



## CROSSRIDGE HOLDING

*Carmichael, Biggar, South Lanarkshire, ML12 6NG*



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**Recently modernised period country cottage with exceptional countryside views currently configured as two units comprising 2 bedroom and 1 bedroom cottages, with outbuildings, garden, grazing extending to around 8.3 acres with outstanding views and within commuting distance of Glasgow and Edinburgh.**

Lanark 6 miles, Biggar 8 miles, Glasgow 35 miles, Edinburgh 37 miles (All distances are approximate).

### Summary of Accommodation:

#### 2 Bedroom Cottage

**Ground Floor:** Entrance Hall, Sitting/Dining Room, Kitchen, Sun Room, Two Double Bedrooms, Family Shower Room and WC.

#### 1 Bedroom Cottage

**Ground Floor:** Entrance Hall, Living/Dining/Kitchen, Double Bedroom and Shower Room.

**Outbuildings:** Large Shed/Store/Workshop, Barn, Garden Store, Store Room, Boiler Room and Greenhouse.

**Garden & Ground:** Both properties benefit from a fenced rear patio. There is a walled kitchen garden and large grazing field split extending to around 8.3 acres including buildings. A further 13.1 acres of grazing fields, currently divided into three fields, are available to purchase separately under separate negotiation.

**About 13.1 acres of grazing land is also available under separate negotiation.**





## CROSSRIDGE HOLDING CARMICHAEL, BIGGAR, SOUTH LANARKSHIRE, ML12 6NG



3



3



2

### Situation

Crossridge Holding is situated on the edge of the hamlet of Carmichael in the heart of rural South Lanarkshire. The house sits in an elevated, peaceful position overlooking stunning rural Lanarkshire. The cottage is equally well placed for access to Lanark (around 5.9 miles), Glasgow (about 35 miles) and to the east with Edinburgh (about 37 miles). Nearby train stations include Lanark reached in around 6 miles, and Carstairs (about 8 miles) for access onward to central Scotland and to Carlisle and the south.

Lanark, located around 6 miles from Crossridge Holding, offers a wide range of amenities including specialist shops, bars, restaurants, recreational facilities, entertainment and Tesco, Morrisons and Lidl supermarkets. In addition, in Biggar there is a Co-op supermarket and a range of specialist shops.

For schooling, there is Carmichael Primary School, approximately 1 miles from the house, and Lanark Grammar school is accessed in about 6 miles. Douglasdale Medical Practice can be reached in around 5 miles.

The opportunities for outdoor pursuits are countless, with multiple natural trails for hiking and mountain biking on the surrounding hills. On the doorstep, the Scottish Borders offers further adventures and activities. Golf clubs include the excellent, historic moorland course at Lanark Golf Club, accessed in approximately 5 miles, and Biggar has a Golf Club (around 9 miles), which also offers a tennis and rugby club.

The port city of Glasgow (around 35 miles) is the cultural hub of Scotland with leading universities, a range of museums, a thriving music scene, an extensive range of retail and professional facilities and its airport (about 41 miles). The capital city of Edinburgh (around 37 miles) boasts a rich tapestry of history, culture, and stunning architecture with its iconic landmarks, vibrant festivals and lush green parks, the city offers natural beauty and a plethora of amenities and entertainment.

Crossridge Holding benefits from its open, rural idyllic location whilst having easy access to local amenities and the major cities of Edinburgh and Glasgow for commuters via road and rail at nearby Lanark and Carstairs.

