



SPROULSTON FARM
BOWFIELD ROAD, HOWWOOD

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6 | BEDROOMS 5 | BATHROOMS 6 | PUBLIC ROOMS

A stunning property offering a spacious and flexible layout of twelve principal apartments set in five acres of private ground with excellent equestrian facilities in this picturesque rural location.

Sproulston Farmhouse is an outstanding family home occupying a prominent rural position in the West Renfrewshire countryside only some 10 miles from Glasgow International Airport and close to the local villages of Howwood and Uplawmoor. The stunning property is formed by the development of the former Greenacres Hotel adjacent to the Greenacres Curling Rink. The farm is positioned on approximately 5 acres of private grounds including formal gardens with extensive parking, a variety of outbuildings and approximately three acres of grazing ground. There are first class equestrian facilities including an all-weather flood lit arena which is drained and surfaced with silica sand and pulverised rubber surfaced manege, a covered horse walker and seven stables. There are also various outbuildings including a tack room and vermin proof wood store, garaging with mezzanine level storge above, grooms' room and storage areas.

This substantial home offers 5759 square feet of accommodation formed over two levels. This comprises of a dressed stone original two storey farmhouse with single storey wings and brick built extensions. The accommodation is extremely flexible and could allow for extended family living and home office facilities. A large conservatory forms the entrance to the front of the property through the formal gardens and courtyard and provides access to the main reception hallway in the original farmhouse area of the building. This central hallway has a stair to the upper level, a rear hall to a modern shower room. There is entry to the lounge with a wood burning stove and on the opposite site of the hallway there is a large bedroom suite with both a living and sleeping area. An inner hall has entry into a home office/study, the conservatory and the kitchen. The kitchen forms the hub of this property and is fitted with a range of traditionally styled timber fronted furniture with dressed Yew worktop surfaces and a range of appliances including an Aga range cooker with an extractor above. The kitchen is open plan to a dining and living area which has windows overlooking the courtyard and access to the same. There is a boiler room positioned off this area and entry to the rear wing of the property with bedroom number six. The large gym has full height windows to the rear courtyard garden and a mezzanine room positioned over providing further storage. The gym has twin doors to the family games room with a built-in bar area and a WC. The opposite wing of the property has access from both the kitchen and the conservatory to large formal dining room which has twin doors to what is currently used as a self-contained apartment. There has a large sitting room with an en-suite shower room and a large bedroom.

The upper floor of the property comprises of a central hallway with entry to the principal bedroom with an en-suite shower room and steps leading to a large dressing room. There are two further double bedrooms on this floor and a shower room.

The specification of the home includes mains water and electricity supplies, oil fired central heating with separate boilers replacement double glazing. The drainage is provided by a septic tank which is shared between the farm, Greenacres Curling Rink and the three adjacent cottages.

The property has approximately five acres of private grounds including mature garden grounds including mature garden grounds that are access via a secured cantilever gate into a gravel surface driveway allowing for parking and turning for a variety of vehicles. There are lawn areas and a formal garden in the front courtyard. To the rear of the property there is the equestrian facilities including the all-weather, flood lit arena, detached stable blocks containing seven boxes with storage and wash areas and a horse walker. There is also a large garage which has a mezzanine level above which provides extensive storage and workshop space. Attached to the garage there is a large tack room with vermin proof food store and an attached hay loft.







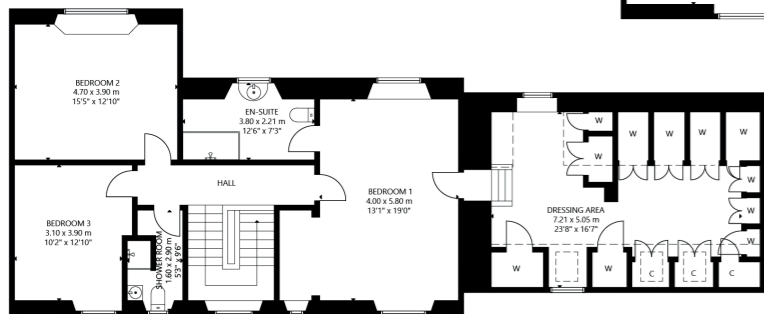
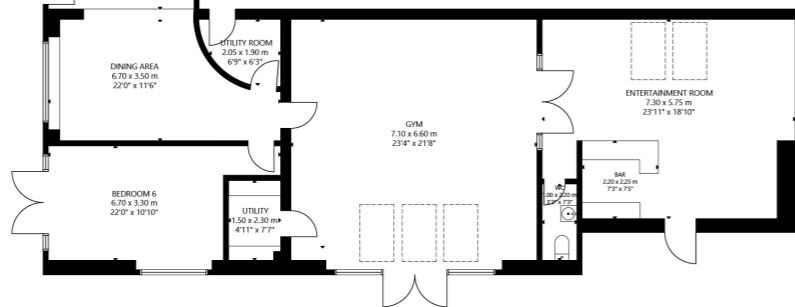








GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS

Sproulston Farm is positioned approximately 10 miles from Glasgow International Airport where there is also access to the M8 motorway network serving central Scotland. There are local facilities in the nearby village of Howwood (3 miles) and Uplawmoor. The A373 gives good round links to both the Clyde coast and towards the M8 motorway network. There is local schooling at Primary level within the village of Howwood and numerous independent schools available including St Columbus within Kilmacolm and a large variety of independent schools within Glasgow. The area boasts a wealth of leisure pursuits including Clyde Muirshiel Country Park at Lochwinnoch with water port centers and Castle Semple and the adjacent Greenacres Curling Rink. There are modern yacht marinas at Inverkip and Largs on the Clyde Coast which also boast a variety of golf courses including world renowned links championship courses. Glasgow City Centre offers numerous facilities of an international centre with world renowned shopping and dining facilities.

BW2138 | Sat Nav: Sproulston Farm, Bowfield Road, Howwood, PA9 1DE

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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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