

Brownlee House

Carluke, South Lanarkshire



PLAY VIDEO





Brownlee House

Carluke, South Lanarkshire, ML8 5HW

An historic family home including
a charming chapel, walled garden
and fishing on the River Clyde.

Carluke 3½ miles, Hamilton 7½ miles, Glasgow city centre 20 miles, Edinburgh 40 miles
(All distances are approximate)

Ground Floor: Porch | Entrance hall | Utility room | Boot room | W.C. | Dining room | Study
Drawing room | Snug | Dining kitchen | Annexe

Annexe: Kitchen | Sitting room | Bedroom | Shower room

First Floor: Landing | Principal bedroom with dressing room and ensuite bathroom | Two further bedrooms | Family bathroom

Second Floor: Three further bedrooms | Family bathroom

Historic small Chapel

Outbuilding including garage and old Smokehouse building and gazebo

Formal gardens including front and rear lawns | Yew hedging | Walled Garden with pond and orchard

Mature Woodland | Rough grazing leading down to river

Trout fishing on the River Clyde

About 9.71 Acres



Edinburgh

80 Queen Street, Edinburgh
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Situation

Brownlee House is nestled in a private position in the heart of the Clyde Valley close to Garrion Bridge yet only 20 miles from Glasgow city centre.

The nearest amenities are found in the town of Carluke (3½ miles) including several shops, dentist, doctor's surgery, primary and secondary schooling. The picturesque village of Crossford is 5 miles to the south. More extensive services can be found in the town of Hamilton (7½ miles) including a large range of shopping, leisure and sporting facilities, including Hamilton Racecourse and the private school of Hamilton College.

The nearby M74 provides swift connections to Glasgow, Stirling and Edinburgh as well as linking in with the wider motorway networks.

Glasgow is only a thirty -minute drive and offers a wide range of services including shopping centres, private schools, hospitals, museums and three Universities. Glasgow is also a National culture hub being home to a number of institutions including the Scottish Ballet, Scottish Opera, National Theatre of Scotland and the Glasgow School of Fine Art. Road and rail links (approx. 45 mins) provide easy access to Edinburgh and all the commercial and cultural opportunities of the capital.

There is a train station at Carluke (3½ miles) with direct rail services to Glasgow and Edinburgh. From Motherwell there is a high speed train to London.

The nearby Strathclyde and Chatelherault Country Parks provide a great offering of recreational activities including a network of walking and mountain biking trails, horse trekking, fishing and a water sports complex. The Clyde Valley Woodlands National Nature Reserve is only 8 miles away with fabulous woodland walks including a dramatic river gorge. The Clyde Valley tourist route will take you to the historical town of Lanark where the New Lanark Unesco world heritage site is located. For the golfer, there is an 18-hole championship golf course at Lanark and Carluke golf course is only 1½ miles away.





Glasgow Airport is only 27 miles away providing regular flights throughout the UK and a range of international destinations. Edinburgh airport is approx. 30 -40 mins by car offering further national and international destinations by air.

Historical Note

Brownlee House has for over two centuries held an important place in the rich history of the Clyde Valley area. Up until 1748 Brownlee was part of the Mauldslie Estate. In that year it was purchased as a separate entity by the Reverend William Steel, Laird of Waygateshaw and minister of Dalsersf Church. Prior to that, in the time of Robert the Bruce the Mauldslie Estate lands had been a Royal Forest.

Interestingly from 1748 until 1911 none of the Lairds who owned the Brownlee Estate had son's and the estate was passed down to nephews. There is a traceable family line of possession of the property until the 1960's.

New roads, gardens and orchards were laid out in the 1760's. The then owners sought to develop the mining of coal on the outskirts of what was an extensive estate, reaching beyond the present town of Carluke. It was not a viable undertaking at that time. The Estate was put to use as a dairy between 1764 and 1811. The income from the orchards alone was noted as being £800 per annum. There are however records of the Brownlee Colliery near Law Junction being in operation between 1873 and 1930.



