



RESIDENCE

Clyde House Riverside Road, Kirkfieldbank, ML11 9JR

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## 5 Bedrooms | 6 Public Rooms | 6 Bathrooms

Clyde House, is an extremely rare, detached villa that is nestled away from the main road and provides complete privacy with its extensive private grounds covering approximately 3 acres of land, featuring its own gate house, double garage with attic space and indoor swimming pool/leisure suite.

Clyde House has been a family home for around two hundred and fifty years and the current owners have modified and extended the home over the last thirty years, retaining many of its traditional features.

The ground floor accommodation begins with an elegant reception hallway with its original wood panelling and split staircase. All rooms within the property can be accessed from here. The reception rooms both feature bay windows to the front overlooking the stunning lush front gardens; one is used as an office area with access to the lounge and the other is a living room which gives access to the kitchen/dining area.

The expansive lounge is a fantastic area for entertaining and the traditional glass-stained French doors lead to a leisure suite featuring swimming pool, kitchen area, changing facilities with toilets and large outdoor balcony area. Also accessible from the lounge is the downstairs bedroom with en-suite which has been extended to feature a large conservatory office. The remaining ground floor comprises dining room, utility room with W.C., pantry and the large kitchen / dining room; the kitchen has been extended to the front with a conservatory dining room that leads to an outdoor patio area facing the front gardens.

On the upper floor, off a broad landing, the dual aspect principle bedroom has an en-suite and separate bathroom with walk in shower. There are a further three excellent sized double bedrooms, and a floored attic that can be used for storage. The property has private access off the main road with a two-bedroom Gate House, large private drive with security gates at the top and enclosed expansive gardens with superb privacy and security for families.



sq ft | EER =





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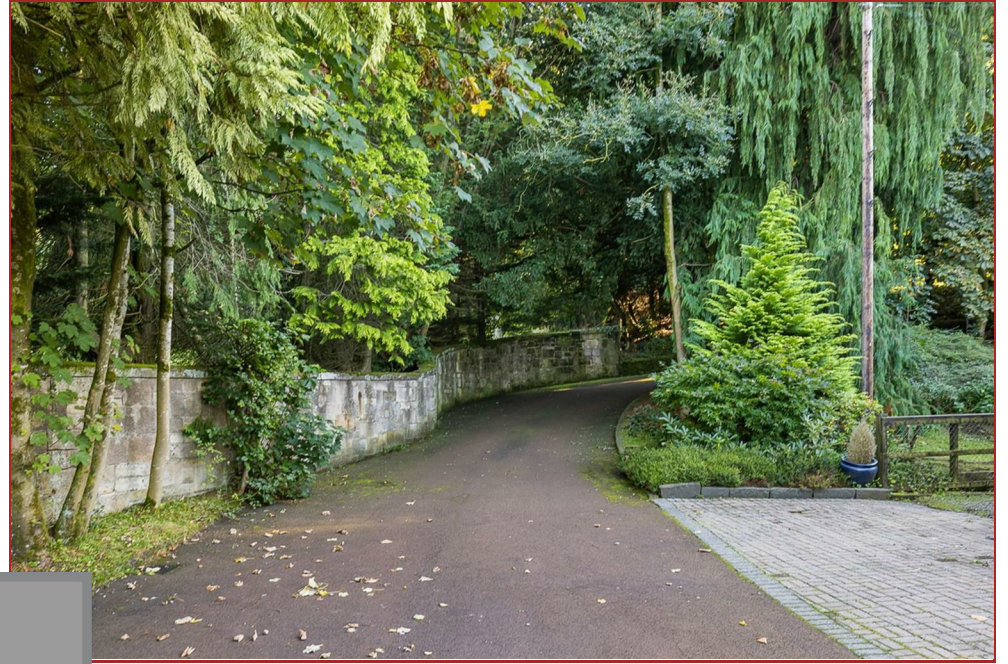




