



# Exceptional detached villa with stunning views

Craigryan, Markethill Holdings, Lochwinnoch, PA12 4HP













Kitchen • Dining room • Family room • Sitting room  
Utility room • 7 bedrooms • 3 bathrooms • Garage

Lochwinnoch - 2.2 miles  
Howwood - 1.9 miles  
Glasgow - 18.3 miles  
Glasgow Airport - 7.4 miles  
Edinburgh - 62.9 miles

### Situation

Craigryan occupies a delightful position equidistant to the historic Renfrewshire villages of Lochwinnoch and Howwood. The property is set less than a 5 minute drive from the RSPB Lochwinnoch Reserve and the Castle Semple Visitor Centre at Castle Semple Loch.

Lochwinnoch was developed around a church established by the monks of Paisley Abbey in the 13th century. Primarily an agricultural centre, the village has developed into a highly sought after satellite of Greater Glasgow on the edge of Castle Semple Loch which plays host to a variety of water sports including windsurfing and sailing. The village provides two restaurants, a café, three pubs, a curling club and the 18 hole Lochwinnoch Golf Club. Facilities include a bank, post office, GP surgery, shops and primary school.

Lochwinnoch station provides regular rail services to Paisley, Glasgow and the Ayrshire coast. The Clyde Estuary is readily accessible, offering some of Scotland's most spectacular scenery and a wealth of places of interest including Largs and Inverkip marinas, first class and internationally renowned golf courses and access to the islands off the west coast.

### Description

An exceptional, detached home, Craigryan has been architecturally designed to take advantage of the views of the surrounding countryside. It is finished to a superb specification inside and out and further enhanced by a large double garage.

The villa is of modern construction and is extremely energy efficient with solar panels, extends to approximately 2600 sq feet and has a flexible seven bedroom layout. The accommodation on the ground floor comprises an entrance hall with impressive spiral staircase leading to the upper accommodation and a general open plan layout consisting of a superb contemporary kitchen with breakfast island; dining room; family room; and five double bedrooms. The accommodation on the ground floor is completed by the main bathroom and utility room. Upstairs offers a large sitting room with wood burning stove and gable patio doors which open out onto a balcony providing breathtaking views of the countryside. There are two further bedrooms and the master suite with walk-in wardrobe and en suite bathroom with a Jacuzzi style bathtub. The main shower room completes the living accommodation.

Mature gardens to the rear are further enhanced by an undercover veranda ideal for barbecuing in the Scottish climate, duck pond and lawn.











**Local Authority**  
Renfrewshire council

#### EPC Rating C

#### 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.









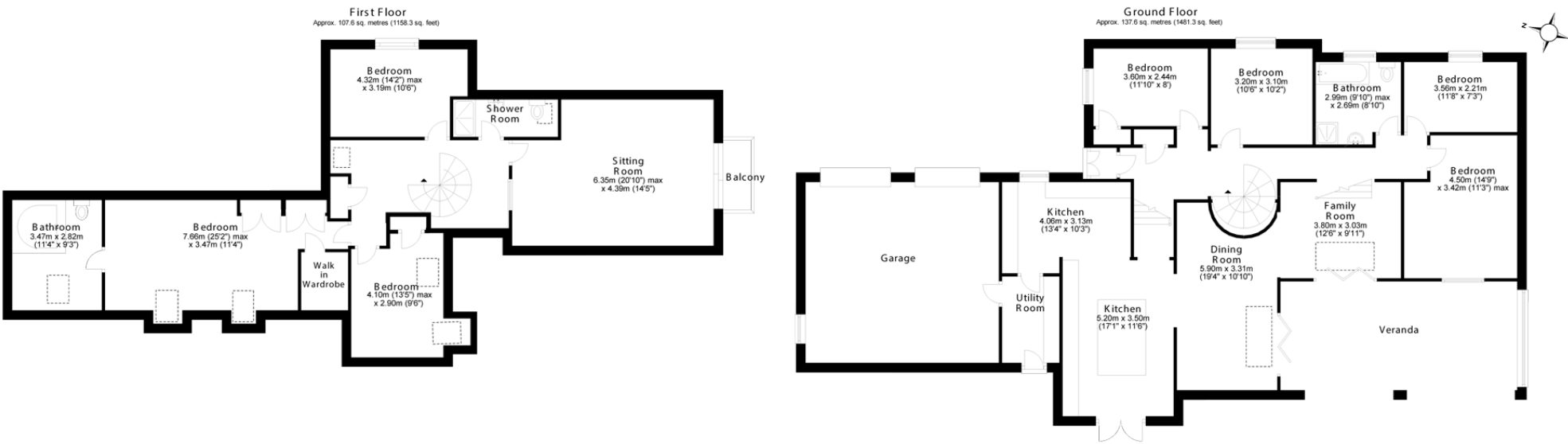
Craigryan, Market Hill Holdings, Lochwinnoch  
Total internal area 245.2 sq. metres (2639.6 sq. feet)



savills

savills.co.uk

Savills Glasgow  
0141 222 5875  
glasgow@savills.com



For identification only. Not to scale. © 191125AC

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

