

cruise
ESTATE AGENTS

OFFERS OVER

£630,000

High Hook Farm
Strathaven, ML10 6RP

PROPERTY SUMMARY

Presented to the open market for the first time in four decades is the exceptional High Hook Farm. Sympathetically extended & modernised over the current custodian's considerable tenure, the original part of this extremely special property dates back to circa 1690. Located on the periphery of the attractive market town of Strathaven set amidst approximately 3.5 acres of beautiful woodland, paddock, & garden grounds this charming period property offers the rare opportunity for a family to acquire a home of this calibre, steeped in history, within the most stunning of countryside settings yet within easy reach of highly regarded local schooling & facilities.

The substantial & versatile layout of accommodation comprises; entrance vestibule with cloaks storage, welcoming reception hallway, shower room, generous lounge with open fire, cosy snug with open fire & handcrafted folding doors leading to formal dining room, formal sitting room with open fire, quality solid wood kitchen with range cooker, utility room, & boot room leading to integral garage. To the Western side of the ground floor is a family/games room & a further flexible apartment which would serve well as a downstairs bedroom.

Accessed via an attractive turned staircase flooded with light from an overhead Velux is a striking mezzanine landing. Located on the first floor are a further six double bedrooms, five of which benefit from fitted storage. The beautiful

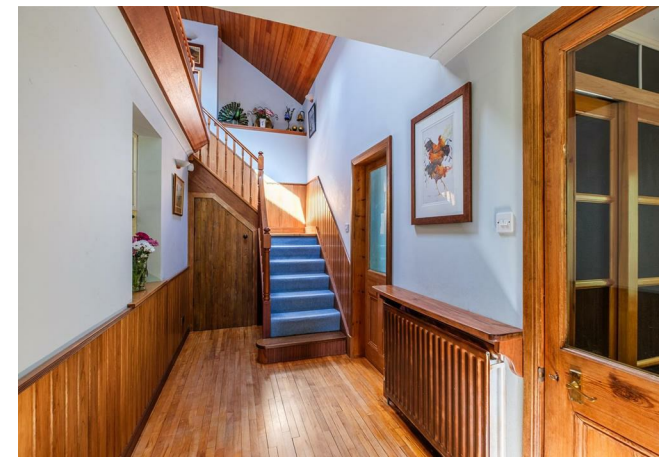
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This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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