



RESIDENCE

Hallburn Farm , Strathaven, ML10 6QE

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Viewing by appointment with Residence Strathaven

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## 6 Bedrooms | 4 Public Rooms | 4 Bathrooms



Occupying a stunning rural setting on the outskirts of Strathaven, Hallburn Farm is an exceptional country residence extending to approximately 7,760 sq ft, set within around 28 acres of beautifully maintained grounds.

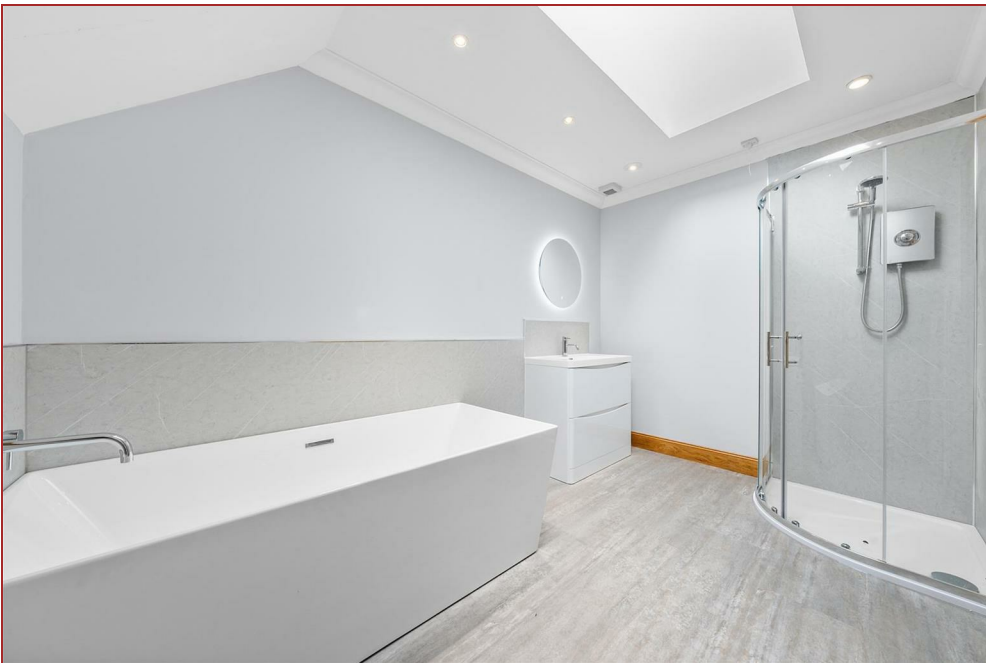
This impressive farmhouse has been sympathetically upgraded to provide luxurious, versatile family living while retaining its traditional charm and character. Ideally suited to equestrian enthusiasts or multi-generational living, the estate offers outstanding facilities including nine paddocks, a 25m x 50m outdoor riding arena, two stable blocks with six loose boxes, an additional barn with a further eight stables, three large barns providing extensive storage, workshops and garaging, together with a picturesque trout pond.

The principal residence features impressive ceiling heights and elegant accommodation comprising a welcoming reception hall with a feature fireplace, formal lounge, sun room, dining room, family room, study, generous games room and a superb farmhouse kitchen with granite worktops, traditional AGA and walk-in larder. A utility room, secondary kitchen, shower room and cloakroom WC complete the ground floor.

The upper level offers six generous bedrooms, including a superb principal suite with dressing room and en-suite, a second en-suite bedroom and extensive fitted storage.

A self-contained annex, created from the former garage, provides exceptional flexibility with its own spacious lounge, contemporary fitted kitchen, WC, two bedroom areas, walk-in wardrobe and bathroom, making it ideal for extended family, guest accommodation, independent living or potential holiday let, subject to the necessary consents.

Hallburn Farm presents a rare opportunity to acquire one of South Lanarkshire's finest equestrian homes, combining substantial family accommodation, exceptional equestrian facilities and an idyllic countryside setting, all within easy commuting distance of Glasgow.



