof and has been sympathetically renovated over the passage of time, to provide comfortable and tastefully presented modern living accommodation, in a delightful rural location. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

Accessed off Millcroft Road, Millcroft is approached through decorative iron electric gates and stone gate pillars which open out into a generous gravel driveway providing ample car parking. A stone step leads to a decorative part glazed door with external lantern light providing access to the Entrance Porch with sash window and storage cupboard. An inner door provides access to the impressive Reception Hall with vintage doorbell, decorative droplights and wall mounted lights, traditional timber beams, timber wall panels and integrated window seat with sash window above. A central feature of this room is the impressive ornate fireplace with decorative timber mantle and stone surround. The Reception Hall is a welcoming space giving access to the principal rooms on the ground floor.





Accessed off the Reception Hall is the Sitting Room which is generously proportioned with sash windows and French doors providing access to the large patio area and rear garden beyond. The log burner with stone surround provides a heartening central point. The extensive living space incorporates both a spacious sitting room and a formal dining area, in a layout which is ideal for both sociable family living, as well as entertaining larger parties, when occasion demands. The dual-function room is given definition by a part glazed door, dividing it into two distinct areas. The Dining Room with timber wall panels, sash window and ceiling spotlights offers the ideal entertaining space. A notable feature of this room is the gallery window showcasing the historic Waterwheel which adds real character and charm and provides a unique focal point.

Across the Entrance Hall is the Dining Kitchen which has heritage charm, with timber beams and an exposed stone wall. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a breakfast bar with seating which allows for a sociable and relaxed dining area. The Kitchen has been fitted with a generous array of oak kitchen units providing ample storage with granite worksurfaces. The units incorporate a Belling oven with gas hob and extractor fan over, microwave, sink and drainer and fridge freezer with wine rack above. The Kitchen benefits from a separate walk-in larder with

ample shelving and ceiling spotlights. A part glazed door provides access to the driveway.

Completing the Ground Floor accommodation is the Study with separate WC and an understairs storage cupboard.

The ground floor accommodation is ideal for entertaining with 3 flexible reception rooms alongside a generous reception hall and the more informal living space of the large Kitchen.

A decorative timber staircase rises to the spacious first floor landing with natural light emanating from the large sash window, giving access to the Bedroom accommodation. Accessed off the landing is the Principal Bedroom with en-suite Bathroom. The bedroom is flooded with natural light from a series of sash windows and French doors providing access to a small patio area with stone steps leading to the front driveway. The patio provides an approach to the courtyard area adjacent to the house, with timber garden shed and is bounded by a timber fence. From the courtyard stone steps lead to the rear garden. The large en-suite Bathroom has a Jacuzzi bath, walk-in shower cabinet, WC, bidet, double wash hand basin with mirrored vanity units above and ceiling spotlights. The Principal Bedroom is sumptuously proportioned and features traditional timber beams and wall mounted picture lights.



From the Principal Bedroom the landing leads to Double Bedroom 2 with en-suite Bathroom. The Bedroom benefits from ceiling spotlights and French doors that open out to the courtyard area. The en-suite Bathroom has a Jacuzzi bath, walk-in shower cabinet, glass wash hand basin with shelf and mirrored vanity unit above, wall mounted towel rail, two glass shelving units and sash window with spotlight above.

Adjacent is Double Bedroom 3 with en-suite Bathroom, ceiling spotlights and sash window. The en-suite bathroom has a bath unit with separate handheld shower attachment, walk-in shower cabinet, Buckingham wash hand basin with decorative mirror above, WC with traditional Buckingham cistern, bidet, wall mounted towel rail, glass shelving units and sash window with spotlight above.

Completing the First Floor accommodation is Bedroom 4/ Nursery with sash window and Double Bedroom 5 with French doors opening out to a Juliette balcony providing a wonderful outlook over the garden grounds and Shank burn.

A further staircase rises to the large Loft space which runs the full length of the house. The area comprises of two large rooms with ample integrated storage units and ceiling spotlights. Both rooms are flooded with natural light

from the Velux and sash windows. A hatch door provides access into the roof space, providing ample room for storage. The loft space offers substantial opportunity to extend the current accommodation.