### Description

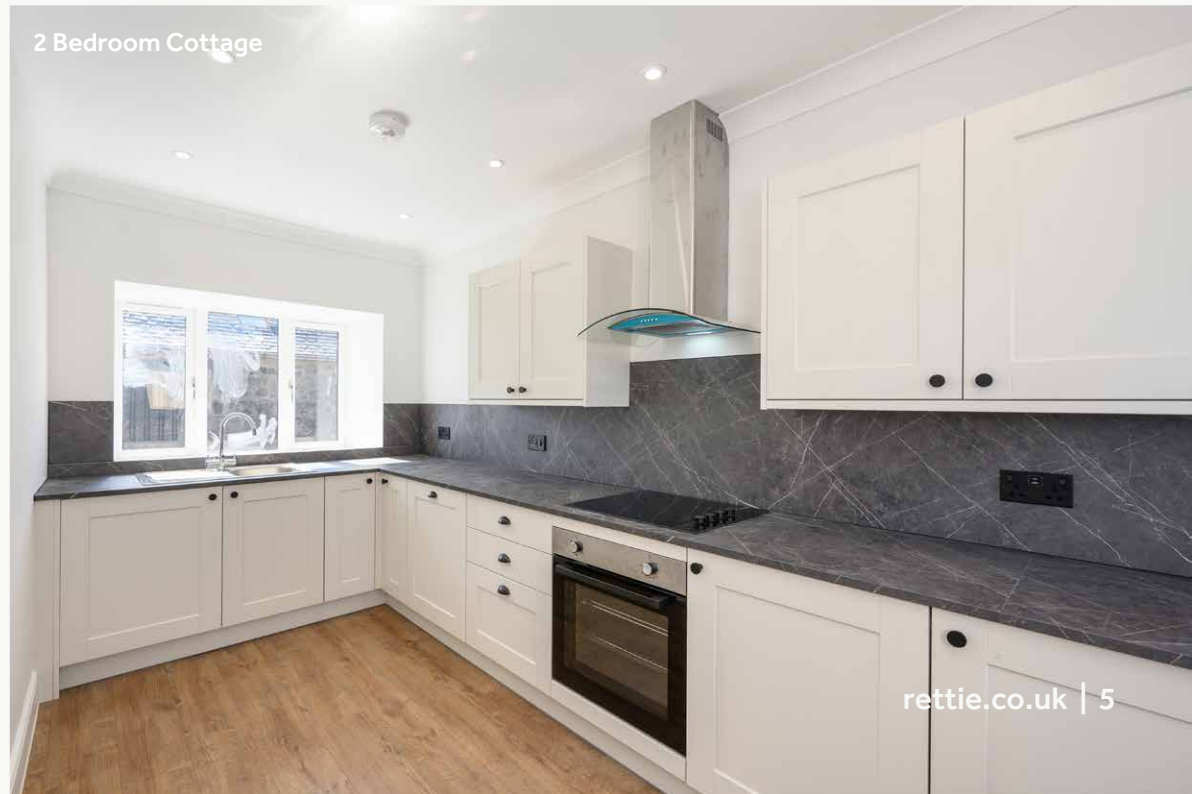
Crossridge Holding is a charming period cottage about 0.5 miles from the hamlet of Carmichael benefitting from a prominent offering of panoramic views across the stunning rolling hills and countryside of South Lanarkshire including the iconic Tinto Hill.

The stone-built cottage has a stone façade under a slate-pitched roof. The current owner has thoughtfully modernised the cottage, converting it into two separate units originally designed for short-term let potential. However, this can be reverted back to a spacious single dwelling.

2 Bedroom Cottage



2 Bedroom Cottage



## 2 Bedroom Cottage

The larger two bedroom cottage unit arrives at a hall that leads into a well-proportioned sitting and dining room featuring a log-burning stove with a timber mantel. This inviting space flows seamlessly into the sunlit sun room, which overlooks the serene rear garden patio, providing a perfect space to relax.

The modern dual-aspect kitchen features a recently installed kitchen equipped with floor and wall units with worksurface, a sink and drainer. Electrical appliances include an oven, an electric hob with extractor fan above, a dishwasher and built-in fridge.

The principal double bedroom benefits from a dual aspect, filling the room with natural light. A second double bedroom features a built-in wardrobe and overlooks the tranquil rear garden patio. The family shower room is stylishly designed, with floor and wall tiles comprising a walk-in shower, wash hand basin and WC. Adjacent is a separate WC.

The one bedroom cottage unit is accessed through the entrance vestibule with storage cupboard. The spacious living/dining/kitchen offers breathtaking gable-end views across picturesque fields and rolling hills, including Tinto Hill. Like the larger unit, this kitchen features a newly installed Howdens kitchen with floor units, a worksurface, sink, and drainer, alongside essential appliances including a Lamona oven, an electric hob with extractor fan above, and a built-in under fridge.

Crossridge Holding offers a unique opportunity to own a countryside cottage offering a delightful blend of historic charm, flexible modern accommodation and breathtaking views. There are a range of outbuildings with grazing over about 21.4 acres of land.

### Garden & Ground

Crossridge Holding gardens feature two paved patios to the rear of the house, enclosed by timber fencing. The expansive gravelled courtyard/parking area includes a recently installed Vorsprung electric vehicle charging point. There is a kitchen garden surrounded by a low brick wall. The grazing area is divided into upper and lower fields, providing ample space for various uses, including equestrian activities or smallholding purposes.

A further 13.1 acres of grazing fields, currently divided into three fields, are available to purchase separately under separate negotiation.

### Outbuildings

There are several outbuildings neighbouring the accommodation at Crossridge holding suitable for a variety of purposes.

Opposite the living accommodation at Crossridge Holding there is a stone building with a slate pitched roof that is divided up into a barn/store, a garden store and a further small store room accessing the boiler room. There is also a greenhouse adjoining this building, perfect for keen gardeners.

A gravelled courtyard/parking area divides this building from an additional livestock shed and two further workshop/storage areas.

