



KILMANNAN FARM
BLANEFIELD



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SEMI-RURAL SMALL HOLDING

Highly versatile semi-rural holding, occupying a magnificent setting and comprising a truly exceptional country property, extensive outbuildings, a self contained ancillary dwelling, stable block and arena, along with approximately 35 acres of grazing land, mature grounds and equestrian facilities.

Kilmannan Farm is a truly exceptional country property, occupying a magnificent setting within the picturesque Auchineden Estate and extending to approximately 35 acres of grazing land, mature grounds and equestrian facilities. Combining a substantial family home, extensive outbuildings, a self-contained ancillary dwelling, stable block and arena, the property represents a rare opportunity to acquire a highly versatile semi-rural holding in a remarkably accessible location.

Surrounded by rolling countryside, woodland and open farmland, the setting is both peaceful and private, yet far from isolated. A small community of neighbouring properties creates a welcoming sense of security and connection, whilst nearby Edenmill and the John Muir Way provide wonderful opportunities for walking, cycling and outdoor pursuits. Burncrooks and Kilmannan Reservoirs are close at hand and despite the idyllic rural surroundings, Milngavie lies only fifteen minutes away, offering an excellent selection of supermarkets, shops, restaurants and everyday amenities.

Constructed in 2009 and extending to approximately 367 square metres, the principal residence has been meticulously maintained and is presented in excellent order throughout. The house enjoys a particularly attractive position within its grounds, approached via a sweeping driveway which winds through the property and opens onto generous parking areas. Designed to make the most of its surroundings, the accommodation is arranged over three levels and enjoys wonderful views across the surrounding countryside towards the Kilpatrick Hills.

The principal living accommodation is centred around the first floor, where a welcoming reception hall leads to a magnificent lounge, flooded with natural light and enjoying far-reaching views over the surrounding landscape. A formal dining room provides an elegant space for entertaining, whilst the impressive dining kitchen forms the heart of the home. Fitted with an extensive range of cabinetry and centred around a traditional Aga, the kitchen combines practicality with warmth and character. A separate utility room enhances day-to-day functionality. Also on this level is a generous double bedroom and a beautifully appointed bathroom.

The upper floor is dedicated to the bedroom accommodation, where a bright landing leads to two substantial double bedrooms, both benefitting from en-suite facilities. The principal suite is

particularly impressive, featuring a dedicated dressing room and elevated views across the surrounding countryside.

At lower ground level, the flexibility of the property becomes immediately apparent. A large entrance hall provides access to two substantial multi-purpose rooms, currently utilised as additional family and recreational space, together with a bathroom and extensive storage. This level offers outstanding versatility and could readily adapt to a variety of requirements including home working, leisure facilities, guest accommodation or multi-generational living. Furthermore, the current owner has secured planning permission (Ref: 10/00212/FUL) for the conversion of the lower ground floor accommodation alongside the addition of a substantial side extension, presenting an exciting opportunity for purchasers to significantly increase the already generous living space and tailor the property to their own requirements.

Externally, the immediate gardens surrounding the house are beautifully maintained, with lawned sections, mature planting and sheltered seating areas from which to enjoy the exceptional setting. Beyond the formal gardens lie approximately 35 acres of grazing land, making the property particularly attractive to equestrian users, smallholders or those simply seeking space and privacy.

A significant feature of Kilmannan Farm is the extensive range of ancillary buildings. The substantial stable complex incorporates multiple loose boxes, feed and storage areas and is complemented by a dedicated riding arena, creating an excellent equestrian setup. In addition, there is a large commercial-style garage building offering exceptional storage, workshop or business space. Incorporated within this building is a self-contained one-bedroom apartment, ideal for dependent relatives, guests, staff accommodation or potential ancillary income opportunities.

The specification of the principal house includes double glazing throughout and oil-fired central heating, whilst the Aga provides the welcoming focal point synonymous with country living.

