



**SHIELDHILL HALL**  
*Quothquan, Biggar, ML12 6FP.*







## SHIELDHILL HALL

Quothquan, Biggar, ML12 6FP.

**A delightful, modern, spacious, and well-proportioned 3 bedroom house in a former community hall over 0.56 acres in the heart of Quothquan, near Biggar.**

Biggar 4.5 miles. Lanark 9.2 miles. Edinburgh 32 miles. Glasgow 36 miles. Carstairs and Lanark train stations within 9 miles for onwards travel to Edinburgh & Glasgow. (All distances are approximate).

### Summary of Accommodation

**Ground Floor:** Kitchen, Living Dining Room, Hallway, Bedroom 2, Shower room, Laundry, Bedroom 3/Study, Boot Room.

**First Floor:** Principal Bedroom with roll-top bath, En-suite Shower Room.

**Outbuildings:** Garden Office Room.

**About:** 0.56 acres



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## Situation

Shieldhill Hall is located on the West side of Quothquan, a delightfully peaceful hamlet in the picturesque setting of rural South Lanarkshire. The house and garden are set back and elevated from the main road that runs through Quothquan. Quothquan, meaning 'beautiful hill,' lies 500m to the East of the River Clyde and 0.6 miles North-East of Quothquan Law which contains the remains of an old hill fort.

The nearby rural town of Biggar is only 4.5 miles to the south of Shieldhill Hall. Steeped in history, Biggar is a former market town. 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.

The towns of Lanark and Peebles are both accessible in 20-30 minutes by car. Glasgow and Edinburgh are also equidistant accessible in approximately 45 minutes to 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. Carstairs and Lanark train stations are a short journey away within 20 minutes for easy access to Edinburgh & Glasgow.

## History

Shieldhill Hall is a category C listed building, built in 1903 by a Glasgow Shipbuilder. The building was used as a local community hall and as a place of worship until 1958, and even briefly used as a school building. Significant renovation of the Hall was undertaken in 2008, creating a contemporary, spacious, residential home, while staying true to its roots and original iteration.





### General description

Previously showcased on Scotland's Home of the year in 2022, Shieldhill Hall is a charismatic, bright and distinctive home, characterised by its blue powder coated steel cladding walls. The cross-pitched roof is constructed with a timber frame structure and finished with a slate-grey steel corrugate cladding and overhanging white eaves at each of all four gable ends. The top of the house is crowned by the old bell tower structure. The property is well insulated covering roof pitches and exterior walls.

A spacious gravel driveway ascends from the road and impresses a sense of arrival at Shieldhill Hall, while a metal gate opens to allow further vehicular access to the rear garden.

The front door of the house opens into the statement modern, spacious, open-plan area, which showcases the tall timber frame roof structure. The room offers a Kitchen area with Living and Dining rooms, and a hallway with access to further rooms on the ground floor. A wealth of natural light comes from a skylight on the South roof pitch and a large apex window while at ground level, there is further light cast from windows to the North, South, and West of the room further bathing this space in light. The current owners have redecorated all rooms providing a light, stylish and contemporary feel. Wooden blinds cover all double-glazed wooden framed windows.

The downstairs reception space is covered by stone-tiled underfloor heating throughout. This inviting and spacious area includes a large, contemporary freestanding 8kw log-burning stove with a stainless-steel chimney that rises to the roof pitch offering warmth on the coldest of winter days. The North-West corner of the room is currently used as a dining area sitting next to the stunning, recently installed Neptune kitchen. The kitchen contains two ovens, a large Belfast sink, an induction hob, ample storage cupboards and a casual dining breakfast bar.

Two light and spacious bedrooms are accessed from the main hallway, one is currently used as a study but would suit a variety of uses. Dividing the two rooms is an Edinburgh press which has been cleverly transformed into a drinks bar.

Moving through the ground floor you are greeted by a recently renovated luxurious bathroom and redecorated utility/boot room with a door to the garden patio decking and beyond.

At the end of the hallway, the lit stairway takes you up to the first floor with a galleried landing area overlooking the living kitchen dining room space and leading to the principal bedroom. This spacious principal bedroom contains a large apex window mirroring other side of the living area. A South-facing skylight looks down on a freestanding silver roll-top bath. An adjoining ensuite shower room is fitted with a walk-in shower with rainfall fitting, basin, WC, and heated towel radiator.



Shieldhill Hall is a well-insulated house with a heat recovery ventilation system. The underfloor heating is run via water pipes heated from the oil boiler. The ground floor underfloor heating can be controlled by the individual wall controls in each room.

#### **Garden:**

As you exit from the utility room, you are greeted by a wooden decking and gravel driveway. Terraced raised beds are well-stocked with shrubs, plants and herbs. Steps lead up to the elevated garden lawn.

#### **Outbuildings:**

The current owners installed a charming, modern garden office room on the east side of the garden space. Named the 'Shieldhill Shack,' sliding doors open to reveal a light, welcoming space for an office, workshop or peaceful retreat. There are fitted white storage units at the back of the office room, a log burner and a white floor. Beyond this garden room and sweeping gravel driveway that sweeps down to the entrance, the garden stretches to the south with a combination of grassland and trees.

#### **Schools**

The house is in the catchment area for Libberton Primary School 1.3 miles and Biggar High School 4.4 miles.

#### **Services**

Mains water and electricity. Private drainage to septic tank.  
Oil boiler supplying water underfloor heating and hot water supply.  
Broadband direct to property via BT supply.

#### **Directions**

Postcode for satellite navigation: ML12 6FP.  
For an accurate location please see the What Three Words location: ///warriors.example.clogging

#### **Offers**

Offers should be made in Scottish Legal form to Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH.





### Viewing

Viewing is strictly by appointment with the selling agents Rettie, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Fixtures and fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Special notes

Please note that due to the construction of the building it may not meet all lenders lending criteria.

**Council Tax:** Band C

**EPC Rating:** Band B

### Tenure

Freehold

### Local Authority

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

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in these properties. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### 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.

### Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), [www.uklandandfarms.co.uk](http://www.uklandandfarms.co.uk) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk). In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com-RettieandCo, Instagram and LinkedIn.



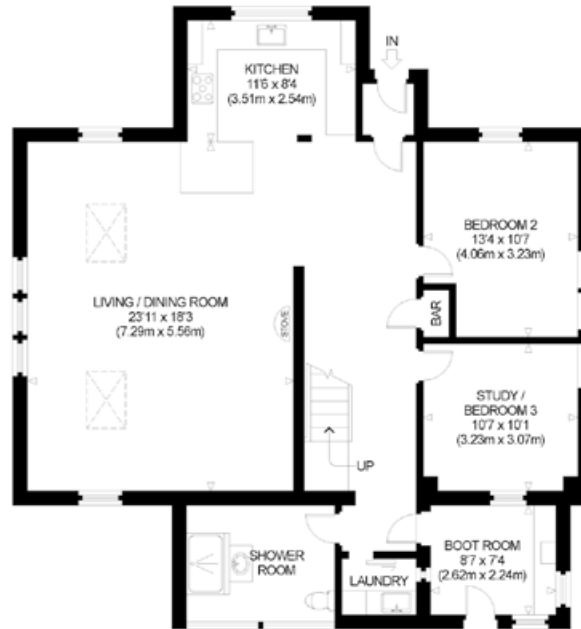




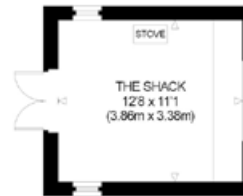
# Layout.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 375 SQ FT / 34.9 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1235 SQ FT / 114.7 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 140 SQ FT / 13.0 SQ M

SHIELDHILL HALL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1610 SQ FT / 149.6 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT / EXCLUDING VOID)  
EXTERNAL THE SHACK AREA 140 SQ FT / 13.0 SQ M  
TOTAL COMBINED FLOOR AREA 1750 SQ FT / 162.6 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



Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.  
All plans are for illustration purposes and should not be relied upon as statement of fact.  
Please note areas within curved and angled walls are approximated.

RETTIE

☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH











### Selling Agent office address:

11 Wemyss Place, Edinburgh, EH3 6DH 0131 220 4160 mail@rettie.co.uk www.rettie.co.uk

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie, the selling agent, 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 contract 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 misstatement 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

Rettie, 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 misstatement 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 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.





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.

## RETTIE

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