### GENERAL REMARKS AND INFORMATION:

#### Additional land available:

A further 13.1 acres is available to purchase separately under separate negotiation.

#### Fixtures and Fittings:

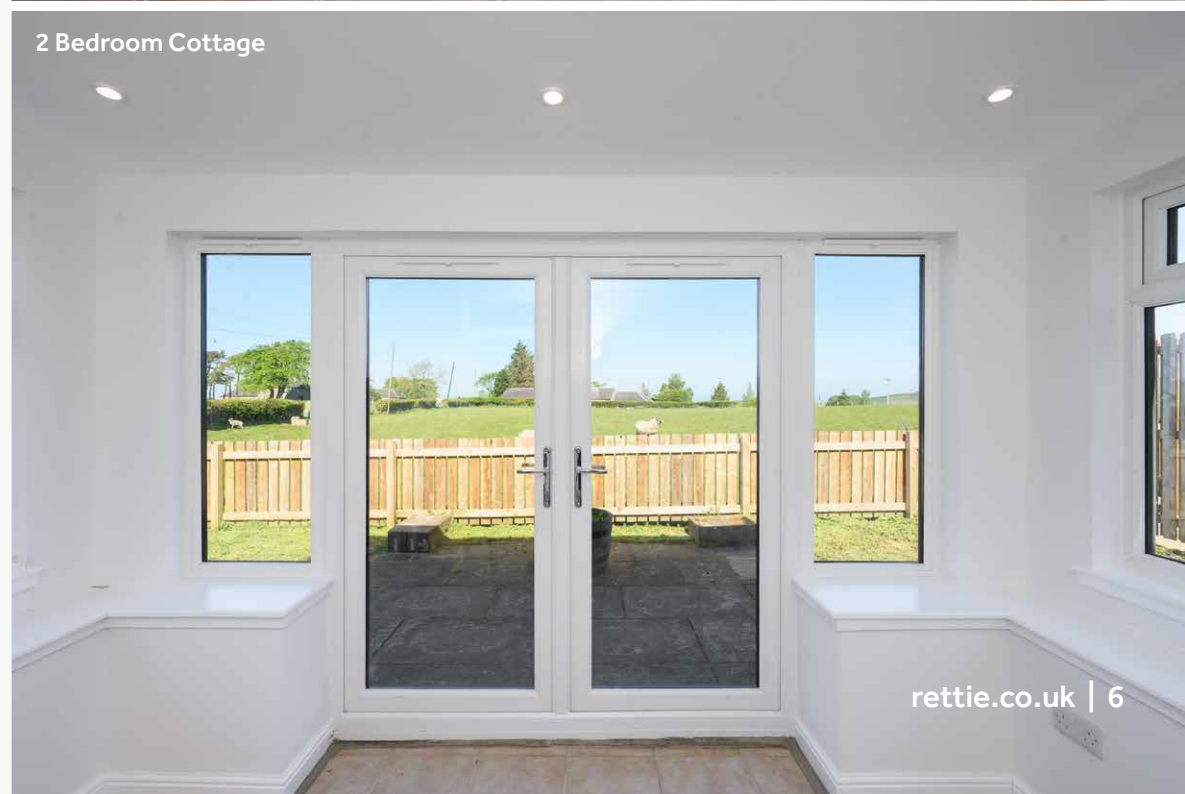
Only the items mentioned in the Particulars of Sale are included in the sale price.