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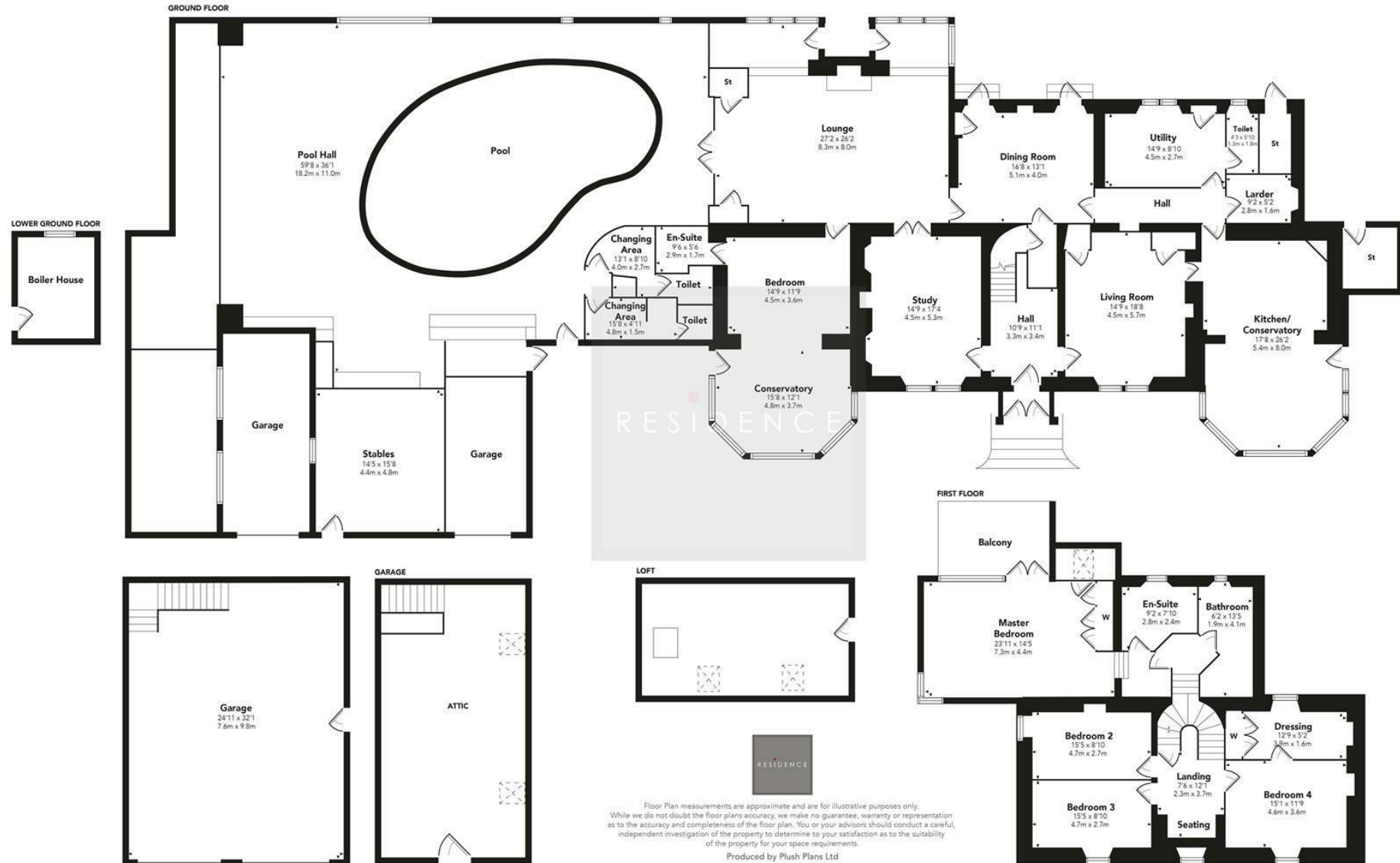








# Clyde House



We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.