

“MIEHAVEN”, TOWNHEAD FARM, MOSSHALL STREET, NEWARTHILL, MOTHERWELL, ML1 5LH



**“MIEHAVEN”  
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MOTHERWELL, ML1 5LH**



Cleland 1m A8 & Newhouse Hotel 1.5m Motherwell 3m Airdrie 4m Glasgow 14m Edinburgh 30m

**UNIQUE OPPORTUNITY TO PURCHASE A LOVELY, RECENTLY MODERNISED, SOUTH FACING BUNGALOW WITH 2 PADDOCKS (2.53 acres)**

**RURAL LOCATION WITH FIELDS ON ALL SIDES.**

**A HUGE LOUNGE, LARGE OPEN PLAN KITCHEN/DININGROOM, 3 DOUBLE BEDROOMS, SINGLE BEDROOM, UTILITY ROOM, LARGE GARAGE/PLAYROOM. INCLUDES A NEW KITCHEN, BATHROOM, EN-SUITE SHOWER, NEW DOUBLE GLAZED WINDOWS AND FRENCH DOORS, ELECTRIC BOILER, PATIO AND DECKING.**

**(POSSIBLE OPTION OF LONG TERM LET OF 14.6 ACRES OR TO BUY A FEW OF THE ACRES)**

**IDEAL AS AN EQUESTRIAN PROPERTY OR A KENNEL/CATTERY. SCOPE FOR LOG CABINS. (ALL SUBJECT TO PLANNING CONSENT).**

## DESCRIPTION

Miehaven house was built in 1992 of brick and block construction under a pitched tiled roof. Recently all of the windows and doors have been replaced including a 12 foot long bay window in the lounge, French doors in the kitchen and a large window and glazed door in the garage. The kitchen was refitted two years ago and a new bathroom and shower room have just been refitted and re-tiled. A new 'Global warming' electric boiler has been fitted which uses half price electricity from 8.30 am to 12.30pm. The house enjoys a quiet location well away from any main roads.

The very spacious accommodation consist of:

### Entrance hall (E) 20'0" x 6'3"

Partly glazed entrance door with ornate glazed and frosted side panel. Cloak wardrobe. Glazed off area to entrance vestibule. Glazed door with side panels to dining room.

### Lounge (N) 19'2" x 17'9"

With 12' long bay window and attractive feature fireplace with electric fire. Attractive outlook to rear lawn and field.

### Internal Hall 21'0" x 3'10"

Double wardrobe offering storage.

### Diningroom (S) 11'7" x 9'7"

Partly glazed door with feature glass. French doors to patio. Attractive outlook to south and front garden. Open plan to kitchen.

### Kitchen (S) 16'0" x 10'0"

Lovely fully fitted kitchen with diplomat electric cooker and hob and integrated fridge freezer. Lovely outlook to deck area.

### Utility Room (S,W) 10'6" x 6'0"

Doorway to deck area. Plumbing for washing machine and tumble drier. Attractive views to the west.

### WC (W) 5'8" x 4'8"

Fitted with WC and wash hand basin.

### Bedroom 3 (W) 11'1 x 9'9"

Fitted wardrobes. Attractive outlook to the north.

### Bedroom 2 (N) 13'2" x 9'9"

Fitted wardrobes. Attractive outlook to the north.

### Bedroom 1 (S) 13'8" x 9'8"

Double wardrobes. Attractive outlook over the patio to the south.

### En-suite (S) 8'4" x 4'10"

Shower room with newly fitted circular shower cabinet, WC and wash hand basin. Partly tiled walls.

### Bathroom 8'2" x 6'2"

Fitted with bath, WC and wash hand basin. Tiled floor and partly tiled walls. Expelair fan.

### Bedroom 4 (S) 10'0" x 8'7"

Single bedroom. Views to the south.

### Garage/Playroom 25'6" x 9'4"

Up and over door with a partly glazed door to the south. Large rear window to south with window purchased for east elevation. Supplied with water and electricity. Scope to convert into a bedroom with an en-suite if access is taken through a new corridor, at the expense of reducing the size of the existing en-suite bedroom

## GARDEN AREA (48m x 38m approx)

There has been over £15,000 spent on a new patio and decking area to the south of the house. There is also a small log built summer house (10'02 x 6'0") to the rear is a large lawn and a large graveled parking area.

### PADDOCK 1 (36m X 24m)

This small paddock lies to the south of the house. It has a hedge along its southern boundary. It would be an ideal location for stables and/or possibly a wind turbine to reduce the houses carbon footprint (£16,000 estimated cost).

### PADDOCK 2 (1.88 acre)

This triangular shaped field is ideal for keeping a couple of horses. It is very well fenced. There are no stables at the property at present but it is estimated that 4 stables and a tack shed could be installed for approximately £5000 excluding concrete. There is reasonable local hacking.

### OPTION PADDOCKS 3 & 4 TO RENT (14.6 ACRES)

Paddock 3 extends to 10 acres. It is a good level grass field which is reasonably well drained. Separate access into it is available of Cleland Road. There is scope to develop it further for equestrian use. Paddock 4 extends to 4.6 acres. Both paddocks 3 & 4 are available to rent on a long term basis. The sellers may sell a couple of acres from these fields if necessary.

## OUTDOOR ARENA

The adjacent Townhead Farm owners have an outdoor ménage which they may be prepared to share along with some stables.

## DIRECTIONS

From the Newhouse Hotel Junction 6 on the M8 just south of Airdrie – head southwards to the first roundabout. Proceed straight over on the A73 road. Turn first right at the garden centre to Newarthill (A7066). Turn second left at the Chinese restaurant in Newarthill onto Mosshall Street. After leaving the village turn first right up a metalled farm road to Townhead Farm. Miehaven lies 220 metres up the farm road on the left.

## Solicitors:

G McCarron & Co, East High Street, Airdrie

## Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## Property mis description.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

## Viewing and registering an interest

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.



North Elevation and Rear Garden



South Elevation, Patio and Front Garden



The 1.88 acre paddock



Kitchen



Dining Room



Bedroom 2

