

# COWGILL RESERVOIR

Coulter, Biggar, South Lanarkshire, ML12 6QD



**Thorntons**   
The right way to move



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## WELCOME TO COWGILL RESERVOIR

Beautifully presented, stone-built Edwardian house occupying a generous plot surrounded by unspoilt nature, boasting four bedrooms, three reception rooms, a breakfasting kitchen, and two bathrooms, plus gardens, a stable block, and a private driveway.

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Cowgill Reservoir



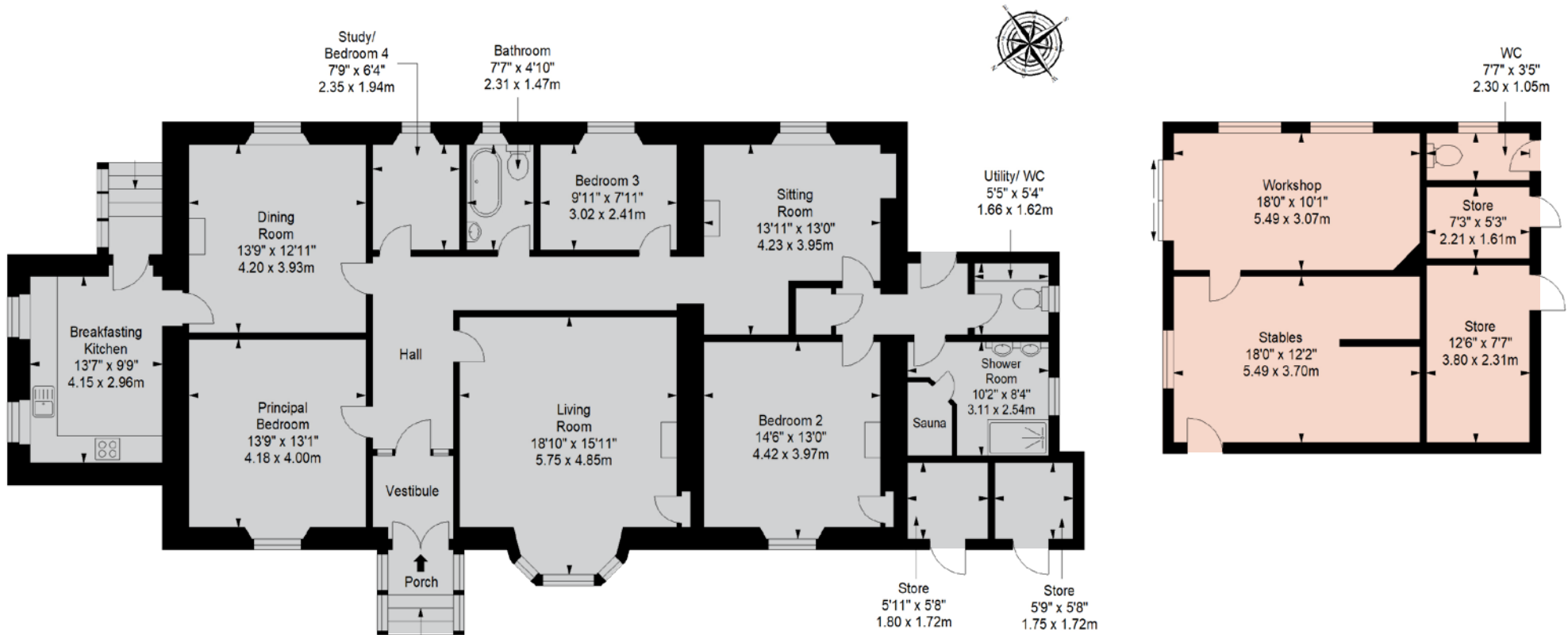
PROPERTY NAME  
Cowgill Reservoir

LOCATION  
South Lanarkshire, ML12 6QD

APPROXIMATE TOTAL AREA:  
229.8 sq. metres (2473.6 sq. feet)

Ground Floor -  Stable block -

The floorplan is for illustrative purposes. All sizes are approximate.



