Charming refurbished farmhouse with 28 acres

Cruiks Farm, Lochwinnoch PA12 4LA

Freehold

savills

Entrance hall • Drawing room • Sitting room • Kitchen
Principal bedroom with en suite • WC / cloakroom
Utility room • Bedroom • Office / bedroom 3 • Bathroom
Barn • Carport

Glasgow Airport: 9 miles
Glasgow city centre: 18 miles

Directions
From Glasgow proceed west along the M8. Continue beyond Glasgow Airport and take the slip road onto the A737 following signs for Irvine. Continue for approximately 8 miles and turn right at the roundabout following signs for Lochwinnoch. Continue into Lochwinnoch and turn right into Main Street and continue into High Street and continue into Johnshill. Leave the village and the gates to Cruiks Farm are on the left hand side.

Situation
Cruiks Farm occupies a delightful elevated positon on the outskirts of the historic Renfrewshire village of Lochwinnoch and is surrounded by approximately 28 acres of mature woodland and paddocks with open aspects from the grounds over to the RSPB Lochwinnoch reserve and the Castle Semple visitor centre and 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 high speed 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
A charming, traditionally built farmhouse set in approximately 28 acres of gardens, paddocks and woodland, Cruiks Farm offers a wonderful lifestyle opportunity and is set in the outskirts of the picturesque village of Lochwinnoch.

Cruiks Farm

It is not common in these times for someone to have the vision to create a home and woodland landscape that would peak in a future generation.

When local Architect James Houston purchased Crooks Farm in the 1990s a less ordinary vision was born, to turn a rural farm property into a woodland planted and landscaped haven and with a blank canvas of 28 acres of mostly fields and a somewhat dilapidated array of farm buildings, work began.

The first of three main phases of this project was to restore the existing traditional farmhouse dwelling sympathetically, this was achieved by demolition of old iron sheds and outbuildings to leave the original stone house and barn dating to 1752. The restoration was executed from foundations up, retaining period features whilst utilising the highest quality structural and finishing materials available.

The inside garden is beautiful in its own right, planted and hard landscape with works including hand laid stonework and partitions of exceptional quality.

Extensive landscaping and stonework was carried out to create pathway routes through the woodland planting which includes Ash, Beech, Sessile Oak, Wild Cherry, Rowan, Whitebeam, Alder, Aspen, Norway Maple, Hazel, Hawthorn, Guilder Rose, Bird Cherry, Dog Rose, Rosa Rugosa, Scots Pine, Hybrid Larch, Noble Fir and Western Hemlock, the total planting exceeded 10,500 trees mostly grown from whips.

The accommodation comprises on the ground floor: entrance hallway with cloakroom / WC and utility room to rear; beautiful drawing room with open aspects to the front over the gardens with French doors to side; sitting room with fireplace at focal point and French doors to the rear leading to a modern fitted kitchen with a fine range of base and wall mounted units with in-built appliances. The principal bedroom is on the ground floor with an en suite four piece bathroom. The accommodation on the upper floor comprises bedroom two, bedroom three/office and bathroom with modern suite. There is a substantial adjoining barn and car port which may be suitable for future conversion subject to permission from the relevant local authority.

Local Authority
Renfrewshire Council

EPC Rating
Band F

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.

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Total area: approx. 266.3 sq. metres (2866.1 sq. feet)Including Barn

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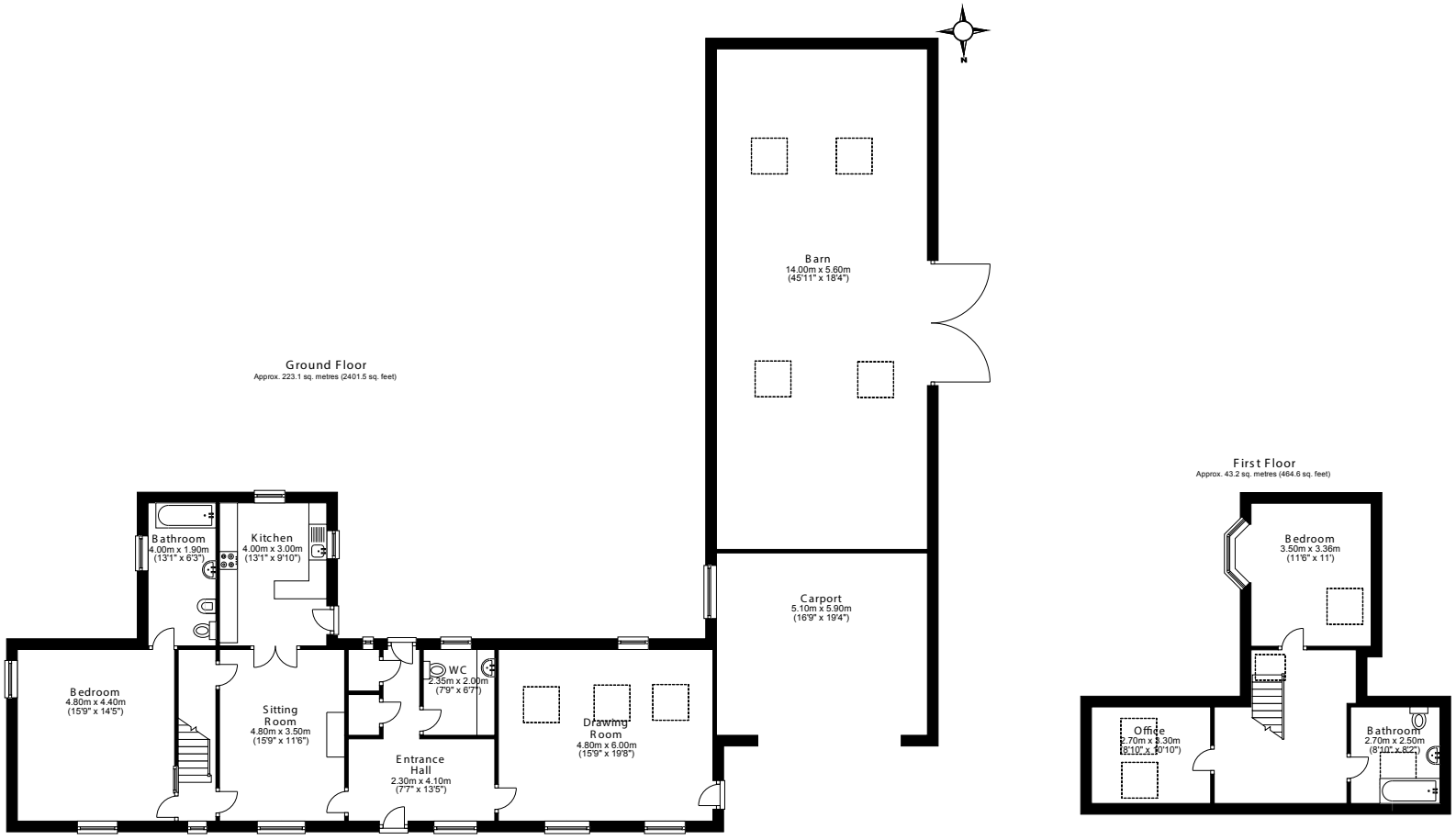

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