





Wishaw

East Lodge Cambusnethan Priory, Wishaw, ML2 0RW

Independent Estates



Travel Directions

From our office travel toward Wishaw Cross and turn right onto Caledonia Road. Continue along this route following signs for Overtown. At traffic lights turn right onto Overtown Road and onto Horsley Brae. Continue to bottom of hill and directly opposite left turn sign for Law follow access track on your right. Follow said track and at dead-end the property is situated on your left.

Reception Hallway	6.78m x 4.09m	Lounge	8.40m x 5.12m
Kitchen	5.03m x 3.51m	Sun Room	4.79m x 4.46m
Games Room (ground level)	7.06m x 4.67m	Shower Room	2.87m x 1.45m
Master Bedroom (ground level)	6.32m x 4.90m	Master En-Suite (ground level)	4.3m x 2.23m
Bedroom Two	5.25m x 2.86m	Bedroom Three	4.06m x 2.33m
Utility Room (ground level)	4.62m x 2.27m		

Viewing: Strictly by appointment

Offices:

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Independent Estates are proud to welcome to the market this rare opportunity to purchase a truly unique property. East lodge has been beautifully designed and constructed to offer spacious and flexible family living nestled within around thirteen acres. East Lodge is extremely private and is positioned within prestigious Clyde Valley with stunning riverside views. Various outbuildings including large workshop/garages, hot house, barn and stables.

Accommodation is arranged over two levels comprising: Entrance to property via side facing double storm doors with glass inserts leading to vaulted reception hallway and formal dining area. Gives access to lounge, kitchen, shower room, carpeted staircase and two bedrooms. Front and side facing fully fitted kitchen comprising range of quality base and wall mounted units, ample work surfaces, electric oven, hob, extractor, integral appliances, partially tiled walls and tiled flooring. Kitchen leads to sun room with tiled flooring and rear facing door. Generous lounge with solid wood flooring open feature fireplace, front facing patio doors opening out onto large balcony with open riverside views and two side facing widow formations. Bedroom two is rear and side facing with fitted carpet. Bedroom three is again side facing with fitted carpet.

Carpeted staircase leads to lower level hallway leading to master bedroom, utility room, games room, boiler room and storage. Master suite incorporating fitted storage, carpet and side facing widows and large front facing patio doors opening out onto terrace. Side facing master en-suite comprising low flush wc, wash hand basin, double jacuzzi bath tub, fully tiled walls, tiled flooring and feature lighting. Spacious games room with abundance of fitted storage, bar and fitted carpet. Games room leads to boiler room and storage with side facing exterior door. large utility providing ample storage, work surfaces, sink, partially tiled walls and tiled flooring.

The property boast full oil fired central heating. High quality German windows and doors with integral shuttering. Full zoned alarm system. Substantial grounds surrounding property including formal gardens and surrounding paddocks equating to around thirteen acres with various outbuilding/stabling. Large several vehicle detached garage and workshop with power and lighting. Additional double garage and large greenhouse. Situated within paddocks is large byre with power, lighting and water supply.
EPC-D



Offers Over £545,000