# TRADITIONAL

## STONE-BUILT DETACHED HOUSE

Boasting a truly breath-taking location surrounded by rolling countryside, hills, woodlands, and a reservoir, this detached Edwardian house offers an idyllic home and lifestyle, immersed in nature yet only a 15-minute drive to the bustling and sought-after town of Biggar and within commuting distance of both Edinburgh and Glasgow. Enjoying tasteful and sympathetic interior upgrades, this spacious home comes with three reception rooms and four bedrooms, all with delightful views, plus a stable block and a large floored attic, offering further development opportunities (STPP).



### GENERAL FEATURES

- Traditional, stone-built detached house in a picturesque country setting
- Beautiful Edwardian period features including red Canadian pine flooring
- Tastefully presented and sympathetically modernised interiors
- Occupying a generous plot of land, only 50 metres from Cowgill Lower Reservoir
- Super-fast fibre broadband connection, directly to the property
- EPC Rating - F

### ACCOMMODATION FEATURES

- Entrance porch, vestibule, and hallway
- Elegant, bay-fronted living room with a fireplace and period features
- Versatile sitting room, also with a fireplace
- Wonderfully airy formal dining room with a characterful fireplace
- Well-appointed breakfasting kitchen with external access
- Separate utility room with a guest WC
- Three generous and tastefully presented double bedrooms
- Versatile and spacious single bedroom/study
- Extensive, floored, and lined attic with Velux windows
- Attractive family bathroom with freestanding roll-top bath
- Contemporary shower room with sauna

### EXTERNAL FEATURES

- Stable block with conversion potential (STPP) consisting of :  
stables, workshop area, store rooms and WC
- Generous plot of land consisting of:
  - private, gravel drive,
  - landscaped terraced areas,
  - drying area and lawn to the rear



A WELCOMING INTRODUCTION TO A

# BEAUTIFUL HOME



A practical porch and vestibule welcome you into the home, leading through to an inviting hallway. These entrance areas immediately set the tone for the accommodation to follow, where elegant interiors seamlessly blend with beautifully preserved period features including, red Canadian pine flooring, characterful stained-glass windows, high ceilings framed by ornate corning and ceiling roses.







# SPACIOUS

## *AND FLEXIBLE LIVING AREAS, PERFECT FOR FAMILY LIFE*

The living room occupies a generous footprint, allowing for various configurations of furniture, all arranged around a feature fireplace with a warming fire inset, flanked by an Edinburgh press. The room is fronted by a bay window with traditional panelled surrounds, and it is beautifully decorated with elegant accent wallpaper, enhanced by the same Red Canadian pine flooring as the hall, delicately detailed coricing, and a ceiling rose.







# WONDERFULLY

## *AIRY FORMAL DINING ROOM WITH A CHARACTERFUL FIREPLACE*

The dining room represents an ideal space for formal dining and family meals and is ideal for those who love to entertain and host dinner parties. The room offers ample space for a large dining table and chairs alongside additional furniture, all against a backdrop of tastefully patterned wallpaper, wood flooring, and a striking fireplace.







## THE SITTING ROOM

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The sitting room is a versatile space that could lend itself to a variety of uses, including a more formal living area, a relaxed TV room, or a children's playroom. It also has its own fireplace with a homely multi-fuel stove inset, an open Edinburgh press with shelving, under-window storage, and neutral décor enhanced by a rich wood floor.





# BREAKFASTING KITCHEN

*A WELL-APPOINTED COOKING ZONE WITH  
SPACE FOR DINING*



The modern country-inspired shaker kitchen will appeal to home cooks and is well-appointed with timeless, dove-grey wall and base cabinets, wood worktops, a ceramic sink, and splashback tiling. A cream Rangemaster cooker is housed neatly within the cabinets and paired with an extractor hood, whilst additional integrated appliances comprise a fridge, a freezer, and a dishwasher.

