



# 2 KNOCKBUCKLE LANE

KILMACOLM



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## 2 KNOCKBUCKLE LANE, KILMACOLM

**5** | BEDROOMS    **7** | BATHROOMS    **5** | PUBLIC ROOMS

Knockbuckle House is a magnificent luxury home, architect-designed in a classical style with an exceptional specification, set in mature landscaped gardens of 1.08 acres in the exclusive Avenal Development.

A magnificent modern villa in the exclusive Avenal development designed by renowned classical architect, Hugh Petter of Adam Architecture. This elegant home is designed in the arts and craft style with an exacting standard of build and specification. Blending the space and character of a traditional home with the luxurious standard of internal design and specification only found in the finest modern homes.

Kilmacolm is an attractive and highly regarded village within the Gryffe River valley in west Renfrewshire. A vibrant village centre offers an attractive range of shops for everyday needs with several coffee shops and cafes and a village pub with a restaurant. There are excellent leisure and sporting facilities with many local clubs and societies, tennis, bowling and golf clubs. Schools include Kilmacolm Primary School and Nursery, the private Duchal Nursery School and St. Columba's independent school.

Knockbuckle House occupies 1.08 acres of mature landscaped gardens featuring sweeping lawns with mature trees, Rhododendron beds and a granite gravel driveway with lighting columns. There is extensive parking and remote timber gates for access. The residents of Avenal can enjoy exclusive use of approximately 3 acres of private woodland.

The impressive accommodation extends to 5,640 square feet to provide a stunning home with the flexibility for home working and modern family life. The professionally decorated interior is complemented by a range of luxury floor coverings including Italian Limestone tiles, smoked Oak flooring and high quality fitted carpets. There are bespoke double-glazed windows and an efficient underfloor heating system incorporating a heat recovery system. Provision for modern communication and entertainment demands is provided by a structured cabling network allowing control of audio-visual systems, computer and data systems and security.

The entrance vestibule opens into a stunning reception hallway with Italian Limestone flooring, a cloakroom and a separate WC. The drawing room features a limestone fireplace and views over the gardens from three elevations and there is a connecting door to the dining room. The lovely family room has a limestone fireplace and connecting door to the stunning open plan kitchen and breakfasting room, the heart of this home extending to over 35 feet in length with windows to all four elevations. The kitchen features stylish Porcelanosa furnishings with high quality integrated appliances. A rear hall from the kitchen leads to a wing with a larder, home office, shower room, utility room and a large double garage. A stair leads to a large and flexible living space above the garage offering provision for a playroom or teenage space and potential to develop a bedroom, living and bathroom area.

The first floor has a large central hall with a seating area, communications cupboard with the home technology wiring and extensive storage. The five bedrooms are individually decorated, all feature en-suite facilities and hand crafted wardrobes. The principal bedroom suite has a large dressing room with fitted wardrobes and a magnificent en-suite bathroom featuring a wc, twin basins with stone tops, a freestanding bath and a wet room style shower. There are three separate attic areas providing extensive storage.





















## TRAVEL DIRECTIONS

Travel west from Glasgow on the M8 and exit at junction 28A onto the A737. Take the second exit at Johnstone, turning right at the lights onto Barrochan Road. Take the first exit at the roundabout onto the A761. Travel through Brookfield and then Bridge of Weir on the A761 before entering Kilmacolm. In the village centre turn left onto Lochwinnoch Road and travel past the shops and village pub before turning right into Knockbuckle Road. Travel past Birkmyre Park and turn left into Knockbuckle Lane. Turn right at the bottom of the Lane and use the security entry gates to access before tuning first right via the next gates in the grounds of Knockbuckle House.

**BW1885** | Sat Nav: 2 Knockbuckle Lane, Kilmacolm PA13 4JS

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.







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