

Ardfruoich

GLENMOSSTON ROAD, KILMACOLM



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Welcome to Ardfruoch

Ardfruoch is a distinctive 5-bedroom 'arts and crafts' style home by Austen Laird, located in the picturesque village of Kilmacolm. Recently, it has undergone extensive renovations, making it one of the signature family homes in the area.



Set in expansive, private gardens, the property is surrounded by mature trees and rhododendrons, providing shelter and seclusion. Positioned just off Glenmosston Road, Ardfrooch offers exceptional southerly views across Kilmacalm and the surrounding countryside.

The house blends period features with contemporary living. It boasts a sumptuous kitchen by Smallbone of Devizes, known for its meticulously crafted designs. The property features deluxe sanitary ware, rich original timbers, and white-painted hardwood glazing by Blairs, along with a high-specification alarm and CCTV system.

Externally, the house has a white-painted harled exterior with contrasting black ashlar window mullions and a red rosemary tile roof. The extensive gardens have been landscaped and drained, featuring tree surgery to enhance their family-friendly appeal. A stunning extension provides a triple family space with a dining area, kitchen, and living room, opening to a large stone terrace ideal for alfresco dining.

On the ground floor, Ardfrooch includes an outer canopy porch and a vestibule with a Claygate tile floor. The broad entrance reception hallway/sitting room features a multi-fuel stove, and the formal dining room is open plan. The full-width drawing room has bay and box windows, a multi-fuel stove, and a French door leading to the loggia. An inner hallway leads to a cloakroom, children's playroom, comms and CCTV security cupboard, utility room, and service entrance porch. The triple room encompasses a Smallbone of Devizes kitchen, dining/breakfasting room, and family sitting/entertaining room, with polarised glass roof lanterns and bi-fold doors to the terrace.

The first floor features four bedrooms in total, headlined by the magnificent master suite, which includes a double bedroom, morning/beauty room, en suite shower and bathroom, and a dressing room. There is also a family shower room, home office/study, shelved linen store, three further additional bedrooms, and a self-contained guest suite with an en suite bath and shower room.

The second floor sports a generous fifth bedroom, playroom, or home office with fitted furniture, doors to eaves space, and attic storage. The property also includes a loggia and two timber garages.

The landscaped gardens have a stone entry, resurfaced driveway, lawns, tall trees, rhododendrons, a children's adventure playground, and direct access to Kilmacalm Golf Club. The property also has a significant two-storey double garage with flexible space on the ground floor for a gym/sauna/steam room and open-plan kitchen/lounge, additional bedroom and bathroom on the first floor.

Planning permission has been granted for a significant extension which can be viewed on the Renfrewshire Council planning portal using reference – 22/0061/IC