Brownlee House was extensively renovated and extended at the turn of the 19th century when the owners benefited from the operation of the Brownlee Colliery. The stand-alone chapel was connected to the main house by the addition of the current drawing room and bay windows were added to the front of the property. Much has changed over the centuries, but the house retains many original features including the chapel, extensive wood panelling and generous public rooms. Successive members of the Robertson Shersby-Harvie and Henderson-Hamilton families are commemorated in the carved family crest above the fireplace in the dining room and in the stained-glass windows of the chapel. The brick gazebo which overlooks the walled garden and gully provided a place for the ladies to sit and enjoy the views and perhaps engage in needlework or reading.

Although the extensive orchards no longer form part of the property the walled garden, which provided produce for the estate remains, as does the heated wall in the gully along the south side of the garden where fires were lit within the wall to grow soft fruits for the kitchen. A magnificent pine, which local folk believed dated back to the time of Robert the Bruce stands in the gully. Could it be that old? It is certainly a majestic tree.

The view from the front of the house sweeps down to the river and leads the eye across the water to Dalserf Church. Dalserf and the surrounding areas are noted by some historians as a centre of Christianity in Scotland. The church built in 1655 is a covenanter's church and an important part of the history of covenanting in Lanarkshire.

The Machan or locality of Dalserf has, since 1312, belonged to the Hamilton family, the present Laird being C.J. Henderson- Hamilton whose family name is commemorated in Brownlee House.

Though Brownlee House passed from the ownership of the original family to other owners it has remained a historic presence in the parish of Dalserf and the locality of Brownlee and is a wonderful family home.





Description

Brownlee House was formerly part of the Maudslie Estate. The chapel is likely to date back to around 1745. Brownlee House was built in circa 1745 and was subsequently extended to connect into the chapel itself.

Brownlee House sits in an elevated and private position with far reaching views with the River Clyde beneath. The main house comprises of 3 principal reception rooms, 6 bedrooms and 3 bathrooms. There is also a ground floor annexe with 1 bedroom and bathroom. Very unusually the house includes a very small but charming chapel which connects into the main house.

Outside, Brownlee House has a number of outbuildings including an Old Smokehouse and single garage. The policies extend to about 9.71 acres in total and are a real feature. This includes formal lawns to the front and rear, yew hedging, walled garden with pond, mature woodland and rough grazing leading down to the river. It includes trout fishing on the River Clyde.

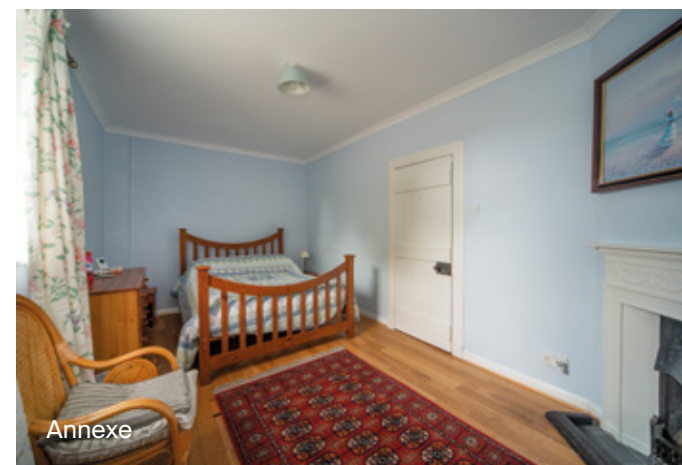
Brownlee House offers a wonderful opportunity to purchase an historic family house, with privacy and wonderful policies yet only 20 miles from Glasgow city centre.



Annexe



Annexe



Annexe



Brownlee House

Brownlee House is accessed off the main Maudslie road, via entrance gates and a private tree-lined tarmac driveway leads down and terminates in gravelled terrace to the front with turning circle. The historic house retains many period features. This includes externally the crow stepped gables and the sandstone bay windows for the snug, dining room and bedroom above. Steps lead up to the front door and into the entrance hall with wooden panelling. Other features include the original wooden panelling, exposed beams and original fireplace within the dining room, the reception rooms with their original hexagonal shaped lead glass windows and the large drawing room with decorative corning and fireplace.

