

***KYPEHILL FARM,
SANDFORD, STRATHAVEN***



**LAWRIE
&
SYMINGTON**
ESTATE AGENTS

FOR SALE:

**KYPEHILL FARM
SANDFORD,
STRATHAVEN
ML10 6PN**

Proprietors:

Mr A Nimmo
Ms L Nimmo
Kypehill Farm
Sandford
Strathaven
ML10 6PN

Sole Selling Agents:

Lawrie & Symington Limited
Lanark Agricultural Centre
Muirglen
Lanark ML11 9AX
Tel: 01555 662281

Directions:

From Strathaven take the B7086 signposted Lanark and Kirkmuirhill.
Continue for 3½ miles Kypehill is on your right hand side.

Situation:

Kypehill Farm is situated adjacent to the B7086 on the south bank of the river Kye approximately 3½ miles east of Strathaven all within the Parish of Avondale, district of South Lanarkshire.

Strathaven is a traditional market town with an attractive range of traditional shops. The nearby towns of Hamilton and East Kilbride have all the high street multiples, main supermarkets in addition to various retail parks. Strathaven also provides a vast range of services including medical, banking, legal, commercial and numerous recreational facilities.

Primary education is provided at Sandford with secondary education at Strathaven.

The property is situated conveniently 5 miles from the M74 motorway and in easy commuting distance from Glasgow and Edinburgh. The international airports of Glasgow, Edinburgh and Prestwick are all within one hour's drive by car.

DWELLING HOUSE:

Modern one and a half storey dwellinghouse of timber kit and block construction with roughcast finish and tiled roof and providing the following accommodation on two floors



ACCOMMODATION:

Ground Floor: (7'4"x5'11")

Entrance hall with vestibule and storm doors

Lounge: (18'6x14'10")

Feature bay window and Aga log and pellet burning stove.



Toilet: (9'x4')

WC and wash hand basin

Double Bedroom: (11'3"x11'2")

Kitchen/Family room:

Dining/Kitchen. (23'2"x12'6").

Family room. (11'6"x11'2")

Fitted kitchen based units, electric rangemaster, double oven and hotplate adjoining dining area with patio doors and sitting are.



Utility Room: (14'X6')

Base kitchen units.

Shower room: (9'2x6')

WC and wash hand basin

Double Garage:

Integral double garage

UPPER FLOOR:

Double bedroom:

Rear (12'8"x11'3")

Mirror-doored fitted wardrobes

Double bedroom:

Front: (12'8"x11.3")

Cupboard

Bathroom: (8'10"x11'6")

Bath, WC and wash hand basin

Double Bedroom: (12'6x11'8")

Master Bedroom: (19'5"x18'10")

Mirror-doored fitted wardrobes, double doors to open air, en suite with WC, Jacuzzi and wash hand basin

En Suite: (9'7"x7'10")

Fittings:

Fittings include oil fired central heating and double glazing throughout.

Garden:

Garden to rear comprising lawns and timber decking. Car parking area to front



Water:

Mains Supply

Power:

Mains electricity

Drainage:

To septic tank

STEADING BUILDINGS:



1. Straw Shed:

Timber framed with box profile sheeted roof and gravel floor

2. Cattle Court:

Timber framed, concrete panel walls, box profile sheeted roof, gravel floor

3. Cattle Court:

Steel framed, roughcast sheeted walls, box profile sheeted roof, part concrete, part gravel floor

4. Sheep Shed:

Steel framed, lean-to with box profile sheeted roof and concrete floor

5. Implement Shed:

Timber framed, box profile sheeted roof and side cladding, gravel floor

6. Timber Shed:

Timber framed corrugated iron roof and side cladding, earth floor

Lands:

The lands extend to 90 acres or thereby of which 86.46 Acres form 6 enclosures

<i>Lands</i>	
<i>1</i>	<i>20.34</i>
<i>2</i>	<i>43.12</i>
<i>3</i>	<i>5.98</i>
<i>4</i>	<i>4.08</i>
<i>5</i>	<i>8.15</i>
<i>6</i>	<i>7.49</i>
<i>Total</i>	<i>86.46</i>



Council Tax:

The Property Council Tax is Band F

Entitlements:

There are no basic farm payment entitlements included in the sale

Fences:

The fences are mainly stob and wire and in good stockproof condition

Access:

There is an unlimited right of access over the private road leading to the house and steading

Occupancy Restriction:

The dwelling house is subject to a Section 75, tying it to the land

Entry:

Vacant possession will be given to the subjects on a date to be mutually agreed.

Inspection:

Inspection of the subjects is strictly by appointment only on telephoning the sole selling agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281

Deposit:

The purchaser shall, within 5 days of acceptance of their offer, make payment of a sum equal to 10% of the purchase price. The balance payable at the date of entry.

Inspection:

Inspection of the subjects is strictly by appointment only on telephoning the sole selling agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

Offers:

All interested parties should notify their interest with the sole selling agents Lawrie & Symington Limited so that they may notified of a closing date for offers.

UK-wide Anti Money Laundering Regulations (Implementing the 4th EU Directive). We are required by Law to verify the identity of anyone who will submit an offer. Verification check must be complete before any offer can be considered.

Note:

The seller is not bound to accept the highest or any offer. The foregoing particulars whilst believed to be correct are in no way guaranteed and offers shall be held to have satisfied themselves in all respects.

