



BELLS CRAIGS

NR BIGGAR | SOUTH LANARKSHIRE







Summary of Accommodation

Ground Floor: Entrance Porch, Dining Room, Kitchen, Sitting Room, Conservatory, Bedroom 5/Family Room with Ensuite Shower Room, Bathroom, Utility Room and Studio/Workshop

First Floor: Two Landings and Four Double Bedrooms

Attic: Access to spacious floored attic from Utility Room

Garage and Outbuildings: Single Garage and Off-Road Parking, Potting Shed and Two Large Outbuildings

Garden: Stunning landscaped gardens, predominantly laid to lawn with well-stocked and established flower beds and borders, and a feature pond

Lot 1: House with 2.86 acres of garden and two woodland areas to the front and rear of the house

Lot 2: 7.89 acres of grazing and woodland

About: 10.75 acres in total

BELLS CRAIGS

NR BIGGAR, SOUTH LANARKSHIRE, ML12 6RB

A well-proportioned and idyllic stone built c1800 4-5 bedroom Cottage enjoying stunning views over the rolling South Lanarkshire countryside with a generous acreage of grazing and woodland available as Lot 2

Biggar 3.4 miles, Edinburgh 31 miles, Edinburgh Airport 27 miles (All distances are approximate).





SITUATION:

Located a just over 3 miles from the handsome town of Biggar, Bellscaigs is nestled into an established woodland plot, with stunning open views over the South Lanarkshire countryside.

Steeped in history, Biggar is a former market town, with connections to notable and noble figures such as Mary Queen of Scots. Located between the Clyde and Tweed rivers, Biggar is busy with independent shops, cafés and restaurants, as well as the new Biggar and Upper Clydesdale Museum, and the renowned Biggar Puppet Theatre. Other attractions such as the annual Biggar Little Festival in October and the Hogmanay Bonfire highlight Biggar's active and friendly local community spirit. There is a local hospital, dentist, and medical practice.

Lanark and Peebles are the nearest towns both between 20-30 minutes by car, while Glasgow and Edinburgh are also equidistant approximately 45 minutes-1 hour by car. Easily accessed off the A702, a regular bus service furnishes Biggar with public transport connections to Peebles, Edinburgh and Lanark by road.

Bellscaigs is in the catchment area for Biggar Primary School and Biggar High School, with a George Watson's bus stopping in Biggar, and a range of further private schooling options available in Edinburgh, including Fettes College, Merchiston Castle School, St George's, The Mary Erskine School and Edinburgh Academy.

DESCRIPTION:

Originally built for the Lee and Carnwath Estate, the idyllic cottage at Bellscaigs is entered through the Porch; a bright dual aspect space added to the building in the early 80s using the same quarry stone as the cottage. Combining a terracotta tiled floor with pine and natural stone, the Porch is a must have for country life, providing a bright and welcoming first impression to those entering the property. One step rises into the hall, where the Dining Room is accessed. The Dining Room is an inviting space, with a wood burning stove set in an art nouveau fireplace with wooden mantle and original tiles. A dual aspect to the front and rear of the cottage makes the most of the light and the stunning views to the south. Leading down two steps from the Dining Room is the Kitchen on the east side of the house. The Kitchen is fully fitted with bespoke handmade wooden cabinetry, both base and wall mounted units, and is fully furnished with the necessary appliances including NEFF double oven, hob and dishwasher, and a Bosch fridge. Ample room is available for a small dining table and chairs. The Utility / Boot Room leads from the kitchen and is a perfect space for shedding outdoor jackets and boots. It hosts all the necessities including Rhino oil boiler, filter system for the private spring water supply, ceiling mounted clothes pulley, fuse box and meters for the Solar panels. A dedicated laundry area has plumbing for a washing machine and tumble dryer and large Chest Freezer is being left. Access to the garden is given from the Utility via a back door, and there is access via a ladder to a generous floored storage room above.

