

# *Windy-Yett Farm*

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SOLICITORS AND NOTARIES



*a five-bedroomed property with generous outbuildings, stables, grazing and development potential*

**Windy-Yett Farm, nr Avonbridge, Falkirk, FK1 2JE - Offers over £500,000**



# Windy-Yett Farm

An outstanding 18th/19th century stone built farmhouse with traditional courtyard outbuildings in a stunning entirely private location with fabulous views over the surrounding countryside to the hills beyond, set in some 9 acres of land including a lochan teeming with birdlife, fields, a garden and orchard.

The property offers a mix of original features including exposed beams, flagstone floors, thick stone walls, original warm wooden surfaces, Rayburn cooker, highly contemporary bathroomware and a modern kitchen. This is a property to relax in, enjoy and call home! It benefits from oil-fired central heating and double-glazing. Roof mounted solar panels provide hot water in summer.

Despite its peaceful rural location, Windy-Yett is well positioned for access to the main arterial links. Falkirk with its mainline railway station is some 5 miles distant, and Edinburgh and Glasgow city centres are attainable in some 40 minutes by car.

**Offers over £500,000 are invited.**

For more photos, video footage including aerial shots and information please visit :  
[www.windyett.co.uk/forsale](http://www.windyett.co.uk/forsale)





## Ground Floor

**Entrance Hall:** Entered from the courtyard outside by secure doors, this has a flagstoned floor.

**Inner Hall:** Generously proportioned with original stripped wooden flooring. Fireplace. Small understair storage cupboard.

**Dining Kitchen:** (5.1m x 3.9m) Well-appointed comfortable kitchen with modern teak base and wall units, granite worksurfaces and attractive bespoke slate flooring. A Rayburn serves as a focal point (not currently operational). Integral electric hob and extractor hood. Wall mounted electric oven and microwave. Windows both to front and rear with window seat. Plumbed for automatic washing machine, dishwasher and fridge freezer.

**Bath/Shower Room:** (2.8m X 1.8m) Fitted with white bath and washbasin. Modern shower unit with curved door. Wood-lined to half height.

**W.C.:** With W.C., washbasin and floor tiles.

**Back Hall:** A narrower hall, leading to the house's lower rooms.

**Music/Sitting Room:** (4.2m x 3.9m) Currently used as a music room this is a characterful room which incorporates the space under the stairs. Ornate cast iron fireplace. Two recesses. Fitted carpet.

**Lounge:** (5.75m x 5.3m) A superb rustic room with a substantial stone fireplace with round segmented pillars housing a multifuel stove which provides plenty of warmth. Original hanging beams. South facing. French doors with wide ranging views over garden, lochan and to the vista beyond.

**Dining Room:** (4.3m x 3.2m) Accessed by a rustic latched door three steps down from the lounge. Modern stable style door to courtyard.

**Bedroom:** (2.6m x 2.2m) Accessed from a small antechamber with hatchway to attic off the dining room. Natural stone walls. Narrow window.

**Study/Bedroom:** (5.2m x 2.4m) With windows to three sides, this could also be used as a further bedroom.

## First Floor

A fine wooden staircase with ornate balusters and wooden banister climbs to the first floor.

**Landing:** Generous size with large window providing plenty of light. Hatchway to attic.

**Double Bedroom 1:** (5.2m X 2.9m) With fabulous views over the lochan to the hills beyond. Cornice. Wood panelling around window.

**Double Bedroom 2:** (2.5m x 3.9m) Facing over courtyard to the open country beyond, this is a generous room. Cove cornice.

**Double Bedroom 3:** (4.8m x 4.4m) A spectacular room, lightly decorated with an attractive cornice and ceiling rose, commanding fabulous views to two sides. Stripped wood panelling and woodwork. Wall press off.

**Bathroom:** (2.5m x 3.9m) Superbly appointed with freestanding bath, jet shower unit, W.C. and washbasin. Overlay oak flooring. Slate and limestone wall tiling. Horizontal mirror along full length of one wall. Cupboard housing hot water tank with storage space above.







