



RESIDENCE

Blackburn Mill House , , ML10 6RR

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven
T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN



RESIDENCE





5 Bedrooms | 3 Public Room | 4 Bathroom

Originally dating back to circa 1754, Blackburn Mill House is a striking and characterful family home that has evolved gracefully over time. A series of thoughtful extensions and a recent, comprehensive programme of modernisation by the current owners have created a beautifully balanced property that blends historic charm with contemporary comfort.

The property offers spacious and versatile accommodation ideally suited to modern family life. The formal lounge has been redesigned to incorporate a striking zinc-roofed turret, creating a bright and impressive focal point. The kitchen has been fully upgraded with a range of high-end branded appliances and opens to a dining area and additional sitting space, forming the true heart of the home. The bathroom, en-suites and shower room have all been refitted with luxury sanitary ware and quality finishes.

The accommodation is entered via a reception porch leading to a large, welcoming hallway. The principal lounge is an impressive space featuring a multi-fuel stove, while the heart of the home is the modern fitted kitchen, open plan to a dining area and further sitting space. Additional accommodation includes a separate utility room, shower room, five bedrooms, two en-suites, a family bathroom, office area and music room. Beneath the property lies a substantial double garage with workshop, providing excellent storage and workspace, along with the benefit of an electric car charger.

The gardens extend to approximately 3 acres, offering privacy and tranquillity. The grounds include formal lawns, sun terraces, ample parking, an additional garage, garden room and grazing paddocks, making the property well suited to those seeking space or equestrian potential. A further 3.9 acres is available by separate negotiation.

Strathaven is a highly regarded market town with excellent amenities, including well-regarded schools, independent shops, cafés, restaurants, pubs and a large Sainsbury's supermarket.



2895.50 sq ft | EER = C

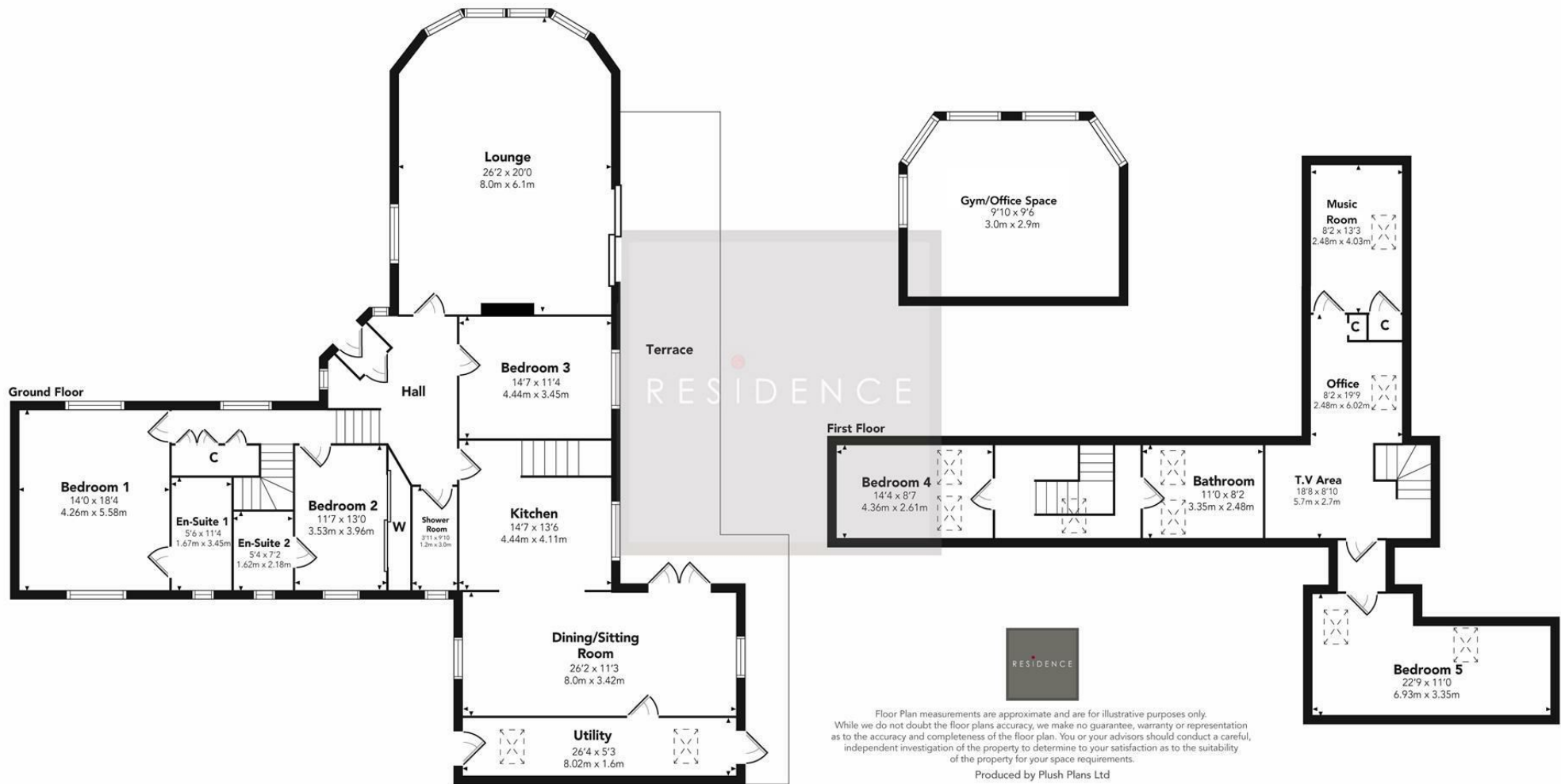


RESIDENCE





Blackburn Mill House



We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.