Kilmannan Farm is a property of remarkable versatility and appeal. Whether seeking an equestrian holding, a lifestyle property with land, multi-generational accommodation or simply a beautifully presented family home in an outstanding rural setting, this is a rare opportunity to acquire a unique and highly adaptable country residence. The benefit of previously approved planning permission (Ref: 10/00212/FUL) for the conversion of the lower ground floor and the addition of a side extension further enhances the property's long-term potential, allowing future owners scope to create an even more substantial country home should they wish.

















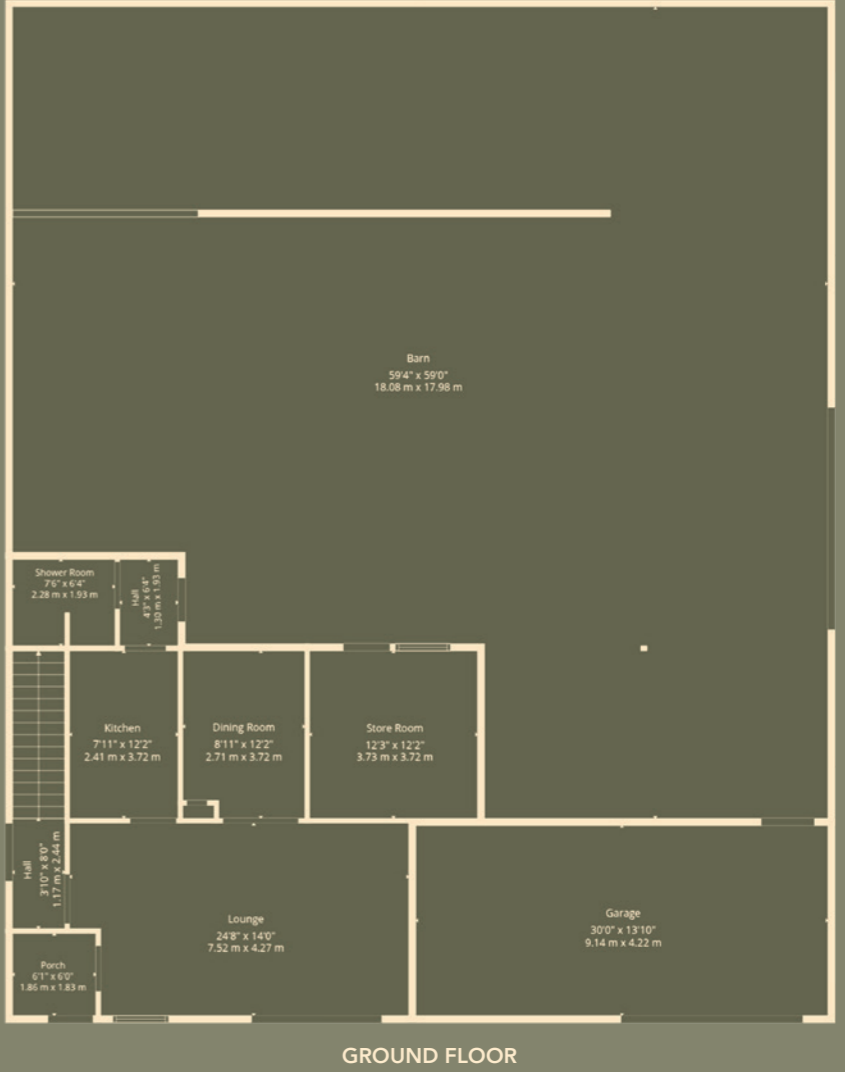
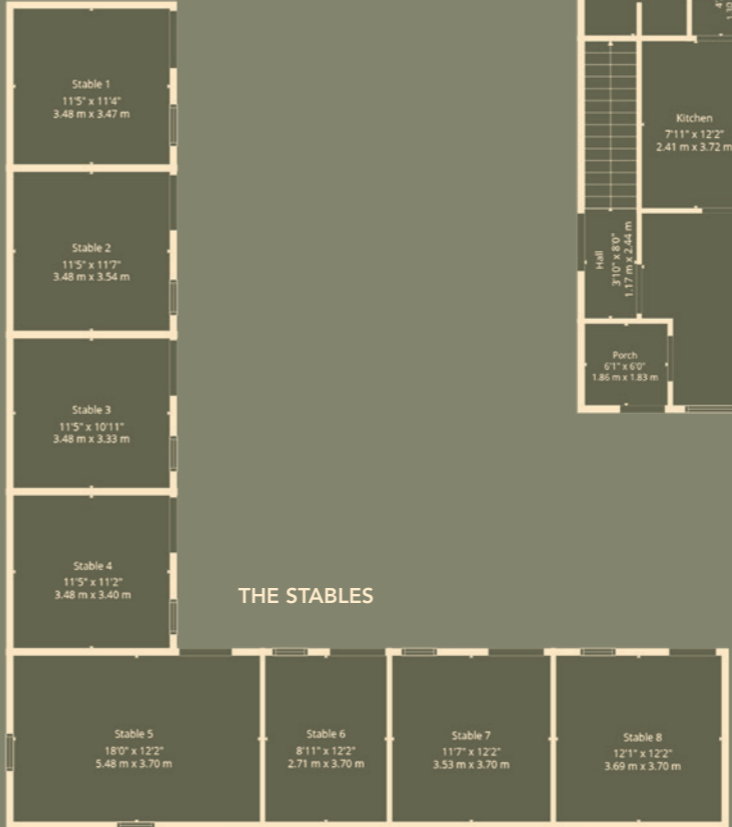