Returning to the hall there is a back hall leading to the Family Bathroom which is furnished with a turquoise bathroom suite comprising bath with shower over, basin and WC. Through the hall to the Sitting Room, where a generous Study/Play area with a feature fireplace precedes the main part of the Sitting Room. An exposed stone wall forms the backdrop to both spaces. Focal point of the main sitting area is a large Dovre wood-burning stove on a sandstone hearth. The spaces are bathed in light from two south-facing windows with original pitch-pine shutter details. From the Sitting Room there is a further bright hall which leads to Bedroom 5 on the ground floor. An en-suite Shower Room provides further facilities, with ashower, basin and WC. The large double bedroom also benefits from generous built-in storage and a window with southerly aspect. Through Bedroom 5 the Conservatory and Workshop/Studio are accessible. The south facing Conservatory makes the most of the stunning and far-reaching views over the South Lanarkshire countryside and the Border Hills, and the wonderful front gardens and pond. With exposed stone, timber cladding and double glazing throughout, it's an attractive space to relax year-round with access to the garden and a patio. The Workshop/Studio adjacent is a versatile space with great potential to be used as a gym, art studio or crafting workshop, with bifold doors leading out to the garden and a further patio area.



At each end of the house, a staircase leads to the first floor where 4 double bedrooms are located. Coombed ceilings create comfortable rooms, with both rooms on the east side of the cottage having the added charm of exposed ceiling beams. The two rooms in the middle of the cottage are interlinked, providing flexible accommodation to suit family requirements. The room on the west end of the cottage is currently set up as an office. All the rooms on the first floor feature dormer windows making the most of the stunning views across the county.

GARDEN:

From the front door, the bright and well-kept gardens at Bellscaigs gently slope away from the house with a circular lawn that wraps around a large herbaceous bed in the middle of the garden. Wellstocked borders offer a colourful display in the spring and summer, with a variety of shrubs ensuring ongoing interest in winter. By the house are two large flagstone patios flanking the Conservatory, with stone benches offering an outside seating space with gravel pathways planted with alpines leading down some steps to an established pond. The garden extends to the west towards the outbuildings, south where there is a pretty woodland area, and to the rear where it rises behind the house to natural woodland area that was planted in 1972. There is vehicular access at the bottom of the garden through a gate from the roadside which provides access to the outbuildings.

GARAGE AND OUTBUILDINGS:

A useful single garage is accessible from the road and is semi-detached to the house, providing space for one car to park. In the garden there is a potting shed with a Perspex roof, which is also a convenient space for drying firewood. Two large outbuildings provide generous working and storage areas. The first is a former pigsty built with breeze blocks and rendered externally, with concrete partitions inside under a corrugated iron roof. The second outbuilding is a large breeze block workshop with an up/over garage door. Built in 2010, it has a timber trussed roof fitted with profile sheet roofing and external render. There is ample off-street parking via both large gates that enter the garden from the roadside.



Lot 2:

Lot 2 is formed of the grazing and woodland across the road from the property, which extends to 7.89 acres in total. 1.89 acres of this is established Sitka Spruce woodland to the north, planted in 1982. To the south is 6 acres of pastoral grazing, including a spring outlet towards the easterly boundary. There is great potential for this large field to be used for equestrian etc.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All garden furniture and pottery are excluded from the sale. All curtains are included in the property sale.

Services

Mains and Solar powered electricity, drainage to a septic tank, private supply of well sprung water with a new filtration system in 2022, and oil central heating with a new tank installed in 2021. Double Glazing throughout.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is ML12 6RB

EPC – Band F

Local Authority

South Lanarkshire Council, Council Office, Almada Street, Hamilton, ML3 0AA. Tel: 0303 123 1015

Council Tax - Band F

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Tenure - Freehold

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

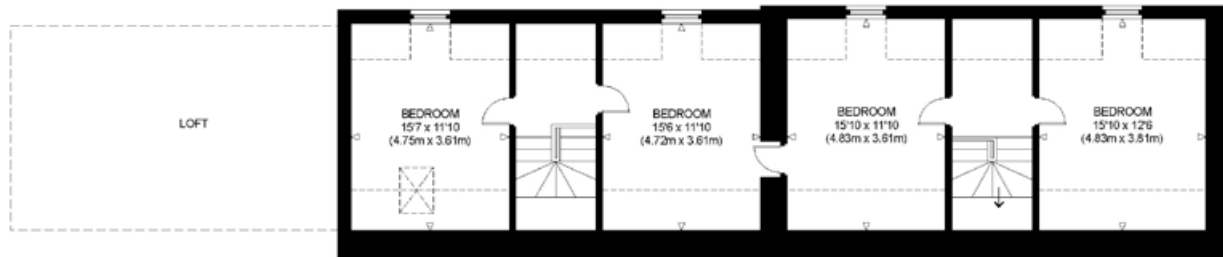
Particulars and Plans:

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.