## Outside Buildings

There is a range of outbuildings mostly clustered around a small courtyard offering potential for further development. Planning permissions are in place for certain projects (see below).

**Original Farmhouse:** A date stone above the front door proclaims the wedding of William Gray and Beatrix Allan in 1737. There is an attractive arched coach entrance in the centre of the building with doocot above. This is attached to a similar building used latterly as a milking parlour. Planning permission is in place for conversion of these units into two 2-apartment dwellinghouses. To the side of this is a partially enclosed milking area.

**Stables:** Formed from the original byre. This free standing building has been converted into stables for housing 3 horses.

**Original Stables:** These are divided into two sections, one supposedly for the coach horses and the other for the domestic horses. There is good height in these, with further potential for conversion. Off these is a double storey barn.

**Double Storey Stone Barn:** The lower level currently functioning as a Games Room (10.6m x 5.4m) a large area with very well preserved flagstones. Wall mounted electric meters with a 3-phase supply. To the rear (at the upper level) are the remains of the octagonal threshing mill.

A little way down a track to the north of the dwellinghouse are the remains of a 17th century Bothy. In the land to the side of this planning permission is in place for the erection of a luxury 5 bedroom log chalet.

## Grounds

A drive sweeps round to the former front entrance to the south through a lawned garden overlooked by a patio area. To the west of this is a vegetable garden and an orchard. To the south and east of the garden the fields provide grazing for horses, leading down to the lochan. Planning permission has been achieved for the erection of a 15kW domestic wind turbine in this area. This area has been shown to have good wind speed with potential for substantial electricity generation and potential to 'sell back' to the grid.

## Planning Permissions & Holiday Rental

Permissions for 1) Log Chalet, 2) Conversion of agricultural buildings, 3) Wind Turbine- further information and architectural drawings are available on request. The property currently runs as a very successful holiday rental (since Dec 2007) with occupancy rates of around 75-80% and annual income of around £30,000. (see [www.windyett.co.uk](http://www.windyett.co.uk) for more details)

**Price:** Offers over £500,000 are invited. A deposit of 10% of the purchase price will be payable at conclusion of missives.

**Viewing:** By appointment through solicitors.

**Selling Solicitors:** Sayer Burnett, 43-45 Circus Lane, Edinburgh, EH3 6SU, Tel 0131 225 5567

**Extras Included:** Fitted carpets. Integral oven, washing machine, dishwasher, hob, microwave, Rayburn (currently not operational). Large garden shed. All furniture and American style fridge freezer also available by separate negotiation.

**Outgoings:** The property is in Council Tax Band G.

**Services:** Mains electricity including 3-phase, mains water via metered private pipe, drainage to septic tank with reed bed filter system, central heating provided by oil fired external condensing boiler.

**Directions:**

From Glasgow

Proceed along the M8 exit at Junction 4. Follow signs for Linlithgow/Falkirk and then watch for sign posts for Avonbridge. Proceed through Avonbridge and out the other side. Half a mile from Avonbridge, as you head up a hill, there is a sharp right hand bend with a small road off to the left. Head down that road signed with 'Windy-Yett Farm'. Follow the farm track heading off into the distance. Just keep going further than you think and take it slowly. The farm is the last thing on the track.

From Edinburgh/ Stirling

Proceed to the M9, exit at junction 4, at the roundabout take the 2nd exist sign posted Bathgate/ Livingston. Keep going to the next roundabout (with a garage just off). Take 3rd exit sign posted Caldercruix/ Avonbridge. Keep going until you reach Avonbridge and turn right at the T-junction heading away from Avonbridge by about half a mile. As you climb the hill, there is a sharp right hand bend with a small road off to the left. Head down that road signed with 'Windy-Yett Farm'. Follow the farm track heading off into the distance. Just keep going further than you think and take it slowly. The farm is the last thing on the track.

Photography: Cover photo April 2010  
others from seasons of 2008-2010.  
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