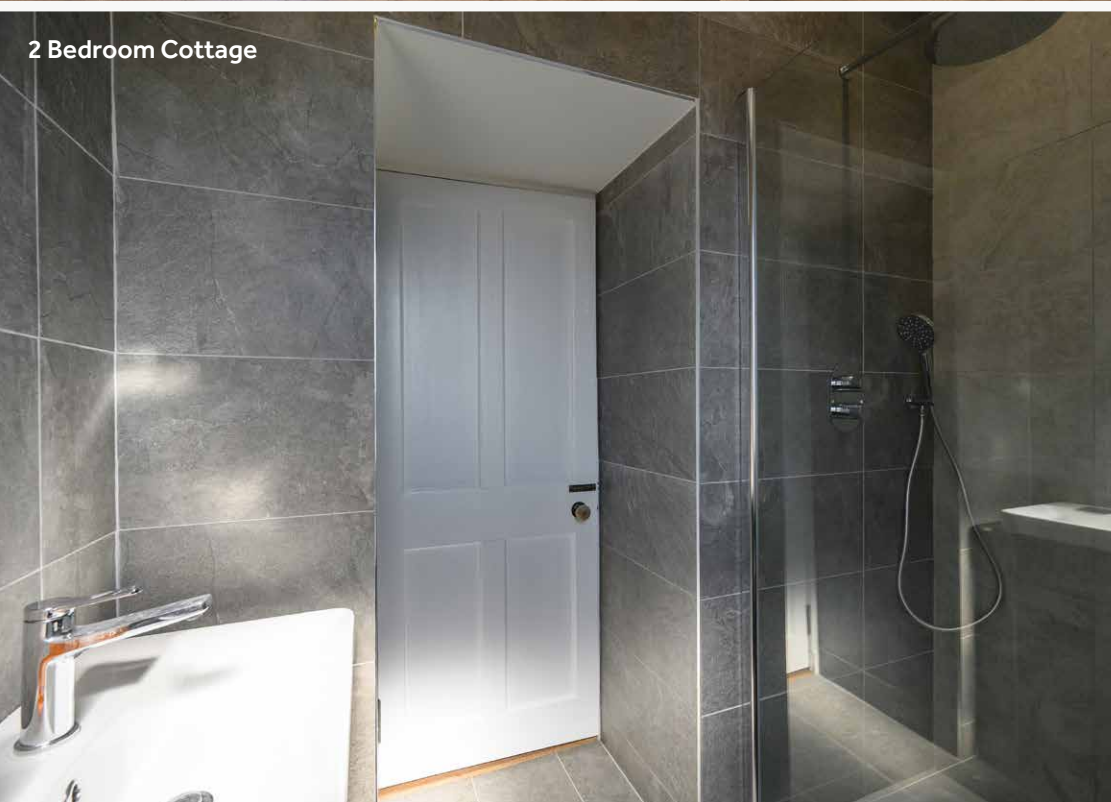
#### Services:

Mains electricity, mains water supply, private septic tank. Central heating is via an oil-fired boiler (two bedroom unit) and electric heating (1 bedroom unit).



## 2 Bedroom Cottage





1 Bedroom Cottage



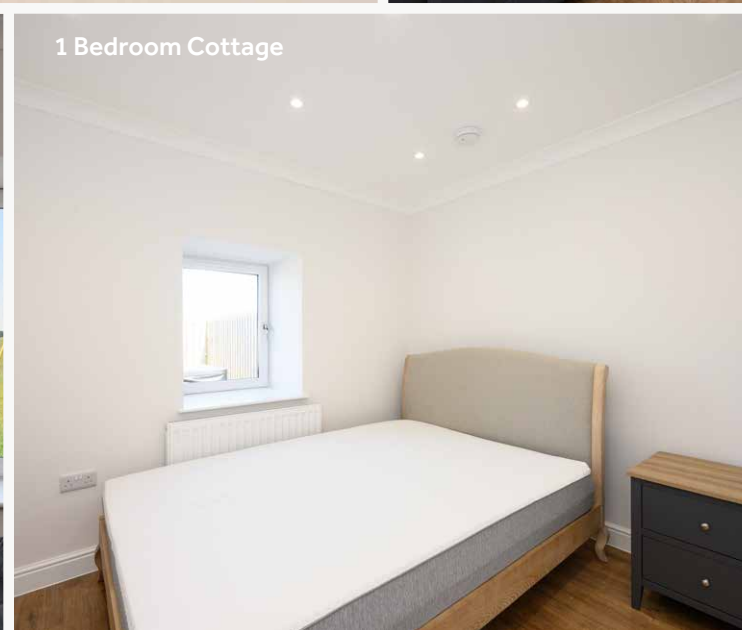
1 Bedroom Cottage



1 Bedroom Cottage



1 Bedroom Cottage



1 Bedroom Cottage



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**Viewing:**

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [mail@rettie.co.uk](mailto:mail@rettie.co.uk).

**Satellite Navigation:**

For the benefit of those with satellite navigation the property postcode is ML12 6NG.

**What Three Words:**

Search [///flannel.breakfast.caves](#)

**EPC – Band TBC.****Local Authority:**

South Lanarkshire Council, Council Headquarters, Almada St, Hamilton ML3 0AA. 0303 123 1015.

**Council Tax Band:**

Band C.

**Entry and Vacant Possession:**

Entry and vacant possession will be by mutual agreement.