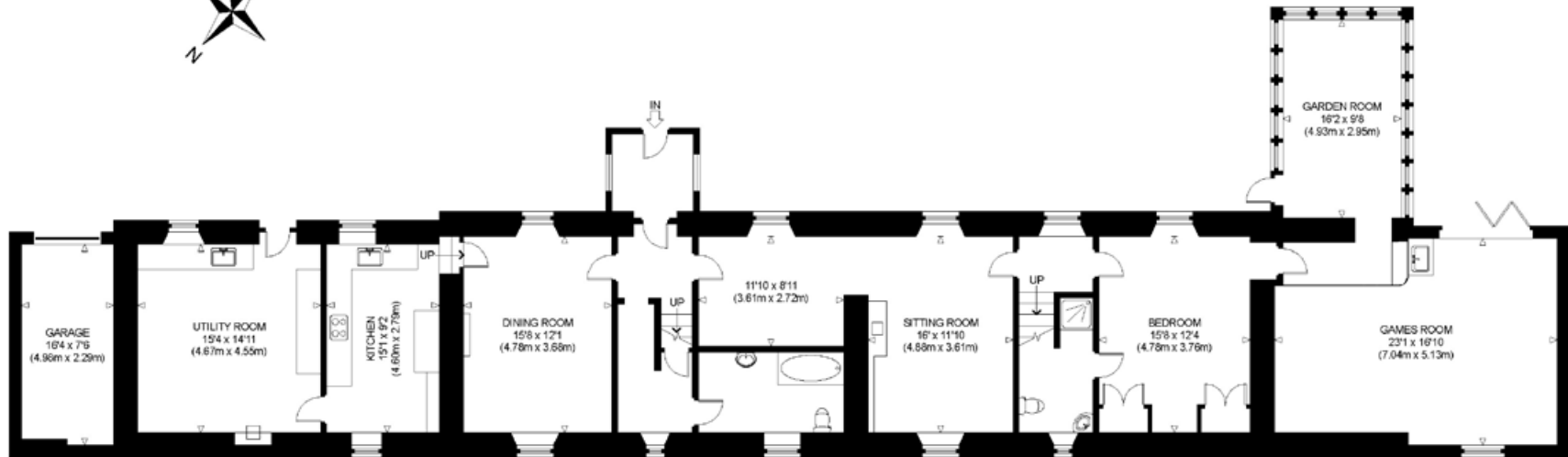
Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. 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.

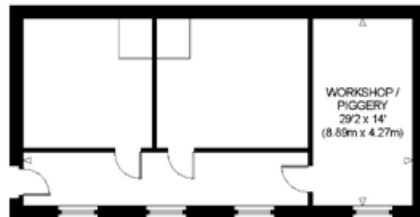




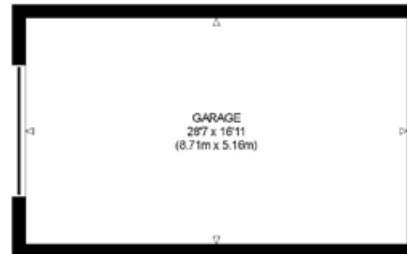
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1002 SQ FT / 93.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2239 SQ FT / 208.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 405 SQ FT / 37.9 SQ M

