



STEWARTBANK ORCHARD

Overtown, Garrion Bridge, Clyde Valley, ML2 0RW.



STEWARTBANK ORCHARD

Overtown, Garrion Bridge, Clyde Valley, ML2 0RW.

An impressive south-facing country house over approximately 6.45 acres in the delightful rural setting of the Clyde Valley within easy access of the M74 motorway and Glasgow.

M74 3.8 miles, Motherwell 5.2 miles, Lanark 9.4 miles, Glasgow 19.5 miles, Edinburgh 41.4 miles.
All distances are approximate.

SUMMARY OF ACCOMMODATION:

Lower Ground Floor: Lower Hall, Study area, Family Room/Bedroom 5, Cinema Room, WC.

Ground Floor: Entrance Hall, Lounge, Dining Room, WC, Sitting Room, Dining Kitchen, Utility, Pantry, Family Bathroom, Principal Bedroom with En-Suite Shower Room and Dressing Room, 3 further Double Bedrooms and Balcony.

Outbuildings: Double Garage/Storage Shed/Workshop. Garden shed.

Garden: Extensive garden over approximately 6.45 acres surrounding the house's prominent position. The gardens are mainly laid to lawn interspersed with mature trees including numerous fruit trees. Monoblock patio to the rear and front of the house.

There has previously been planning permission secured for a 2 bedroom house with outstanding south-facing views above the main house at the north corner of the property boundary. This would require a new planning consent.

About 6.45 Acres. For Sale as a Whole



STEWARTBANK ORCHARD

Overtown, Garrion Bridge, Clyde Valley, ML2 0RW.



5



4



4

SITUATION

Stewartbank Orchard sits in an imposing and elevated south-facing position with uninterrupted views over the Clyde valley set over 6.45 acres. The house benefits from a delightful rural setting by Garrion Bridge between Larkhall and Overtown and is surrounded by picturesque countryside and with views to the south. The house is well located for easy access to Glasgow and Scotland's central belt via road and nearby rail links. The winding River Clyde runs from the west to the south passing around 0.3 miles from the house.

The Clyde Valley has a long history of fruit growing which dates from the 5th century. Stewartbank Orchard itself was well known locally as Granny Millers Cottage with a Victoria Plum Orchard. Reminders of its history are dotted around the land with plum, pear and apples trees in abundance, the home itself incorporates the traditional cottage which once stood and although now concealed within a contemporary façade.

Shopping facilities can be found in abundance with Larkhall 3.6 miles, Motherwell 5.2 miles, Lanark 9.4 miles and Carluke 4.4 miles (all distances are approximate). The supermarkets of Tesco, Morrisons, Asda, Aldi and Lidl all accessible within approximately 4 miles of Stewartbank Orchard.

Outdoor pursuits are numerous with multiple natural trails with Lanark Golf Club around 10.6 miles and Carluke Golf Club around 2.8 miles from the house. Commuters have easy access to Glasgow and Edinburgh centres via the M74. There are strong rail links onwards to Edinburgh and Glasgow from Carluke, Wishaw and Larkhall train stations all reached within around 3.5 miles by car.

GENERAL DESCRIPTION

Stewartbank Orchard is an impressive house built in 1984 and meticulously crafted by the current owners. This is the first time this property has been available for sale boasting approximately 4,124 square feet of internal floor space.

Stewartbank Orchard is accessed along a winding private driveway rising to the monoblock parking area at the side of the house. The house is built over two levels covering a ground and a lower ground floor enjoying breathtaking views over the Clyde Valley. The house is finished in a combination of brick and harled façade sitting under a pitch tiled roof.

On entry you are greeted by the traditional, quality construction methods which have been effortlessly blended with modern design to create a home full of feature and detail. The entrance hall displays exceptional handmade detailing in mahogany wood by James Stoddart Joiners in Carnwath. This mahogany detail continues throughout the house with deep skirtings, facings and doors, along with internal cornice and coving detail crafted by Toffolo Jackson.





The spacious lounge enjoys exceptional views across the valley and side garden with a raised gas fireplace, marble hearth and surround. The formal dining room overlooks the driveway to the side of the house and includes an exquisite Chinese Rosewood panelled feature wall.

The large kitchen/dining room enjoys views to the side and rear of the house with a superb, fitted kitchen comprising of floor and wall units by German kitchen designers Poggenpohl, featuring a peninsula island with a breakfast bar and ample space for a separate dining table and chairs. Electrical appliances include an oven, a 5-ring electric hob with an extractor fan, a built-in dishwasher and a microwave. A door provides access to the house's expansive rear monoblock patio and driveway.

The utility room sits adjacent to the kitchen dining room providing additional larder storage with floor and wall units, a sink with draining board, access to the pantry. Electrical appliances include a washing machine, a tumble dryer and an American style double door fridge freezer.

The sitting room at the front of the property offers exceptional views across the valley to the south. A raised and built-in log burning stove provides warmth and is finished with marble hearth and slips. Sliding double doors provide access to the extensive patio balcony which is the perfect location for some al fresco dining overlooking the valley and with steps down to access the front garden and lower ground floor patio.

As you meander down the hallway there are four well-proportioned double bedrooms on the ground floor. The principal bedroom enjoys further views to the front with an adjoining dressing room with built-in mahogany wardrobes. The principal en-suite shower room is accessed from the dressing room with a walk-in shower, WC and wash hand basin.

The family bathroom comprises a large corner bath with an overhead shower, WC, basin and bidet. Within the hall to the bathroom there is a large linen cupboard and access to the loft attic space which spans the full width of the property.

