



Lindores Manor, Greenock

Offers Over £350,000



10



13



2

Summary

The freehold of the exclusive Lindores Manor Hotel, a C-listed Victorian property set within landscaped grounds in Greenock's west end is available to purchase through Bowman Rebecchi - The Home of Property.

Properties of this stature are rarely available, with the extensive accommodation comprising of a pillared entrance vestibule, lounge/bar, morning room, kitchen, basement, 10 x bedrooms (all ensuite including disabled facilities on the ground floor), ladies and gents bathrooms and cellar/store.

Features

- Rarely Available Opportunity
- C-Listed Victorian Building
- Planning Consent To Convert To 3x Flats
- Substantial Private Grounds With Parking
- Successful Guest House
- Refurbishment Required
- Retains Many Original Features
- West End of Greenock Location
- Virtual Tour Available
- Viewings By Appointment Only

61 Newark Street, Greenock, PA16 7TE



Property Overview

The sale of Lindores offers an exceptional opportunity for a wide variety of purchasers with vast potential for either residential or business use.

The property has a current Planning consent through Inverclyde Council to be converted into three flats (22/0276/IC). The proposed conversion includes adding an extension to accommodate a staircase, installing an enlarged dormer window at the front, adding a window on the first floor, and creating a rooflight at the side.

This magnificent period property still retains an incredible range of original features, character and charm but requires refurbishment which is reflected in the asking price. A wide sandstone staircase leads to the imposing pillared entrance which then allows access through to the reception vestibule via the original mosaic floor tiling.

The morning room retains a depth of character and charm with solid timber flooring, dark timber panelling and a solid marble fireplace. The window sections are framed with traditional pillars for an imposing setting. The dining room has three full-length sectioned windows to the front that overlook the garden grounds. The kitchen area is mostly furnished in stainless steel offering extensive work surface and preparation areas, with a modern flue system extending to the outside of the property to above the roof. Ten double bedrooms, all ensuite are available across the three floors and provide a variety of spaces for commercial use.

A further feature of this magnificent property is the carefully maintained and landscaped garden grounds. Several trees have recently been removed, with a sweeping driveway leading in off Newark Street through a pillared entrance. The driveway makes its way up to the front of Lindores Manor where there are ample private and guest parking facilities.

A CENTRAL LOCATION - The property is located on Newark Street in Greenock, a highly sought-after residential area with some of Greenock's finest homes.

MEASUREMENTS - 1,998 sq m | 21,500 sq ft

EPC - A copy of the Energy Performance Certificate is available upon request.

CLASS USE - Class Use 7 (Guest House)

VIEWINGS - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

View Online



360° Tour



Video



**BOWMAN
REBECCHI**
The Home of Property

**BOWMAN
REBECCHI**
ESTATE AGENTS

Suite 2, 32-36 Kempock Street
Gourock, PA19 1NA

T: 01475 639000 (Option 2)
E: sales@bowreb.com
W: bowmanrebecchi.com

We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: April 24.

