



## Lindores Manor, Greenock

Offers Over £350,000



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### 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



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ESTATE AGENTS

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

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

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