The accommodation is over three storeys as follows:

Ground floor: entrance hall, utility room, pantry, dining room (with open fireplace), study (with open fireplace), boot room with W.C, rear porch, store, dining kitchen, snug (with wood burner), large drawing (with wood burning stove inset into the marble fireplace) and annexe including kitchen, bedroom, sitting room and entrance hall.

First floor: landing, principal bedroom with dressing room and ensuite bathroom, two further bedrooms and family bathroom.





Second floor: landing three bedrooms and family bathroom.

Adjoining the drawing room is the very charming and small Chapel which has been maintained in its original form. It includes six pews, an alter and original stain glassed windows. The circular window above the doorway is an attractive red rose, which lets in plenty of morning sunshine. The chapel whilst small is understood to have held a wedding service in 1987.

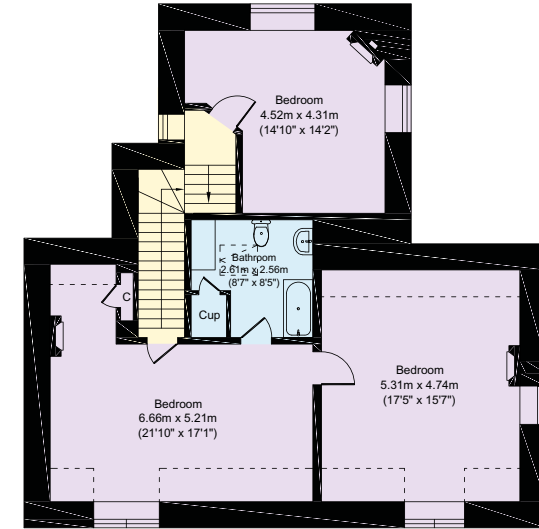
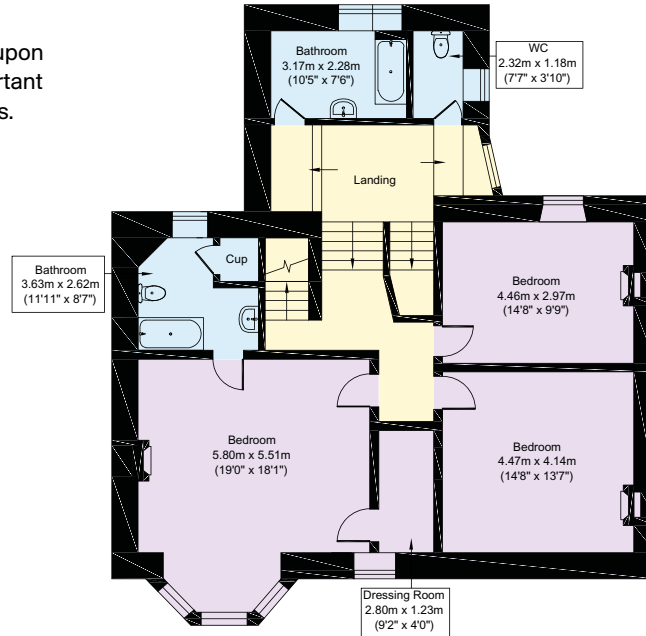