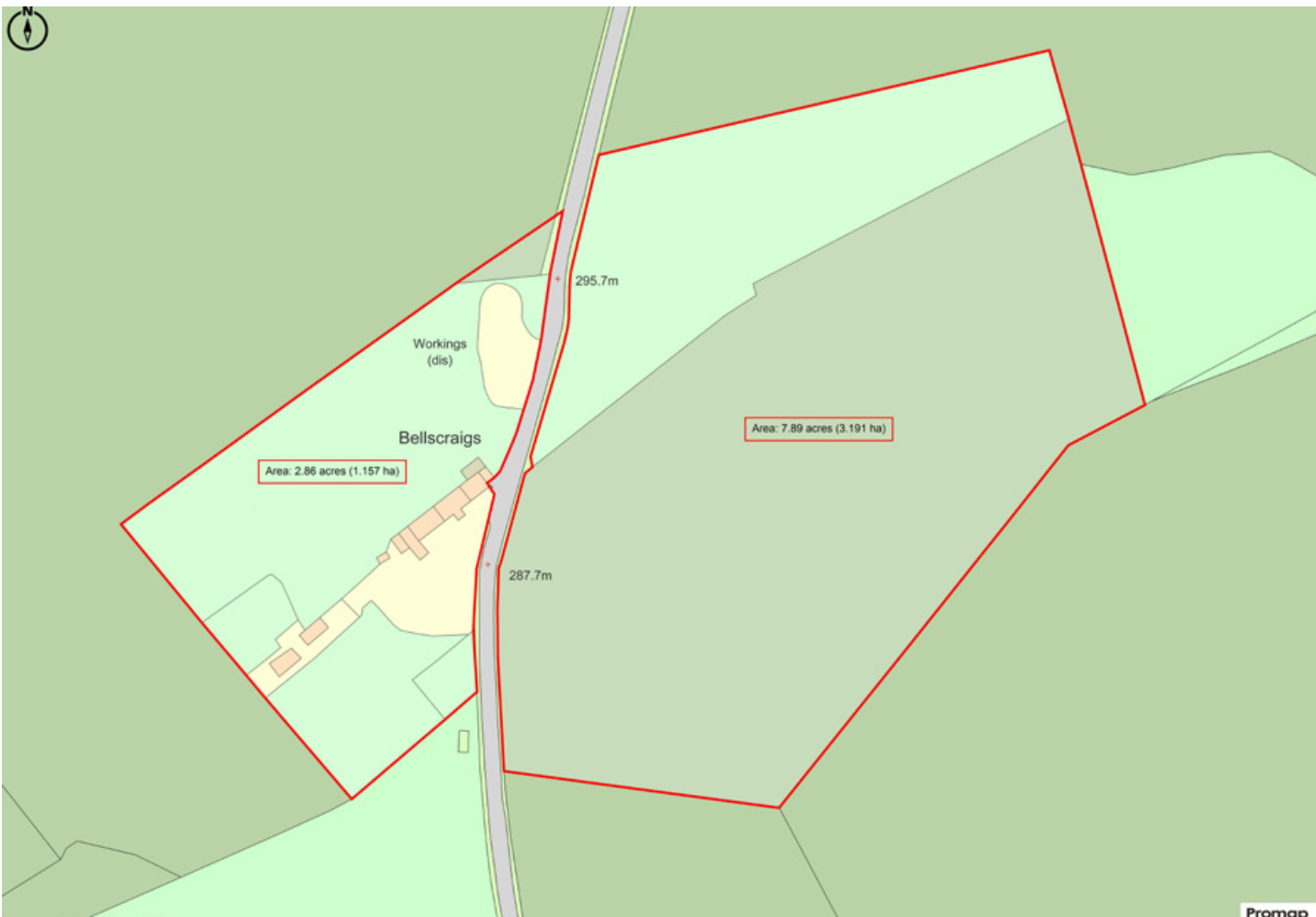


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 484 SQ FT / 45.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 104 SQ FT / 9.7 SQ M

BELLSGRAIGS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3241 SQ FT / 301.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT / GARAGE)
EXTERNAL GARAGE AREA 484 SQ FT / 45.0 SQ M
EXTERNAL WORKSHOP / PIGGERY AREA 406 SQ FT / 37.9 SQ M
EXTERNAL POTTING SHED AREA 104 SQ FT / 9.7 SQ M
TOTAL COMBINED FLOOR AREA 4237 SQ FT / 393.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.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.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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 particular 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.







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Melrose

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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.