Space is also provided for a small dining/breakfasting area, ideal for casual meals, morning coffee, and socialising while cooking. A rear vestibule (accessed from the sitting room) affords access to a WC which doubles as a utility room and currently houses a washing machine.









# TRANQUIL

*SLEEPING AREAS  
WITH LOVELY SCENIC VIEWS*







## *FOUR VERSATILE BEDROOMS*

The home accommodates three generous double bedrooms and a good-sized single bedroom, currently utilised as a home office. All three of the double bedrooms are wonderfully bright and spacious, offering delightful views of the surrounding countryside, with elegantly decorated interiors enhanced by wood flooring and corning and a fireplace in one of the bedrooms.

The fourth bedroom is a generous single and is currently utilised as a home office. This versatile room has also retained some lovely period features and would also make an ideal nursery, child's bedroom or hobby room.



Adding extensive floor and storage space is a generous attic that spans approximately 2/3rds of the property's footprint. The attic is fully floored and insulated with Velux windows allowing natural day light in.







# TASTEFULLY

## UPGRADED BATH AND SHOWER ROOMS

Ideal for family life, the home comes with a beautifully appointed bathroom, as well as a separate, contemporary shower room. The stylish family bathroom has been fitted with a freestanding, roll-top bath with a traditional-styled shower attachment, a WC suite, and a mirrored, wall-mounted vanity cabinet, all framed by neutrally toned wall tiling. The contemporary shower room features a large, deluxe walk-in enclosure, twin sinks, and a sauna.

The home is kept warm by LPG-fired central heating and benefits from double-glazed windows throughout.

The property also has fibre broadband direct to the house, allowing for superfast speeds and services.

Extras: All window coverings, light fittings, Rangemaster cooker, and integrated kitchen appliances will be included in the sale. The furniture is available by separate negotiation.







## *GARDENS, OUTBUILDING, AND PARKING*

Set back from the house at the rear, and accessed via a gravel path, is a traditional stable block offering a superb outbuilding with stables, a workshop, store rooms and a WC. The stables lends itself to be developed into accommodation (STPP) which would be ideal as a holiday let or to live with family.

Cowgill Reservoir House is a place to enjoy the outdoors and unspoilt nature on your doorstep.

Situated only 50-meters from the impressive Cowgill Lower Reservoir the surrounding area enjoys an abundance of wildlife and birds, including deer, badgers, foxes, eagles, kingfishers, owls, and herons to name a few. The plot on which the house sits stretches all the way to the rear blending with the surrounding woodlands and valley. The area immediately around the house has been landscaped with gravel and includes a decked terrace for alfresco dining and a separate barbecue and firepit area. To the front of the property is a private gravel drive offering ample parking space.

# SPACE TO RELAX





# BIGGAR

SOUTH LANARKSHIRE



Situated in a peaceful and private setting surrounded by breath-taking landscapes, the property enjoys easy access to the bustling and sought-after market town of Biggar, only a 15-minute drive away. The two largest Scottish cities, Edinburgh and Glasgow, can both be reached in under an hour. The immediate area offers walking, cycling and hiking trails passing purple heather, woodlands, rivers and reservoirs - creating an idyllic setting for nature lovers. The area is known for its farming and artisan community, offering fresh, locally produced food, as well as a gin distillery, antique shop, and handcrafted items. The renowned Coulter Primary School can be found in the local village, with the larger village of Broughton providing tennis and bowling clubs, a tea room, a post office, a

garage, and a village shop. The village hall in Broughton hosts an annual horticultural show, a choral society, and a film club.

The bustling market town of Biggar offers a lively High Street with a range of shops, independent retailers, restaurants, bistros, and cafés. Biggar has a vibrant social and recreational scene, featuring museums, a Victorian puppet theatre, and annual festivals such as the Biggar Little Arts Festival, the Biggar Bonfire on Hogmanay, and the Biggar Agricultural Show and Vintage Car Rally. For those seeking an active lifestyle, Biggar offers a golf course, boating pond, tennis courts, and bowling and rugby clubs. The town is also served by highly-regarded primary and secondary schools.





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