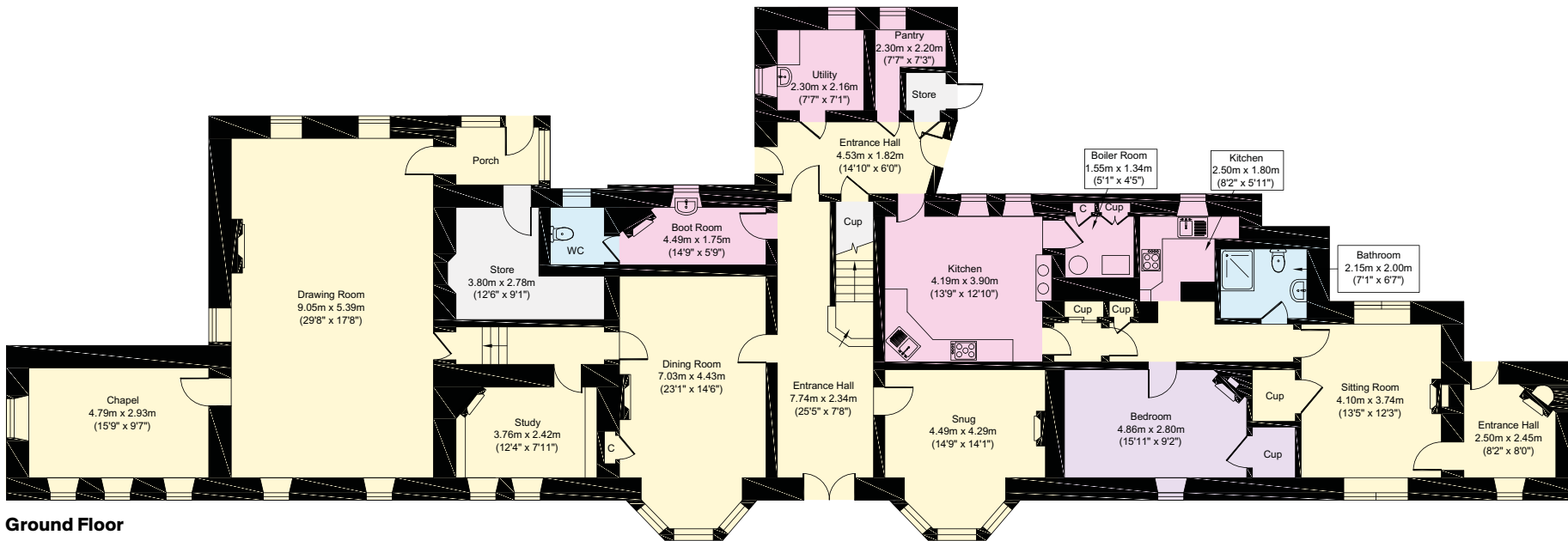
Approximate Gross Internal Floor Area

476.8 sq. m / 5,130 sq. ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Second Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Gardens and Outbuildings

Adjacent to the house there are a number of outbuildings as follows:

- **Single Garage:** Detached with a tiled roof
- **Old Smokehouse:** Stone built, harled with slate roof
- **Gazebo:** Attached to walled garden, stone built with a slate roof.

The garden and policies at Brownlee are a real feature and extend to about 9.71 acres in total. This includes formal lawns to the front. To the rear there is a patio area with lawns and hedging. Beyond there is the lovely walled garden.







Steps lead below the Gazebo into a large walled garden. This includes an orchard of fruit trees, a vegetable patch and pond at the bottom. The gardens are surrounded by mixed mature woodland providing amenity and privacy. Beyond the formal lawns, an area of rough grazing leads down to the banks of the River Clyde.

The ownership includes a section of the River Clyde with the right to fish for trout. A public footpath runs alongside the river bank and is fenced off from the formal policies.

Directions

From the M74, come off at junction 8 signposted for Larkhall. Continue on the A71 signposted for Carluke. After crossing Garrion bridge continue on the A71 past the Garden centre and turn right onto the Brownlee road (B7011). After 0.5 miles turn right onto the Maudslie road signposted for Carluke. Continue for less than 0.25 miles and the entrance driveway to Brownlee House is on your right and marked with a For Sale board.

WHAT 3 WORDS

///dimensions.crunches.tables

Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Brownlee House	Owner occupied	LPG gas central heating, mains water supply and private drainage.	H	E

Solicitors

Wright, Johnston & Mackenzie LLP
302 St Vincent Street
Glasgow
G2 5RZ
Tel: 0141 248 3434
Email: ga@wjm.co.uk

Local Authority

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

Entry

Entry is available by arrangement with the seller.

