



IMPRESSIVE DETACHED RESIDENCE SET AMIDST 13.3 ACRES OF LAND.

LAWFIELD HOUSE
HOUSTON ROAD, KILMACOLM, RENFREWSHIRE

savills



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Main House: Large entrance porch ♦ drawing room ♦ sitting room ♦ dining/garden room ♦ 4 bedrooms ♦ 2 en suites ♦ 2 dressing rooms ♦ fitted kitchen with Aga ♦ utility room ♦ cloakroom/ WC ♦ Conservatory

Annexe/West Wing: Lounge ♦ kitchen ♦ bedroom with en suite

Outside: Integral double garage ♦ single garage ♦ gardens ♦ 6 paddocks ♦ stables with 5 / 6 loose boxes plus tack and feed room ♦ dog kennel with run

13.3 acres in all

Glasgow Airport: 13 miles

Glasgow city centre: 18 miles

Directions

From the centre of Glasgow proceed westbound on the M8 for approximately 10 miles. Leave the M8 at Junction 29 and take the A737, signposted for Irvine. Proceed for just under 3 miles and take the Johnstone exit. Turn right at the traffic lights and proceed for approximately 0.25 miles, turning left at the major roundabout onto the A761. Proceed through Brookfield and Bridge of Weir, and continue into Kilmacolm. On entering the village turn first right into Houston Road. Continue for approximately 1 mile and Lawfield House lies on the left hand side.

Situation

Lawfield House is set within picturesque rolling countryside and is privately located amidst 13 acre policies. Set on the fringes of Kilmacolm Golf Course, the property is afforded considerable privacy by this expanse of ground which provides delightful views over some of West Renfrewshire's most scenic countryside.

Kilmacolm lies 18 miles to the west of Glasgow and is renowned as one of the most affluent villages in Scotland. The village, lying on the north side of the beautiful Gryffe Valley, is characterised by a wealth of handsome, prestigious detached family homes. The village caters for all ages and has a broad range of social activities, often centred around the local golf, tennis, squash and bowling clubs. Kilmacolm has its own primary school and the renowned St Columba's independent school, based in the village. Pick up points can be found within the village for Glasgow's highly regarded private schools which include Glasgow and Kelvinside academies, The High School of Glasgow, Hutchesons' Grammar, St Aloysius and Craigholme School for Girls.

The beautiful countryside surrounding Kilmacolm provides excellent trout and salmon fishing and for outdoor enthusiasts the Sustrans cycle track offers routes to Greater Glasgow and central Scotland in general. Glasgow International Airport is around 13 miles from the property and the M8 offers high speed commuting links to the commercial centres of central Scotland. Kilmacolm offers a frequent bus service while rail connections are to be found in Johnstone, approximately 7 miles away and in Port Glasgow, approximately 6 miles away.

Glasgow has earned a reputation as one of the UK's leading retail cities, offering a range of shopping complexes including Braehead, Buchanan Galleries, Silverburn and the St Enoch Centre to name a few. Cultural resources include the newly refurbished Kelvingrove Art Gallery & Museum, the Transport Museum, the Glasgow Science Centre, the Royal Concert Hall, various theatres, the Burrell Collection within Pollok Country Park and many other places of interest.



Description

Lawfield House is a handsome and adaptable country residence set in a beautiful elevated position with lovely open aspects over surrounding farmland. The generous accommodation has a gross internal area of approximately 5,100 sq ft and the principal reception rooms are orientated to enjoy vistas over the surrounding countryside.

Approached by a sweeping driveway the property is set amidst approximately 1 acre of formal mature garden grounds which overlook the paddocks. The paddocks have been split into six separate fields and within the grounds of Lawfield House there are modern stables built circa 2010 by Saltire. There are loose boxes which can be configured to accommodate six boxes with feed and tack rooms with adjacent horse walker.

The interior of Lawfield House exhibits an exceptional specification which enhances the original architectural features of the property. Numerous impressive features include modern kitchen and bathroom fittings, Karndean and travertine floors plus additional solid oak flooring, double glazed windows and remote controlled garage door. The adaptable ground floor accommodation comprises large entrance porch, inner hallway, magnificent drawing room with vaulted ceiling and exposed beams, dining room / garden room with French doors to both front and rear, beautiful open plan sitting room / kitchen with a fine range of base and wall mounted units with two oven oil fired cream Aga at focal point with an additional dual electric two oven Aga module alongside, and tiled flooring with granite worktops. The kitchen leads to an open plan Mozolowski and Murray conservatory with French doors leading to the terrace. The west wing of Lawfield House has an inner hallway, lounge with door to the garden, modern fitted kitchen and a double sized bedroom with en suite shower room. The west wing could be ideal for use as a granny / teenager wing or for rental purposes. The garage is also located to the west of Lawfield House. The ground floor accommodation to the east of the house has a master bedroom with dressing room and en suite bathroom off and bedroom 2 with en suite shower room. The first floor accommodation comprises, shower room, bedroom 4 with dressing room and also on the upper floor is bedroom 5 / attic room.

