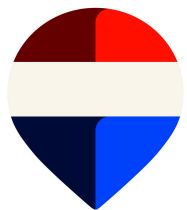




Guildhouse Farm

Forth, Lanark

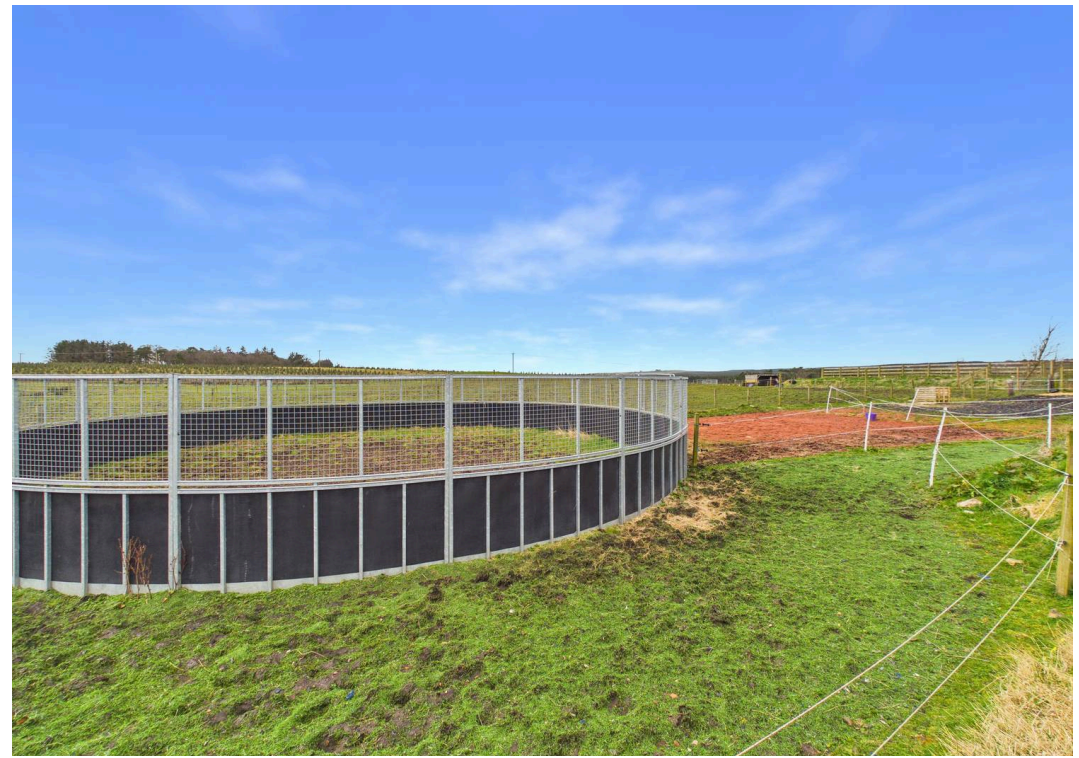


Situated close to the rural hamlet of Braehead, Guildhouse Farm is a charming equestrian property set within approximately seven acres of ground with excellent equestrian facilities providing potential buyers with a real taste of rural living with both Scotland's major cities of Glasgow and Edinburgh in under an hour's commute.

The property is set back from a country lane with a long driveway giving access to the farm and other neighbouring properties. Upon entering the yard, the excellent equestrian facilities are instantly obvious with the quality grazing land easily viewed from the front of the property along with the 55m x 30m riding arena which has been re-laid and upgraded by the current owners with new drainage and a silica sand and shredded fibre surface. To the side of the arena is Monarch round pen. Inside the large 30m x 10m barn, which is of block and steel construction under a corrugate roof, can be found eight quality Monarch stables with a tack room, feed room and Solarium Stocks which make handling horses for a variety of procedures more straight forward and safer for both horse and handler. The stables and yard area are also wired with CCTV which can be viewed from the house or via mobile phone.

The farmhouse has been extended in recent years and offers flexible living accommodation arranged over two floors. The house is accessed via the front into a spacious and welcoming entrance hallway which gives access to the ground floors principal apartments. To the left is a large living room with twin aspect windows which provide excellent natural light. A log burning stove provides an attractive focal point to the room and adds to the country charm of the home. To the right is a spacious family room which is open plan to the dining kitchen. Off the kitchen is a useful utility room which houses all the controls for the recently installed Air Source heating system and solar panels which help make the house far more energy efficient than it was previously. The extension is accessed via the family room and provides the possibility for a self-contained annex with a living room with open plan kitchen, bathroom and storeroom on the second floor. The ground floor is completed by a large family bathroom. On the first floor there are an additional three double bedrooms and a shower room with W.C. This beautiful family home has some of the best facilities of any equestrian property we have sold in recent years and can only be fully appreciated by viewing.







Floor 0



Floor 1



Approximate total area⁽¹⁾

197.5 m²

2128 ft²

Reduced headroom

9.6 m²

103 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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