



JOHN
JACKSON
& DICK



'B' LISTED MANSION HOUSE
Avonholm House, Glassford, Strathaven ML10 6TR



*THE ACCOMMODATION EXTENDS
OVER FOUR LEVELS.*

GROUND FLOOR:

- ♦ Entrance Vestibule
- ♦ Reception Hallway
- ♦ Cloakroom to wc
- ♦ Drawing Room
- ♦ Formal Dining Room
- ♦ Sun Lounge

LOWER GROUND FLOOR:

- ♦ Lower Hallway access to loggia
- ♦ Bathroom
- ♦ Cloaks storage area
- ♦ Dining kitchen/ Sitting Room
- ♦ Pantry
- ♦ Utility Room
- ♦ General Storage Room
- ♦ Playroom

FIRST FLOOR:

- ♦ Staircase, with midway access out to a balcony above the sunroom. Large spacious upper hallway,
- ♦ Library
- ♦ Bedroom One with En-Suite Bathroom
- ♦ Bedrooms 2 & 3

SECOND FLOOR:

- ♦ Upper Hallway
- ♦ Bedrooms 4, 5, 6 & 7
- ♦ Second floor Bathroom

LAND:

Beautifully tended formal landscaped parkland gardens, with grazing extending to about 22 acres.

Avonholm House, is a most handsome example of Georgian architecture.

This grand elegant 'B' listed Mansion House was built in 1808.

Typically Georgian in design with its pleasing balance of architectural symmetry and Georgian fenestration, all neatly centred by an impressive stone entrance way with feature oculus.

The house is largely of dressed solid stone construction under slated roof, complimented by tall handsome stone chimney stacks.

Although elegantly grand in appearance, Avonholm House is without question an easily managed family home which imbues a strong sense of welcome and peace, providing as it does comfortable yet highly convenient family living.

It has been in the ownership of the current owners for some 37 years, during which time it has been an excellent family home.

Avonholm House is situated within a secluded and very private location, surrounded by picturesque countryside, positioned on the curve of the river Avon.

Entrance to the property via stone gate pillars with wrought iron gates following an avenue of tall trees along a gravelled sweep to the front of the house.

The property lies a few miles from the market town of Strathaven, offering a wide range of Artisan shopping together with highly regarded schooling, with an independent school available in Hamilton.

The nearby towns of Hamilton & East Kilbride, have a larger range of shopping and professional services. Glasgow city is about 24 miles distance, Glasgow airport can be reached in under 30 minutes via the new section of the M74. Prestwick airport is 30 miles to the west of Glasgow. Junction 8 of the M74 can be reached within a 5 minute drive connecting North and South.

The nearest train station is at Larkhall or Chatelherault, with train stations also from Hamilton & East Kilbride.

Strathaven provides a wealth of outdoor activities, with a highly regarded golf club, rugby club, & leisure centre.





DESCRIPTION.

Stone column entrance porch, to entrance vestibule, opening into the reception hallway.

This most beautiful hallway decorated sympathetically to reflect its true era, 'ornate cornice and ceiling plaster work, symmetrical alcoves, and mahogany flooring are all typical of the grandiose characters which welcome you into this magnificent home.

Cloakroom and wc, access is from the hallway.

The drawing room stretches the full width of the house, and features detailed ornate plaster work & marble fire place. A concealed door providing access to the sun lounge. Beautiful views from all aspects.

The formal dining room has a Carrera marble fire place, dumb waiter to kitchen, and mahogany door to the sun lounge.

The sun lounge has a south facing aspect with views overlooking the grounds to rear and side of the property.

Stairs lead to the lower level hallway, with access to the loggia at the rear. Further lower apartments are: pantry, lower cloakroom, bathroom, utility room and kitchen with an 'Aga' range cooker. The comfortable spacious family sitting area, offers an informal area to relax in, window seating and oak beams give unique character to this area.

The first floor is accessed by a period stone staircase with iron balustrades and wooden turned banister.

Particular note: on the half landing of the first level is a French Door with wooden shutters, giving access to a balcony.

The main first floor landing leads to the library, bedroom 1 with en-suite bathroom, bedroom 2, 3 and family bathroom.

Particular note : Bedroom one, has an original Adams fireplace. (The Adam brothers were the first to advocate an

integrated style for architecture and interiors; The Adam style found its niche from the late 1760s in upper-class and middle-class residences in the 18th century.)