**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.





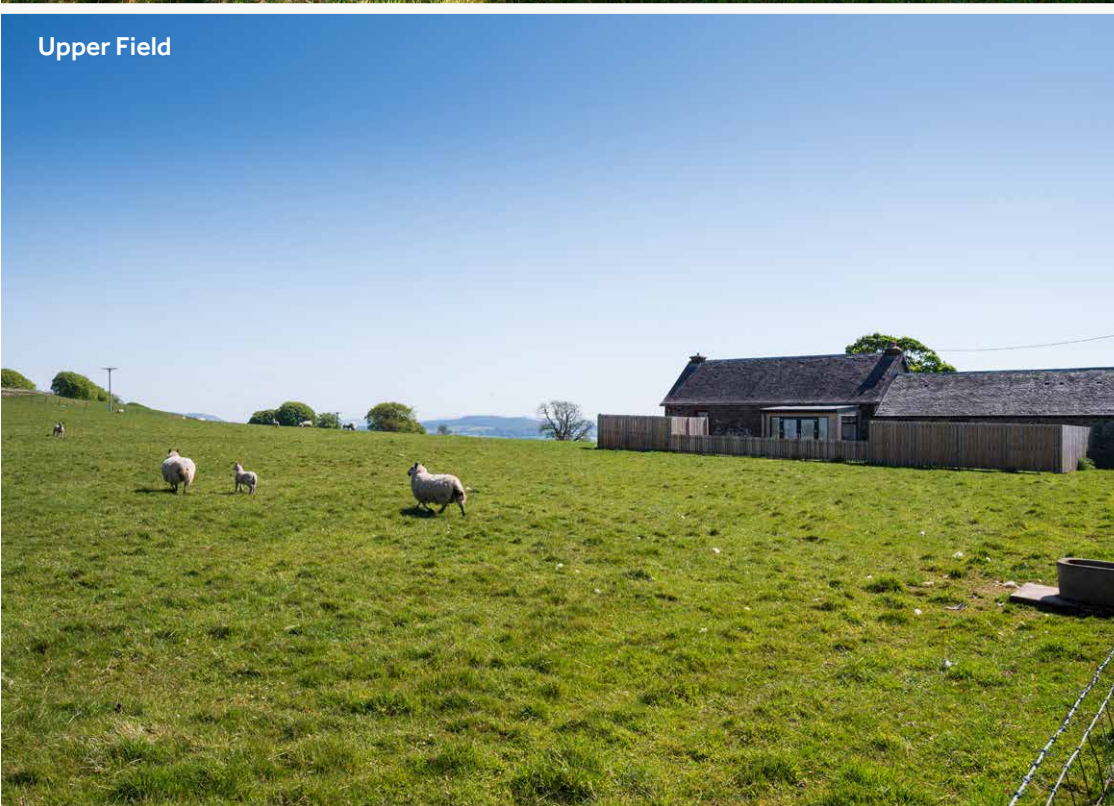
Upper Field



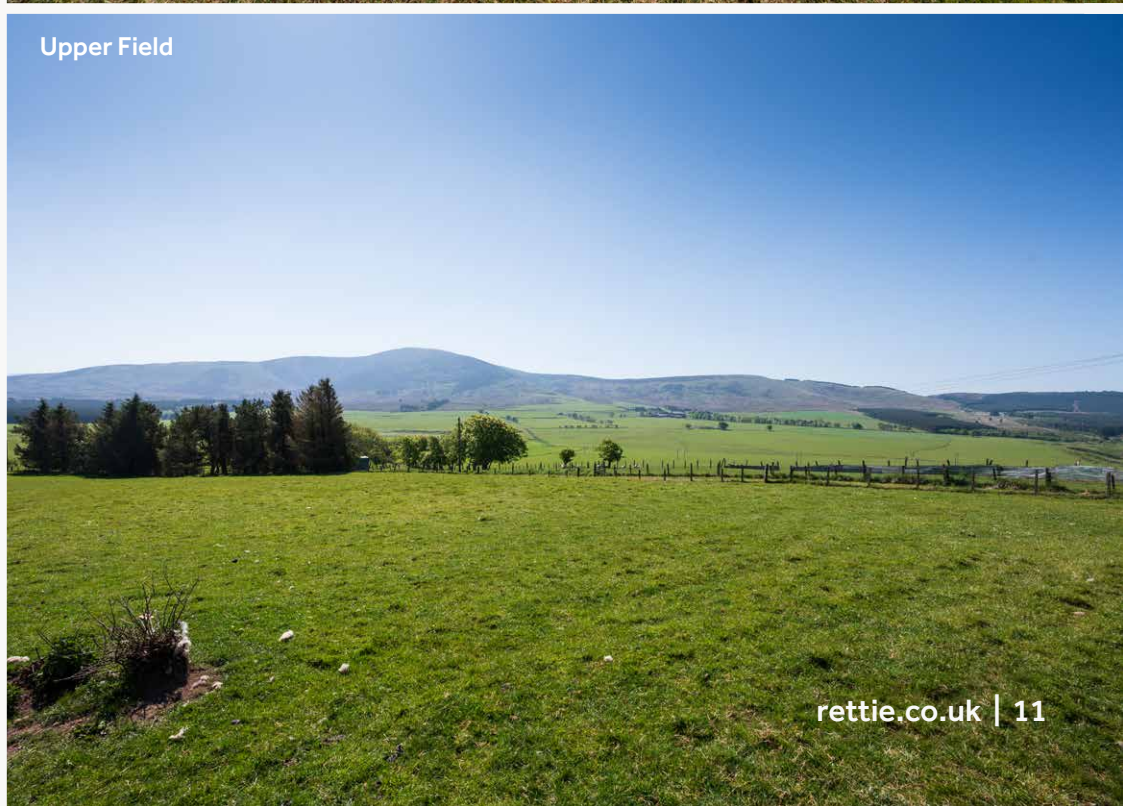
Upper Field



Upper Field