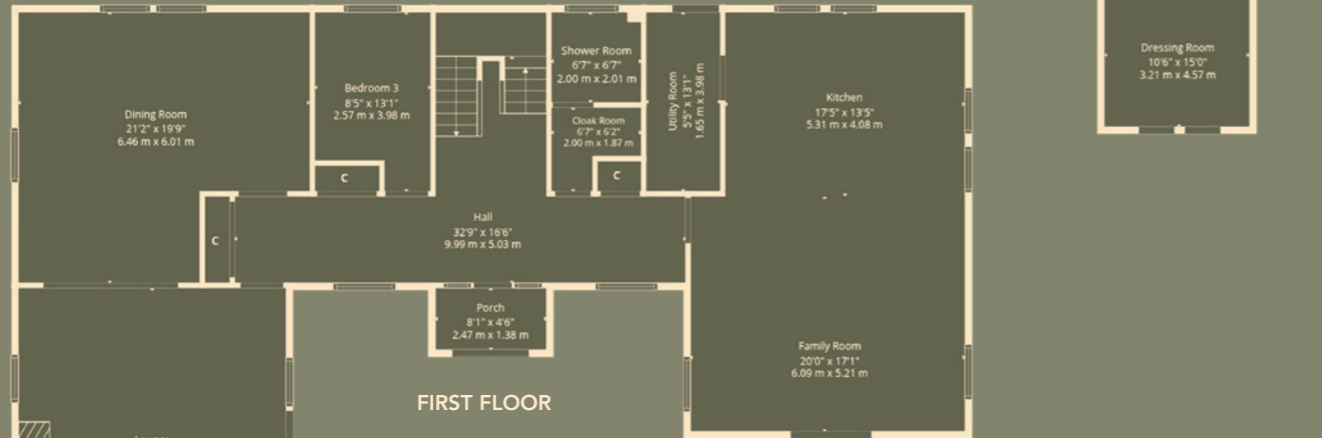












The villages of Strathblane and Blanefield are well served by local amenities. The village itself offers an excellent range of amenities including a GP practice / health centre, restaurants, hotels and village pub. There is a general store and a number of other independent stores. For clients who enjoy the outdoors, the villages are located in the foot hills of the Campsie Fells and there are many pleasant walks to be enjoyed, especially at nearby Mugdock Country Park. There is also excellent access to The West Highland Way.

* All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale and/or geographically accurate.





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