The staircase continues to the second floor large upper hallway, to bedrooms 4, 5, 6 and 7.

OUTBUILDINGS:

Large garage and workshop. Traditional stables of three boxes, feed store, hay loft and drive through machine store.

Stone built potting shed, coal/wood store, greenhouse, poolhouse with large swimming pool. Summer house, overlooking the walled garden to the river.

Some of the buildings require a significant level of upgrading.

GARDENS:

Mature lawns fringe the gravel sweep to the front of the property with a vast array of beautiful mature trees, a striking ancient copper beech with large canopy takes precedence over a part of the front garden.

At the rear of Avonholm secluded pathways lead to an old grass tennis court. The tennis court looks over and beyond the historic south facing walled garden.

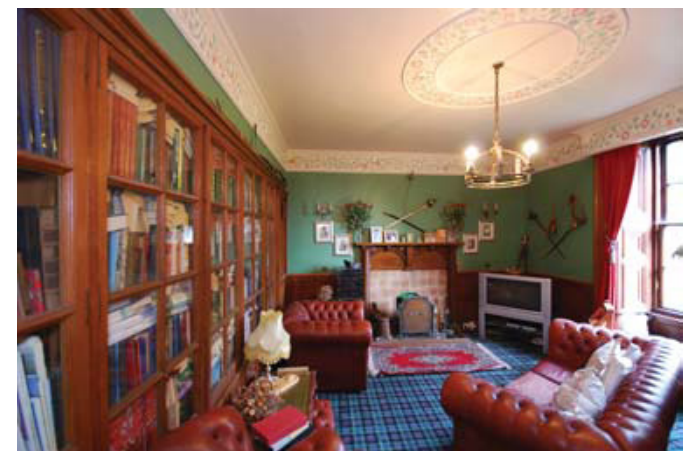
The walled gardens have been long since turned to grass for ease of maintenance. The gardens are accessed via period wrought iron gates, the gardens are laid over three levels and contain a fabulous array of trees, plants, and shrubs - beautifully picturesque with a view to the river.

FIELDS:

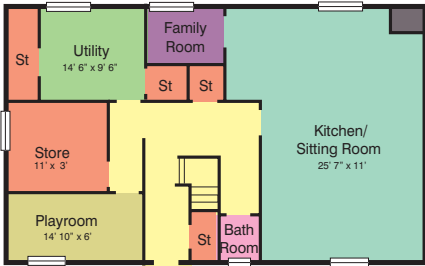
The fields are split into mainly three compartments and which lie to the east and west of the house.

FISHING:

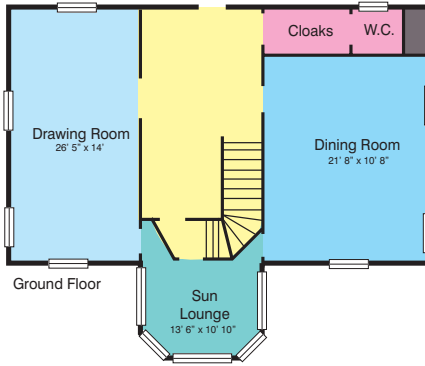
Avonholm has fishing rights over the single bank stretch of the river Avon which forms part of its boundary.



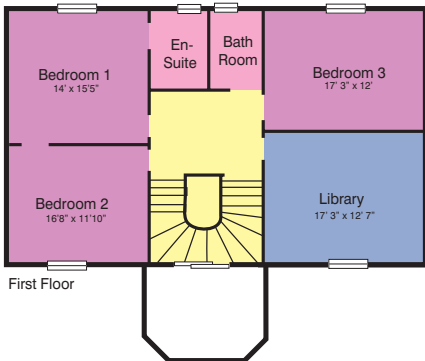




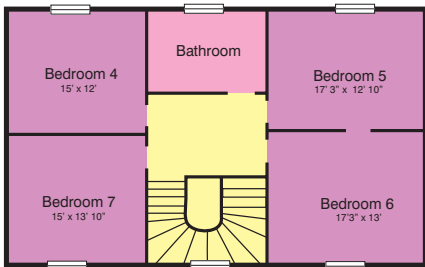
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Floor plans are indicative only - not to scale.





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VIEWING ARRANGEMENTS:

We would be pleased to arrange a viewing appointment, please call:

Strathaven Branch: 01357 522959

Call Centre: 0141 572 4119 (Evenings/Weekends)

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