Millcroft extends to about 3,538 ft² (328.7 Sq.M) and has many impressive period features including ornate cornices, timber beams, wall panels, exposed stone wall, notable mantelpiece and a handsome period staircase. Clever use has been made of sash windows, Velux windows, and French doors all maximising natural light and views overlooking the garden grounds and surrounding countryside. The accommodation is generous and thoughtfully laid out with family living in mind.

GARDEN

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by stone walls, mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. The spacious rear lawn is fringed by the Shank burn and benefits from a substantial Greenhouse and large decking area which is ideal for al-fresco dining in the warmer months. There is a large patio area to the rear that can be accessed from the Sitting Room and provides an ideal entertaining space. Special features of the garden are the specimen trees as well as the established rose garden and numerous flowers.



Adjacent to the house is an enclosed courtyard area with timber garden shed which provides useful storage space for garden machinery. To the front of the house is an additional patio area that can be accessed from the Principal Bedroom.

The house and gardens also feature external lights and security cameras.

GENERAL REMARKS AND INFORMATION

The property benefits from a Starlink satellite dish, CCTV, and an intruder detection system.

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is G67 4AF

What3words

house location:///brush.limes.cubes

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The Hot tub can be made available by separate negotiation. The television in the Living Room and the gym equipment are not included in the sale.

Services

Mains Water, Electric, LPG gas central heating. Private drainage.

Designations

Millcroft is category B Listed. Reference: LB18438.

Local Authority

North Lanarkshire Council, Daziel Building, 7 Scott Street, Motherwell, ML1 1PN.Tel: 01698 403200.

Classifications

Council Tax Band G
EPC Rating – Band E

Tenure

Freehold

Solicitors

Harper Macleod LLP, 45 Gordon Street, Glasgow, G1 3PE. Tel: 0141 221 888.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & 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 or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
- 3 Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

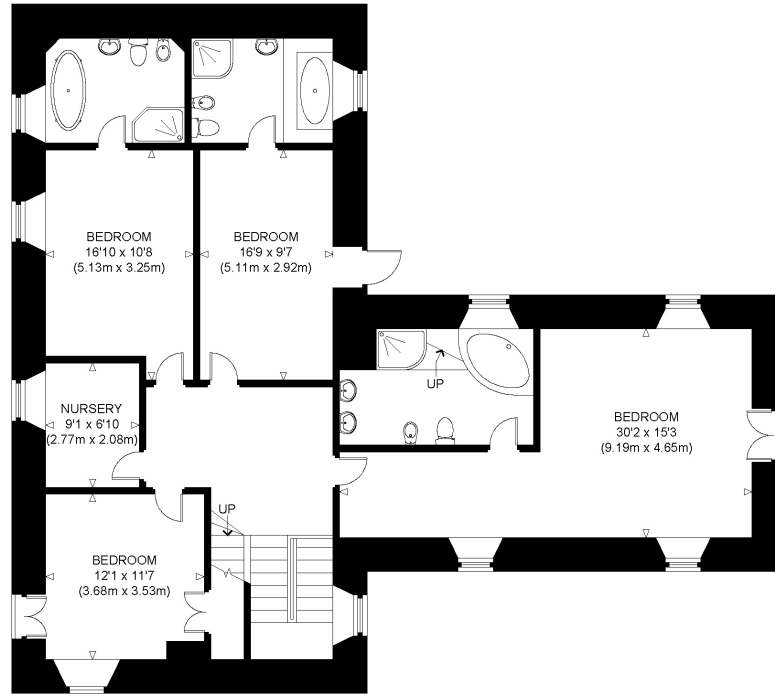
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

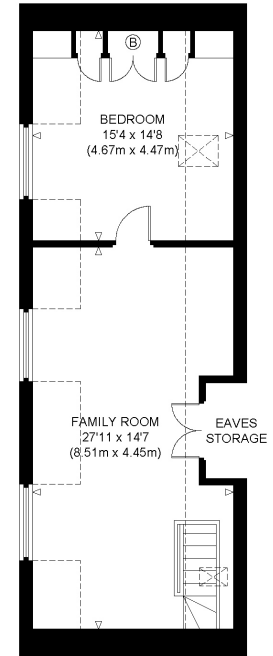




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1478 SQ FT / 137.3 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1438 SQ FT / 133.6 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 622 SQ FT / 57.8 SQ M