Additional notes

Underfloor heating in porch, conservatory and bathrooms. Solar panels. Mains water and private sewage

Local Authority

Renfrewshire Council

Council tax

Band E

EPC Rating

Band D

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.











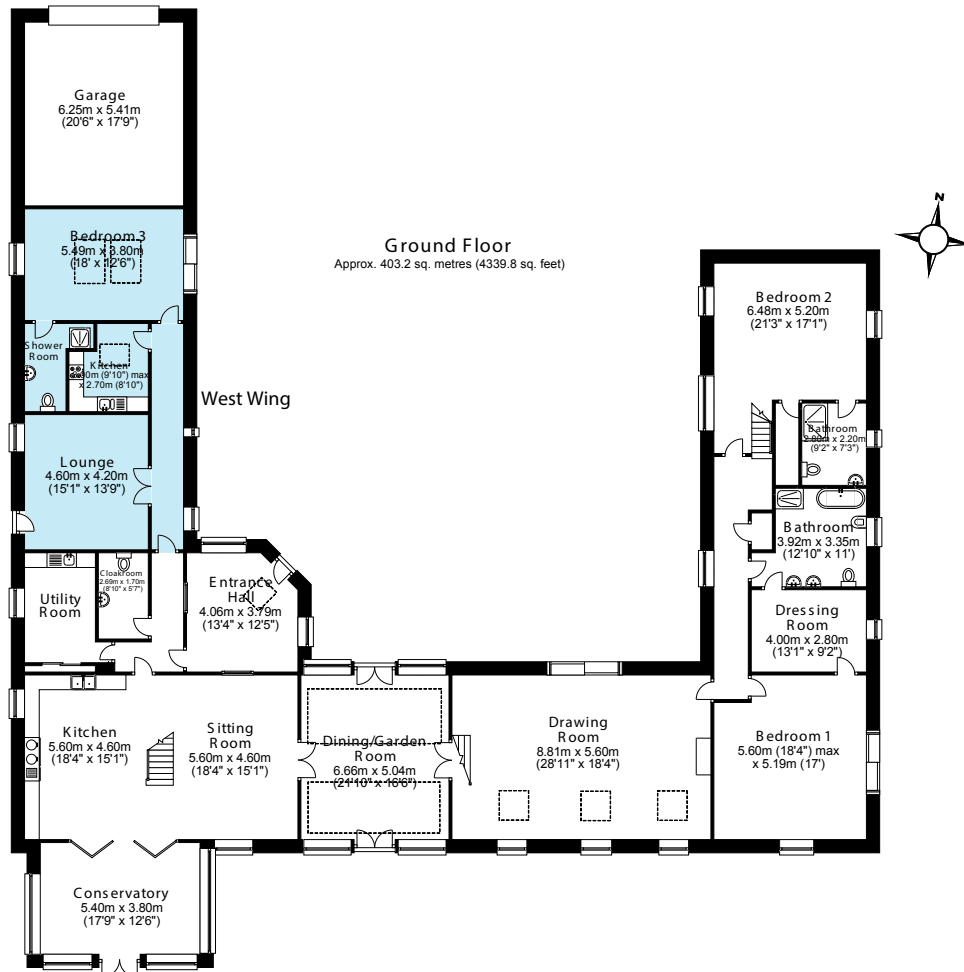


FLOORPLANS

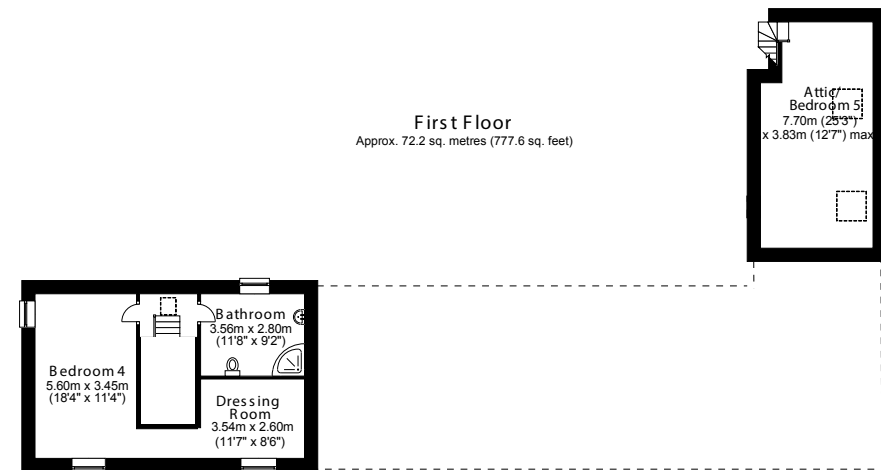
Total gross internal area (approx): 475.4 sq. metres (5117.3 sq. feet)

For identification only. Not to Scale.

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