

THE GRANGE

PARK ROAD, JOHNSTONE



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6 | BATHROOMS
5 | PUBLIC ROOMS

The Grange is a magnificent Grade 'C' listed Edwardian villa set within mature walled gardens offering sympathetically upgraded and beautifully presented accommodation.

An elegant period home built in 1911 and designed by the architect James Barr Lamb. The Grange is set within mature gardens enclosed by stone boundary walls with access via twin entrances featuring decorative ironwork gates and circular gatepiers. The property has a Grade 'C' listing and benefits from sympathetic upgrading and maintenance to provide a wonderful family home with accommodation of 4,168 sqft formed over three floors. Period features include original timber fire surrounds and carved overmantles in the reception hallway, sitting room, dining room and an inglenook fireplace in the living room. There are refurbished timber sash and casement windows with secondary glazing and a modern gas fired central heating system. The interior is beautifully decorated and the specification includes high quality sanitary ware in the bathrooms and a stylish fitted dining kitchen featuring timber work surfaces, a range cooker, cooker hood, integral appliances and a central island.

The ground floor accommodation comprises of twin storm doors to an entrance vestibule opening to a welcoming reception hallway with a fireplace and seating area, a stair to the upper floors with a closet store below and a WC. The magnificent living room has a bay window, timber flooring, an ornate inglenook fireplace with leaded windows and ornate ceiling plasterwork. The sitting room features a corner bay window, additional front window and a fireplace with a wood burning stove. The formal dining room has a bay window and additional rear window formation, timber flooring and a fireplace with an open fire. The kitchen is open to a casual dining area with windows to both the rear and side of the property. This lovely room features a range of traditional styled furniture with quality appliances, enamel sinks and a central island with an additional cocktail sink. A door leads to the rear wing with a wc, utility room, store room and a stair to a charming study overlooking the rear garden.

An impressive staircase bathed in natural light from a large window formation leads to the upper reception hall with a access to four double bedrooms and a tiled modern family bathroom. The principal bedroom has both a corner bay and a front window, a fitted dressing room and a luxurious en-suite bathroom featuring a freestanding roll top bath, walk in shower area, a wc and twin wash basins. There is a modern en-suite shower room in the second bedroom. A stair leads to the attic level containing a billiards room that could be configured as a fifth bedroom with a shower room and a deep store room.

Externally a gravel driveway connects both entrance gates and extends along the western gable to the substantial detached outbuilding containing a tandem garage and three separate store rooms. There are stone boundary walls and a screen of mature trees and shrubbery provides privacy. The rear gardens are lawned with a lovely flagstone terrace and several mature trees.















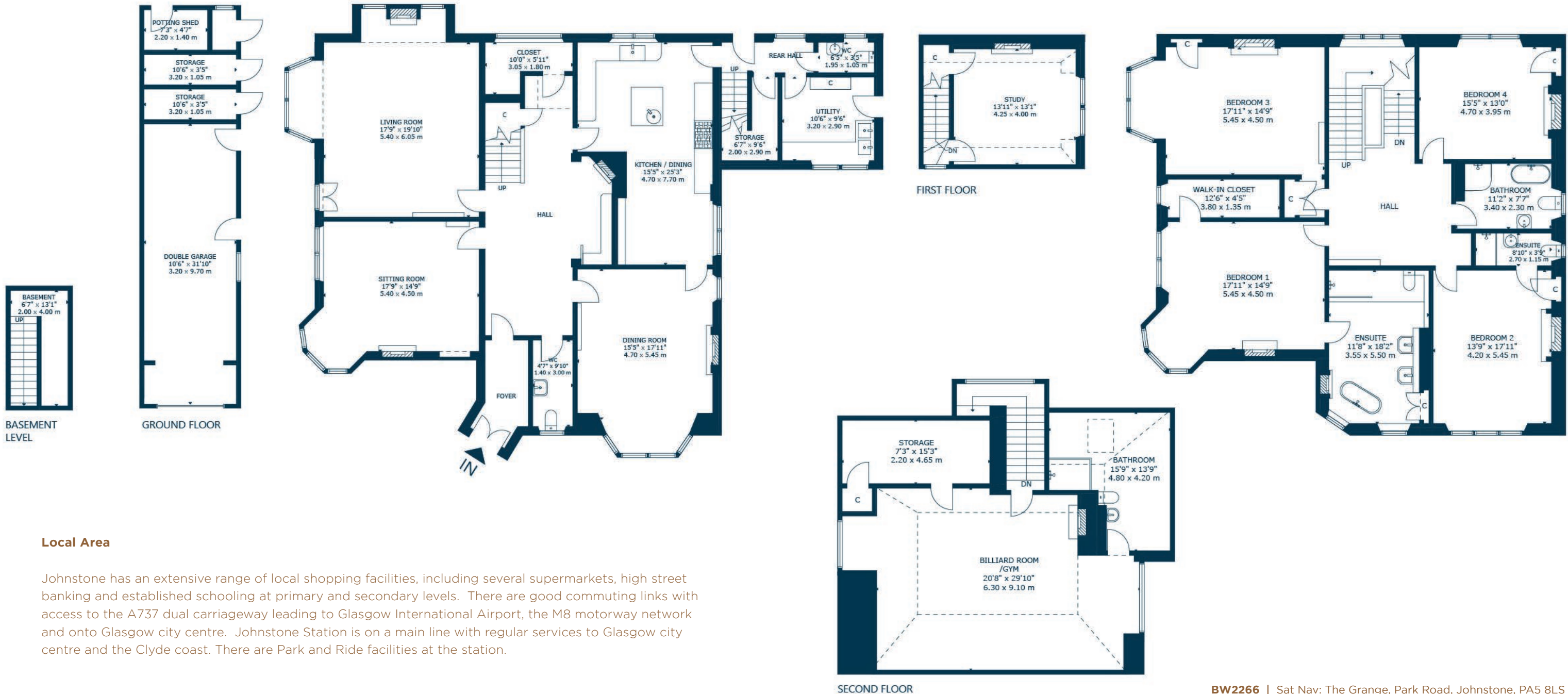












Local Area

Johnstone has an extensive range of local shopping facilities, including several supermarkets, high street banking and established schooling at primary and secondary levels. There are good commuting links with access to the A737 dual carriageway leading to Glasgow International Airport, the M8 motorway network and onto Glasgow city centre. Johnstone Station is on a main line with regular services to Glasgow city centre and the Clyde coast. There are Park and Ride facilities at the station.

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





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Corum Bridge Of Weir
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

Tel: 01505 691 400

Email: bridgeofweir@corumproperty.co.uk

www.corumproperty.co.uk