6232.30 sq ft | EER = D



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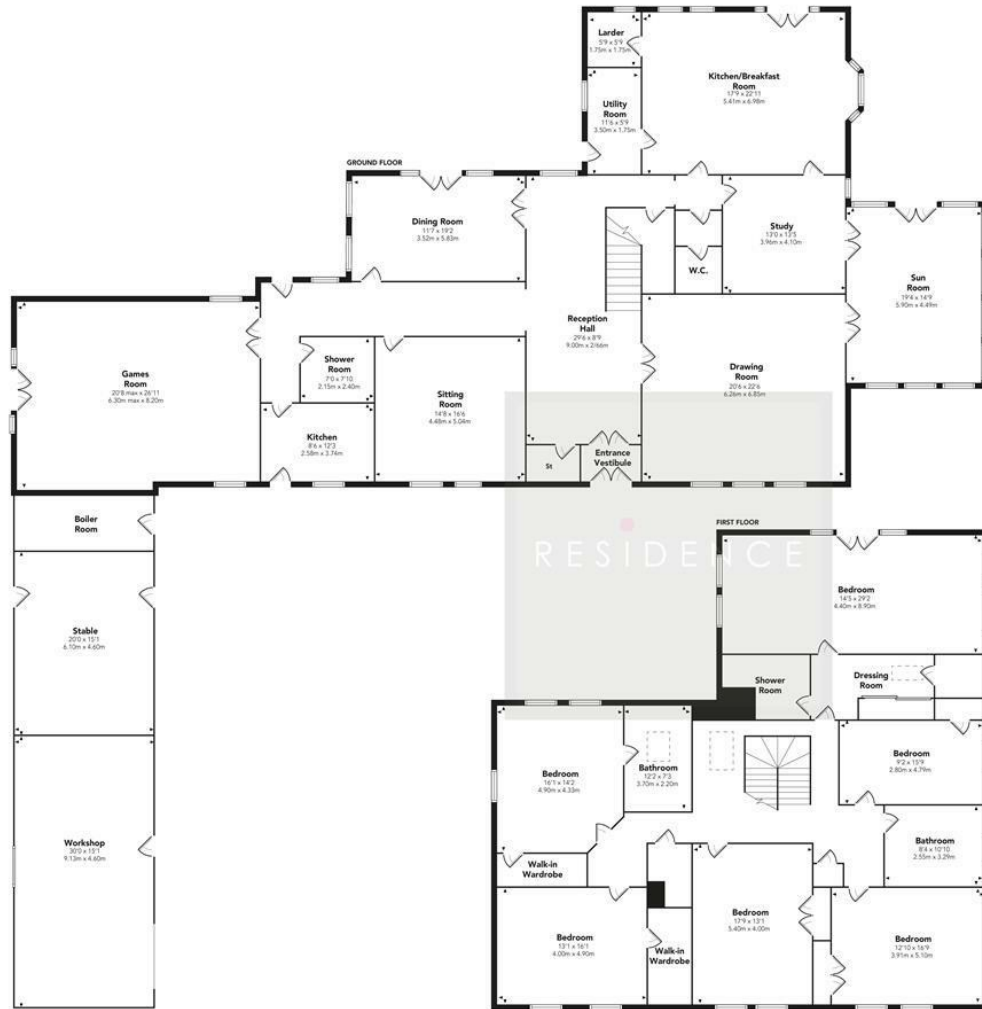




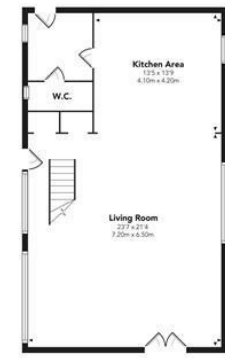
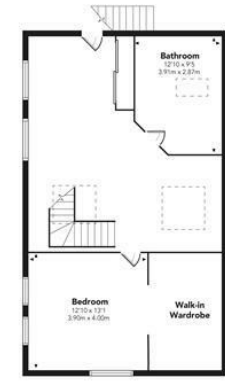
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Hallburn Farm



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Produced by Plush Plans Ltd

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.