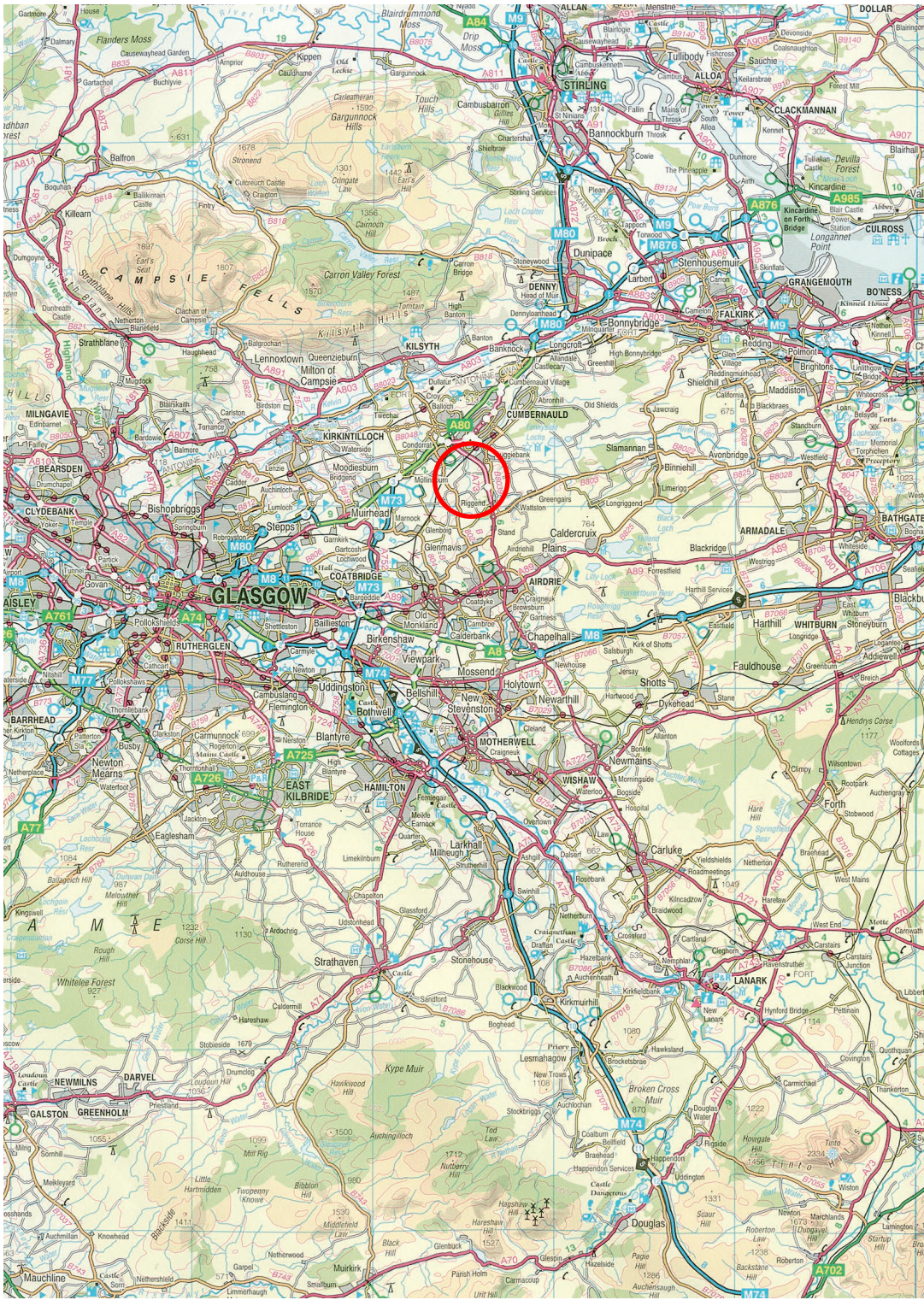
MILLCROFT MILL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3538 SQ FT / 328.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT / WORKSHOP)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.