Fixtures and fittings

Fitted carpets and curtains are included in the sale. The painted prints in the dining room are included in the sale. A selection of other furniture may be available by separate negotiation.





Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

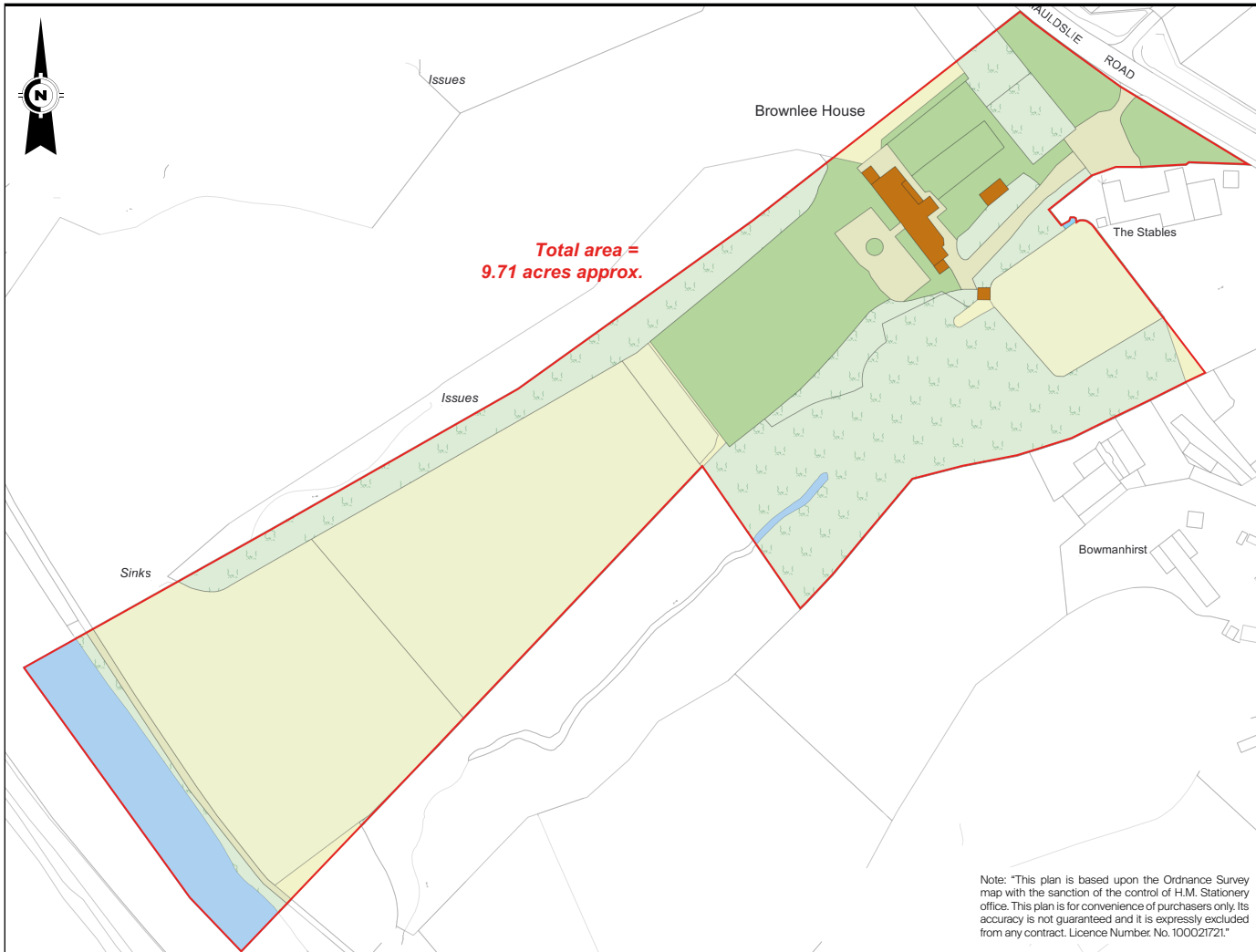
1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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