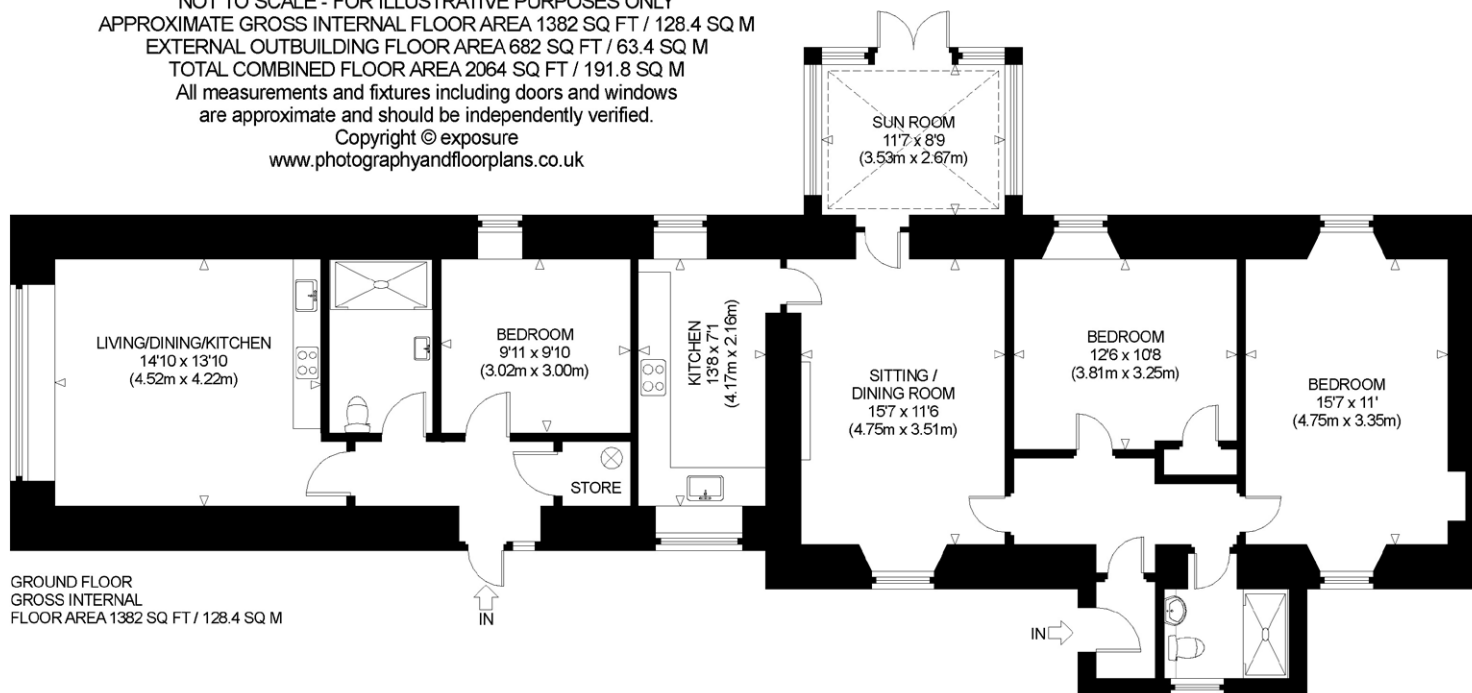


Upper Field

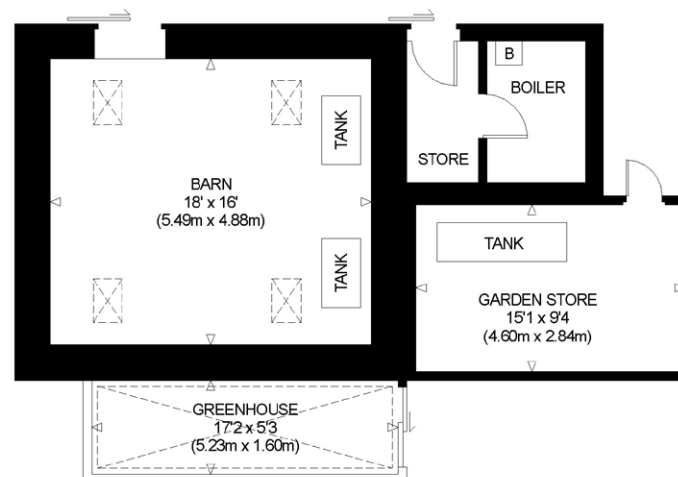




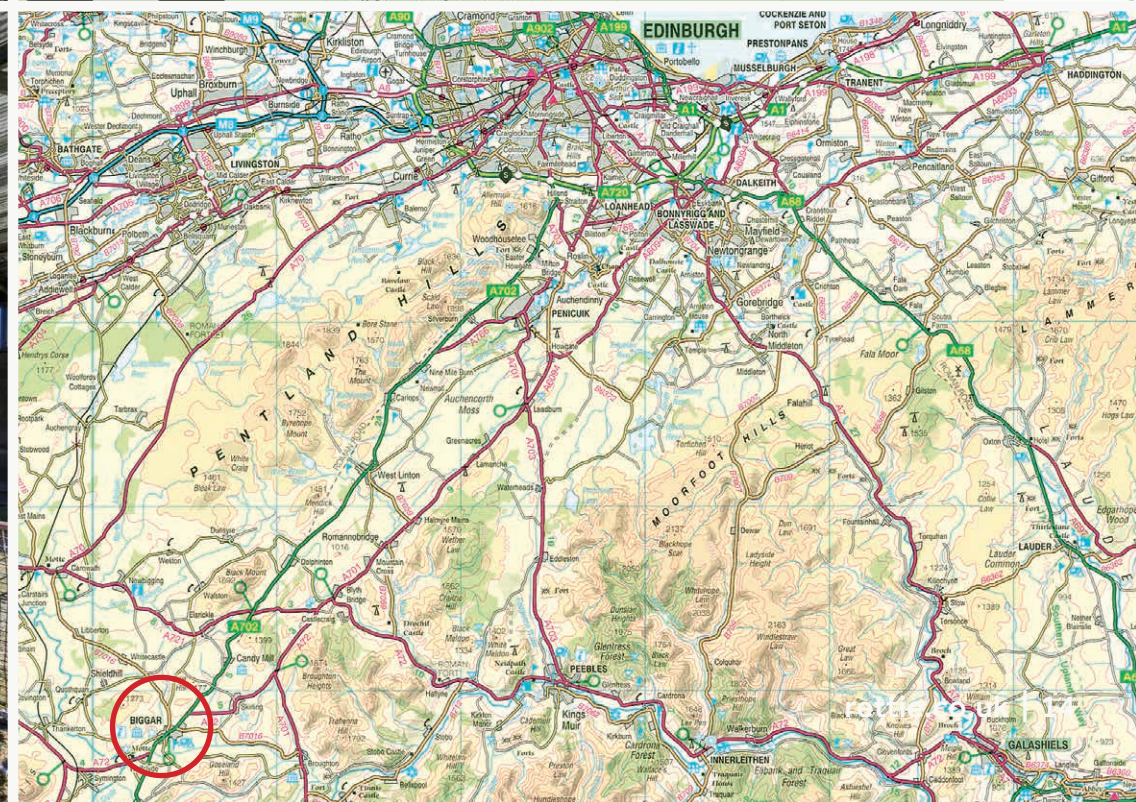
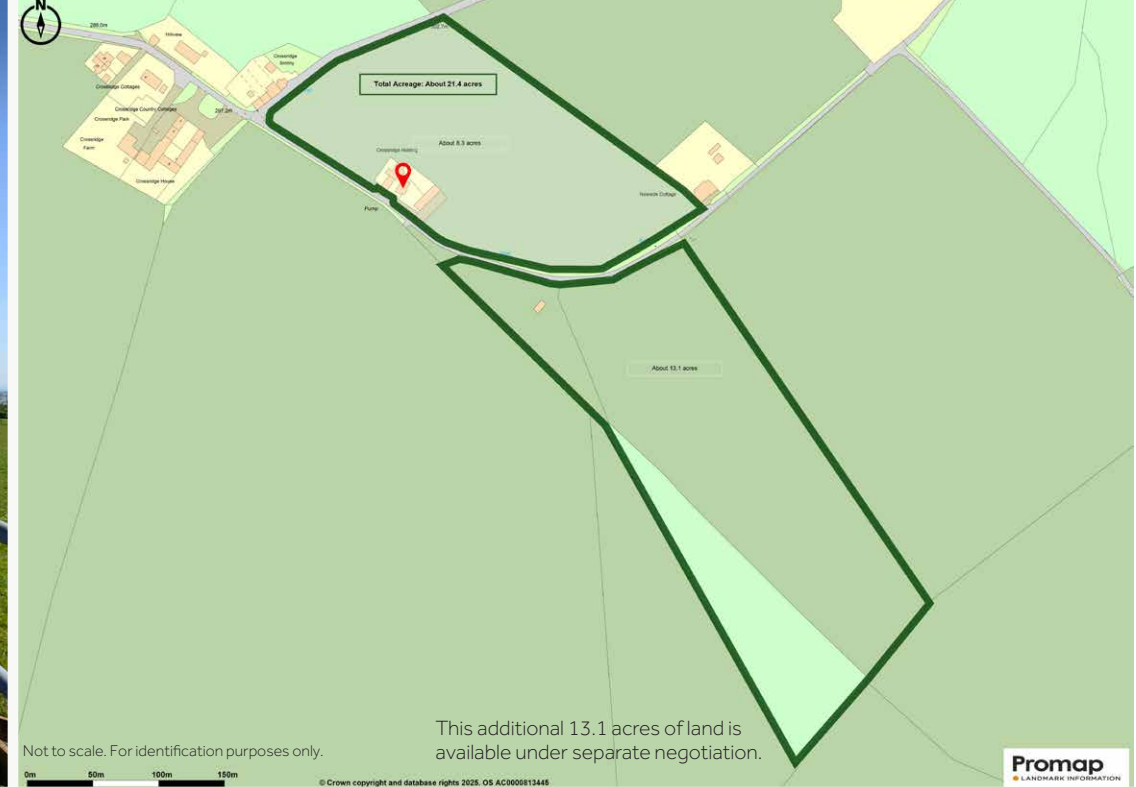
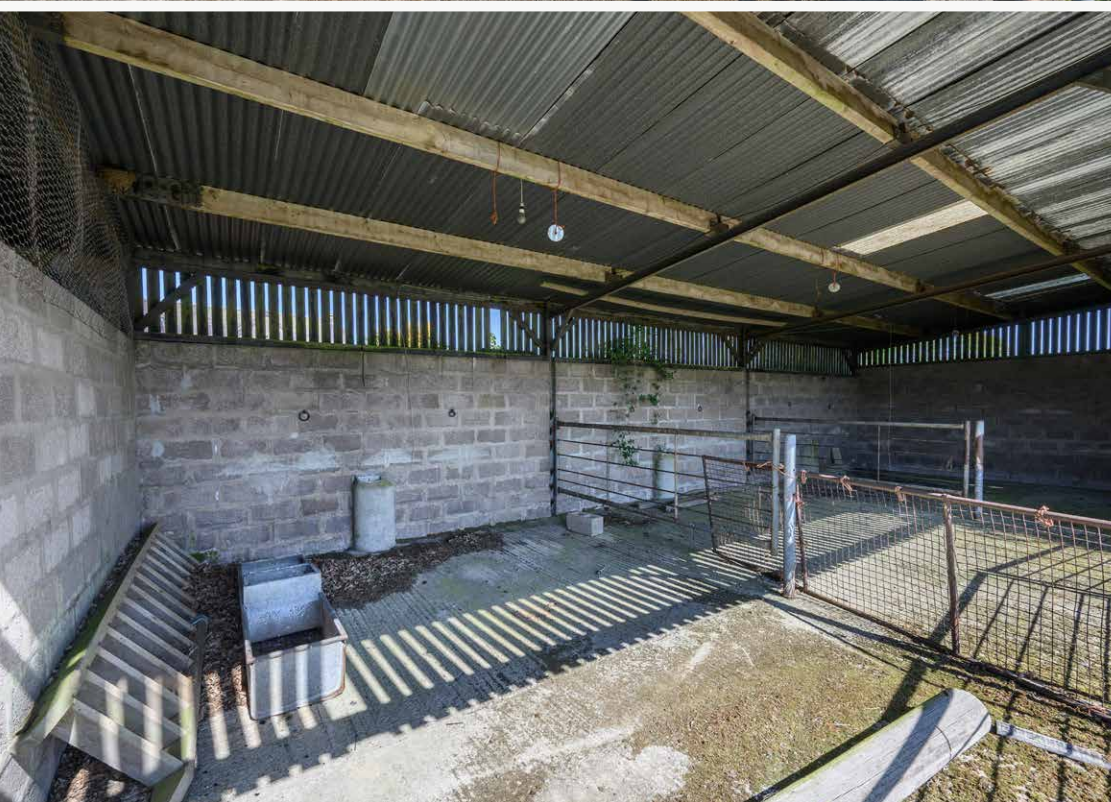
CROSSRIDGE HOLDING  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1382 SQ FT / 128.4 SQ M  
 EXTERNAL OUTBUILDING FLOOR AREA 682 SQ FT / 63.4 SQ M  
 TOTAL COMBINED FLOOR AREA 2064 SQ FT / 191.8 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1382 SQ FT / 128.4 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 682 SQ FT / 63.4 SQ M





RETTIE

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