Returning to the main entrance hallway there is a separate WC and a beautiful, curved staircase that descends and opens to an outstanding and spacious living space that could be used for several purposes. This space has been used as a separate living annexe, a 5th bedroom, a reception/entertaining room or an additional living room. There are internal bi-folding doors to separate this space. Two doors access a large lower flagstone patio with two retractable awnings. To the rear, there is a fully enclosed cinema room with a fitted bar and WC.

Stewartbank Orchard is an excellent opportunity to purchase a house with expansive grounds and is within easy access to local retailers and amenities with the cities of Glasgow and Edinburgh within easy reach.

GARDENS

The gardens are extensive covering about 6.45 acres which surround the house's prominent, elevated position. The ground is mainly laid to lawn albeit interspersed with mature trees and numerous fruit trees. Adjacent to the house is an expansive monoblock patio to the rear and front of the house. There is a further south facing patio outside the lower ground floor.

OUTBUILDINGS

A double garage/workshop/shed is located off the driveway to the west side of the house and is supplied by mains electricity. This building contains windows facing south and could be used for several purposes such as a workshop or office workspace.

A timber garden shed sits on the expansive monoblock patio at the rear of the house.





PREVIOUSLY SECURED PLANNING

There is an outstanding opportunity for development subject to acquiring the necessary consents through a previously secured planning permission application number 21/0054/FUL (NLC) for a large 2 bed annex to north of the main building. A new application would be required to renew this planning consent.

GENERAL REMARKS AND INFORMATION

Fixtures and Fittings:

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

Services:

Mains electricity, mains water supply, mains gas supply with a gas-fired boiler supplying the central heating and private drainage.

Viewing:

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

What Three Words:

///childcare.laugh.crisper

EPC – Band D.

Local Authority:

North Lanarkshire Council, Civic Centre, Windmillhill Street, Motherwell, Lanarkshire, Scotland, ML1 1AB, 0345 143 0015.

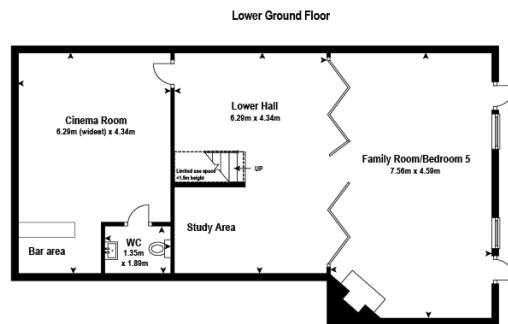
Council Tax Band – Band H.

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.







Stewartbank Orchard,
Overton, Wishaw, ML2 0RW

Approx floor area: 383.12 sq m

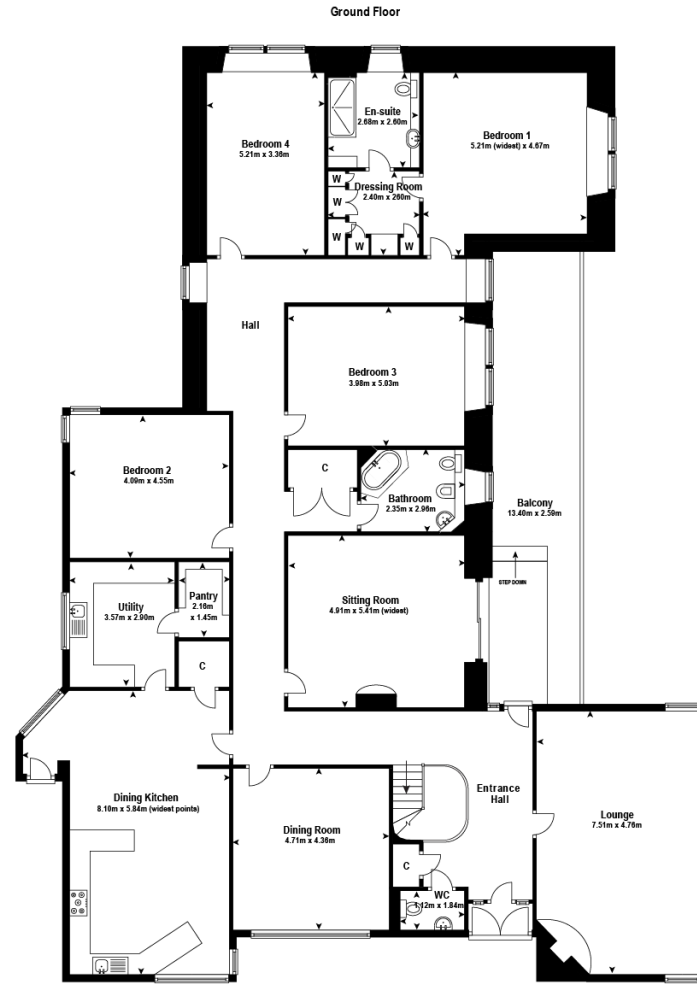
Balcony: 34.71 sq m

Garage: 48.50 sq m

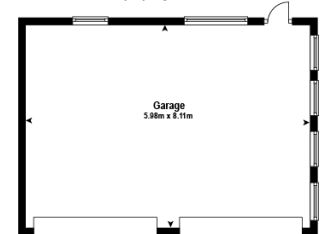
TOTAL: 466.32 sq m

Includes Limited Use Space of: 1.71 sq m

Indicates area of
Limited Use Space



For guidance. Not actual location of garage
in relation to the property.



Plan produced for Rettie & Co. by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards.
All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated.
Areas with curved and angled walls are approximated.



RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH



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.

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.



Not to scale. For identification purposes only.



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

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH