



NEWHOLM OF CULTER

COULTER, SOUTH LANARKSHIRE

Galbraith



NEWHOLM OF CULTER, COULTER BIGGAR, SOUTH LANARKSHIRE

Fabulous house and exceptional grounds.

Biggar 2.5 miles ■ M74(J13) 8.5 miles ■ M8(J5) 24.5 miles
Edinburgh bypass 26 miles

About 3.07 acres (1.24 hectares)

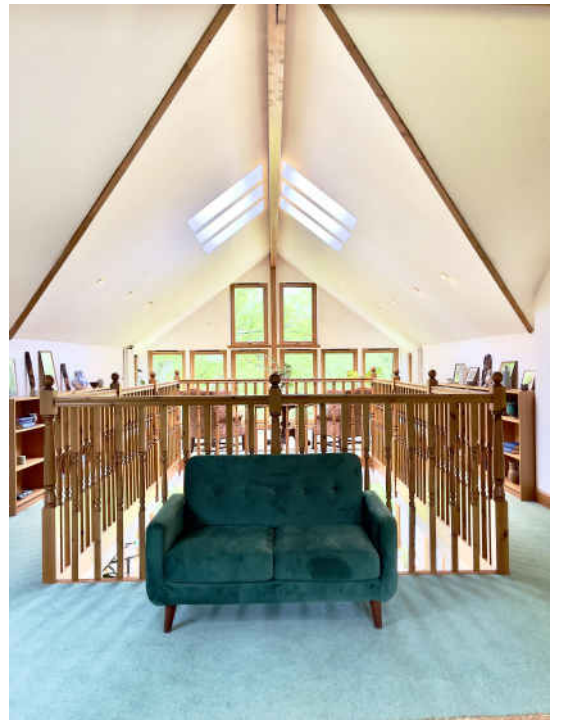
- 2 reception rooms, 5 bedrooms
- Excellent scenic and historic location.
- Comfortable commuting distance of Edinburgh and Glasgow.
- Architect designed, family sized home.
- Feature reception hall with galleried landing.
- Outstanding garden and grounds.
- Outbuildings.
- Additional 3.2 acres available by separate negotiation.

Galbraith

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SITUATION

Newholm of Culter is set back from the road on the northern fringes of Coulter, a conservation village in South Lanarkshire. The house borders the grounds of the 18th Century Culter House.

The village of Coulter benefits from a primary school. The nearby market town of Biggar offers a range of local services as well as independent shops, cafes, restaurants and hotels.

Coulter is nestled in the rolling countryside of the upper Clyde valley. Two notable hills, Tinto and Culter Fell are nearby and offer excellent opportunities for outdoor recreation.

The property, whilst being in a rural location, is very accessible and within comfortable commuting distance of Edinburgh, Glasgow and Carlisle

DESCRIPTION

Newholm of Culter was designed by the renowned heritage architect David Willis and completed in 2002.

This rare and elegant modern house provides generous and versatile family sized accommodation. A particularly fine and unique feature is the impressive reception hall. The space is currently used as an open plan drawing and dining room and is open to the gallery above. The spacious gallery is used as a library with a study area at one end and a peaceful sitting area at the other. The large windows at ground and first floor flood the area with light as well as ensuring undisturbed view across the garden. On the ground floor the east facing rooms have French doors leading out onto the paved terrace. This provides an excellent extension to the living space and makes for easy access for al fresco dining as well as enjoying the surrounding gardens.

The house benefits from 5 well-proportioned bedrooms, three of which have en suite facilities. Newholm of Culter boasts fibre internet with speeds of up to 1GB/second. This, plus the dedicated study areas, makes it ideal for working from home and/or commuting.

ACCOMMODATION

Ground Floor:

Entrance vestibule, large open plan reception hall/dining room, sitting room, kitchen/dining room, study, bedroom with en suite bathroom, bedroom with en suite shower room, utility room, separate cloakroom.

First Floor:

Galleried landing, bedroom with en suite bathroom with WC, 2 further bedrooms, family bathroom with WC.



GARDEN AND GROUNDS

The grounds at Newholm of Culter are very impressive. A gravel drive leads to a parking/turning area. The grounds in front of the house are laid to lawn. Beyond the lawn is a gorgeous small Arboretum planted with a diverse range of trees and shrubs and providing year round interest and shelter.

Behind the house is the more formal garden. The area has large beds that have been for vegetable growing as well as areas of impressive and decorative beds. The area is interspersed with mown paths and bordered by a mature beech hedge on the eastern boundary. A meadow, extending to about 0.8 acres is fenced and is suitable for a variety of uses. Outbuildings include a row of brick stabling, incorporating a tack room and five stalls plus an open timber store. There is also a polytunnel and the aluminium frame of a greenhouse.

The adjoining 3.2acre field is available by separate negotiation. This offers the potential to create an excellent equestrian property.

NOTES

Newholm of Culter lies within the Coulter Conservation Area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Main	Private	LPG	Band H	D(59)

DIRECTIONS

From Biggar take Coulter Road (A702) heading south west. Continue for about 2.5 miles. White pillars mark the entrance for Newholm of Culter and are on the left just before Culter House.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: badminton.elect.tropic

POST CODE

ML12 6PZ

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

LOCAL AUTHORITY

South Lanarkshire Council, Almada Street, Hamilton, ML3 0AA. Tel: 0303 123 1015.



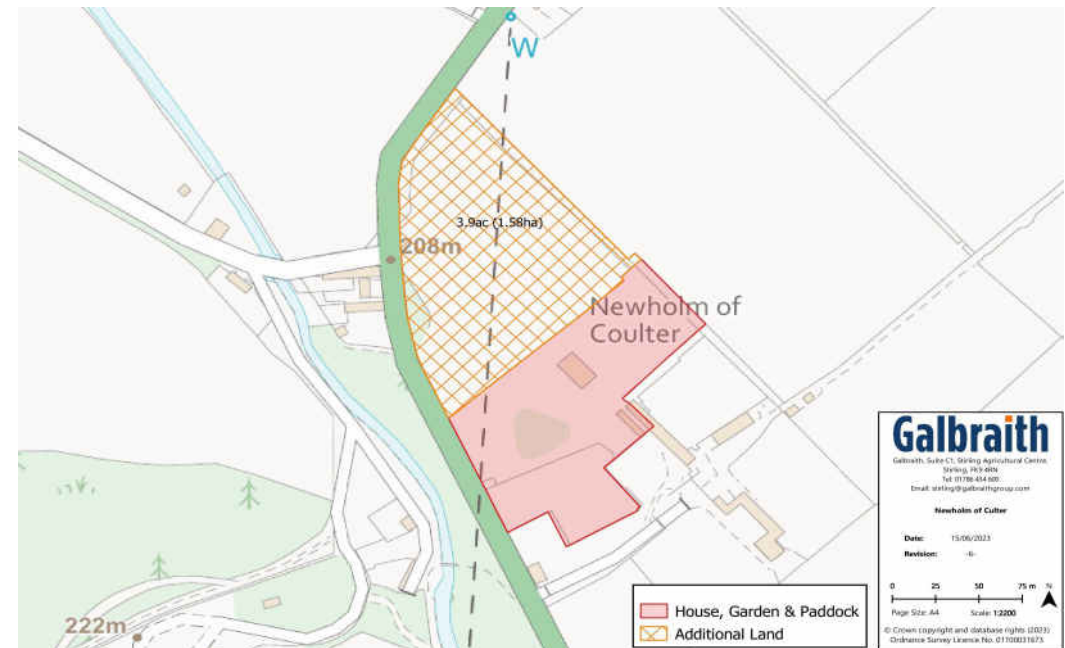
2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

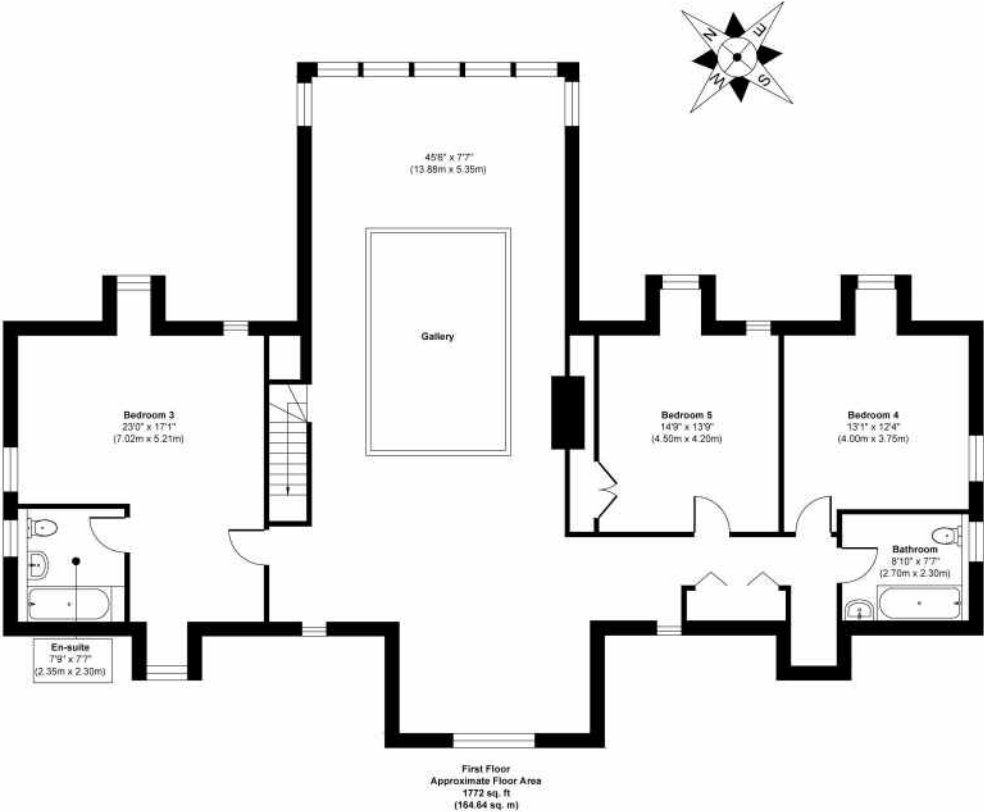
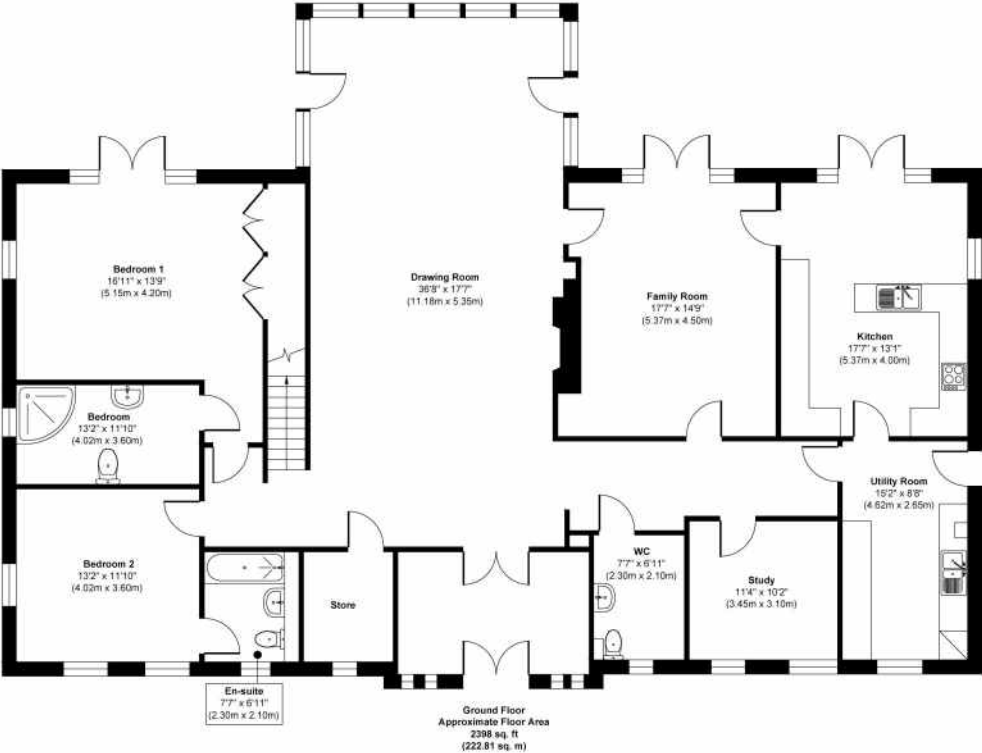
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in June 2023.



Newholm of Culter



Approx. Gross Internal Floor Area 4170 sq. ft / 387.45 sq. m

NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.
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