



3 CHAPEL FARM STEADING

CHAPEL ROAD, HOUSTON

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A stunning modern 4 bedroom home with views over surrounding countryside in an exclusive farm steading development on the outskirts of the village of Houston.

A highly specified and beautifully presented modern home in a rural location on the outskirts of Houston that commands fantastic views over the surrounding countryside. Positioned in a recently completed farm steading development of only 10 individual homes with landscaped communal grounds including separate garaging buildings. Chapel Farm Steadings is approximately 1 mile North of the conservation village of Houston and in the catchment area for highly regarded local schooling including Gryffe High School.

A welcoming reception hallway provides access to the ground floor rooms with a stair to the first floor and storage below. The lounge has a full height window allowing views to the surrounding countryside. The magnificent kitchen and dining room enjoys access to the rear courtyard garden via French doors with an additional window providing countryside views to the front. The stylish kitchen features extensive storage including modern appliances, a central island with breakfast bar and granite work surfaces. There is a fitted utility room with space for laundry appliances, a cloakroom/wc and a rear door to the gardens.

The upper floor has a central hall with a velux window over the stair and a storage cupboard. The main bedroom has a lovely modern ensuite shower room with Roca sanitary ware. There are three further double bedrooms and a family bathroom featuring a bath, wash basin, wc and a separate shower area.

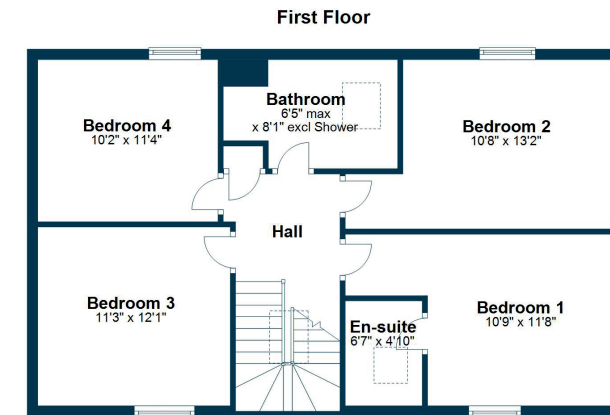
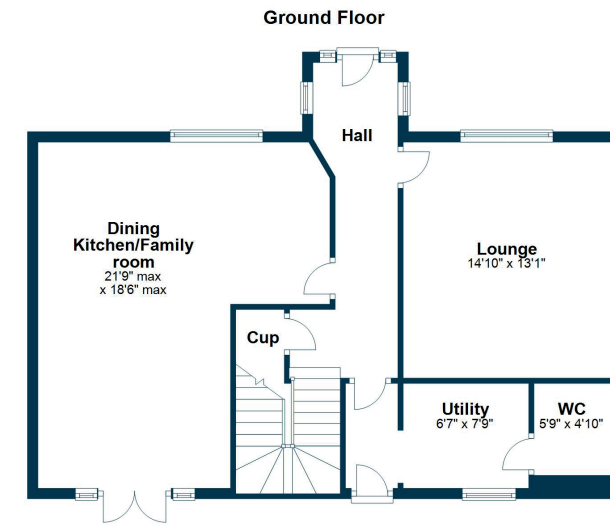
The property features neutral décor and quality floor coverings. The specification includes a gas fired central heating system supplemented with solar panels, 'A' rated triple glazed windows and doors and an alarm system. There is a high speed fibre broadband connection. The mains services include gas, water and electricity with a communal septic tank for drainage.

The property has a lovely, south facing landscaped courtyard garden with a terrace for outside dining, a lawn and well stocked display borders. The front garden has a lawn with monoblock paths to both the rear garden and front door. There are two parking spaces and a single garage with an electric access door.









The conservation village of Houston is popular with commuters with good road links via the A737 to the M8 motorway network. Johnstone railway station has regular services to Glasgow city centre and the Clyde coast. Houston has excellent local schooling at Nursery, Primary and Secondary levels including the sought after Gryffe High School. There are several golf courses in the local area, equestrian facilities at Ingliston, a bowling club and Strathgryffe Tennis, Squash and Fitness Centre.

BW2311 | Sat Nav: 3 Chapel Farm Steading, Chapel Road, Houston, PA6 7AX

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



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