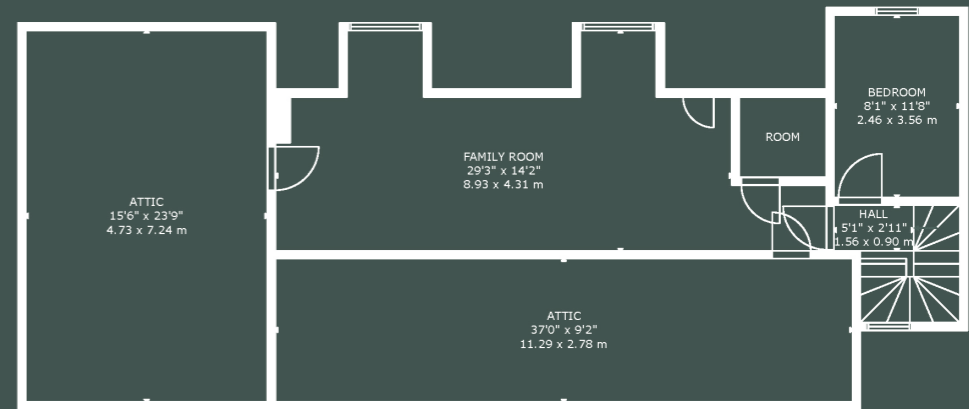
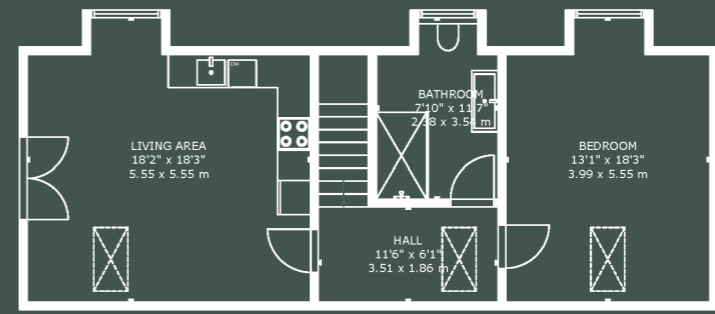
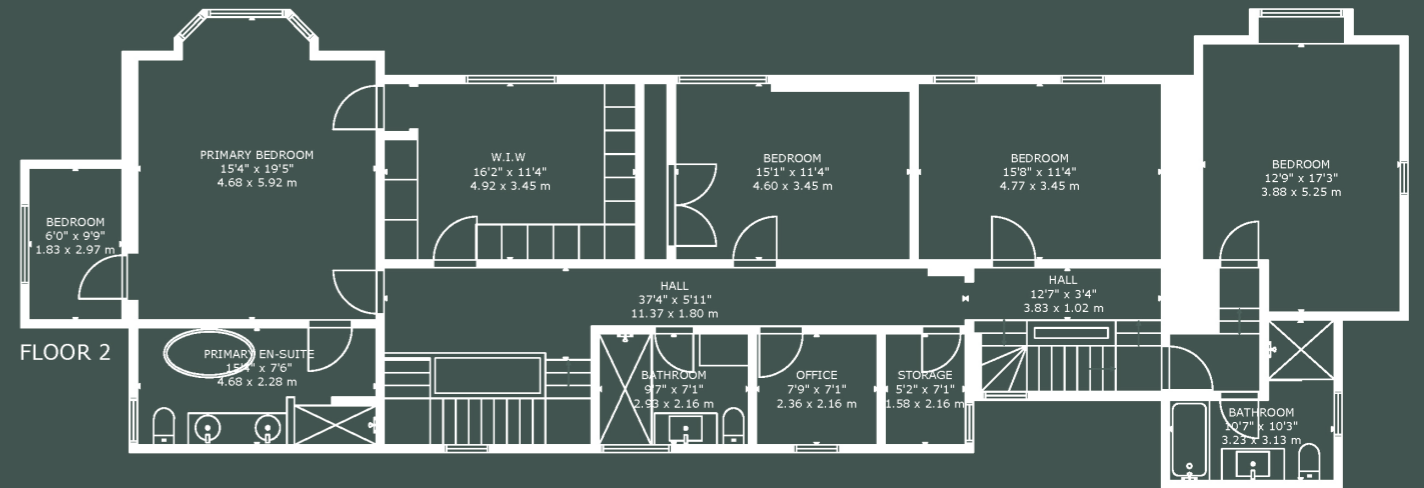
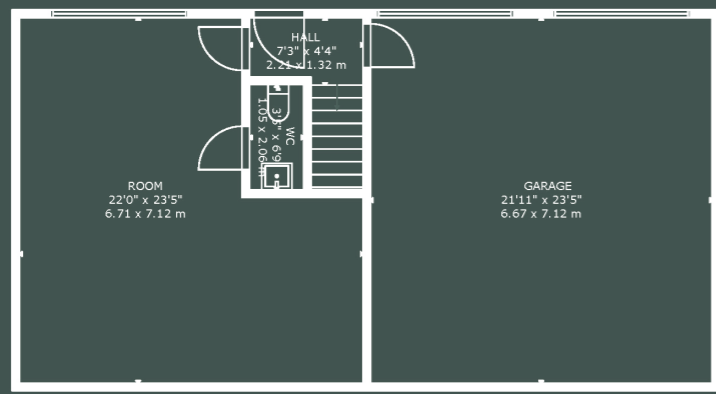
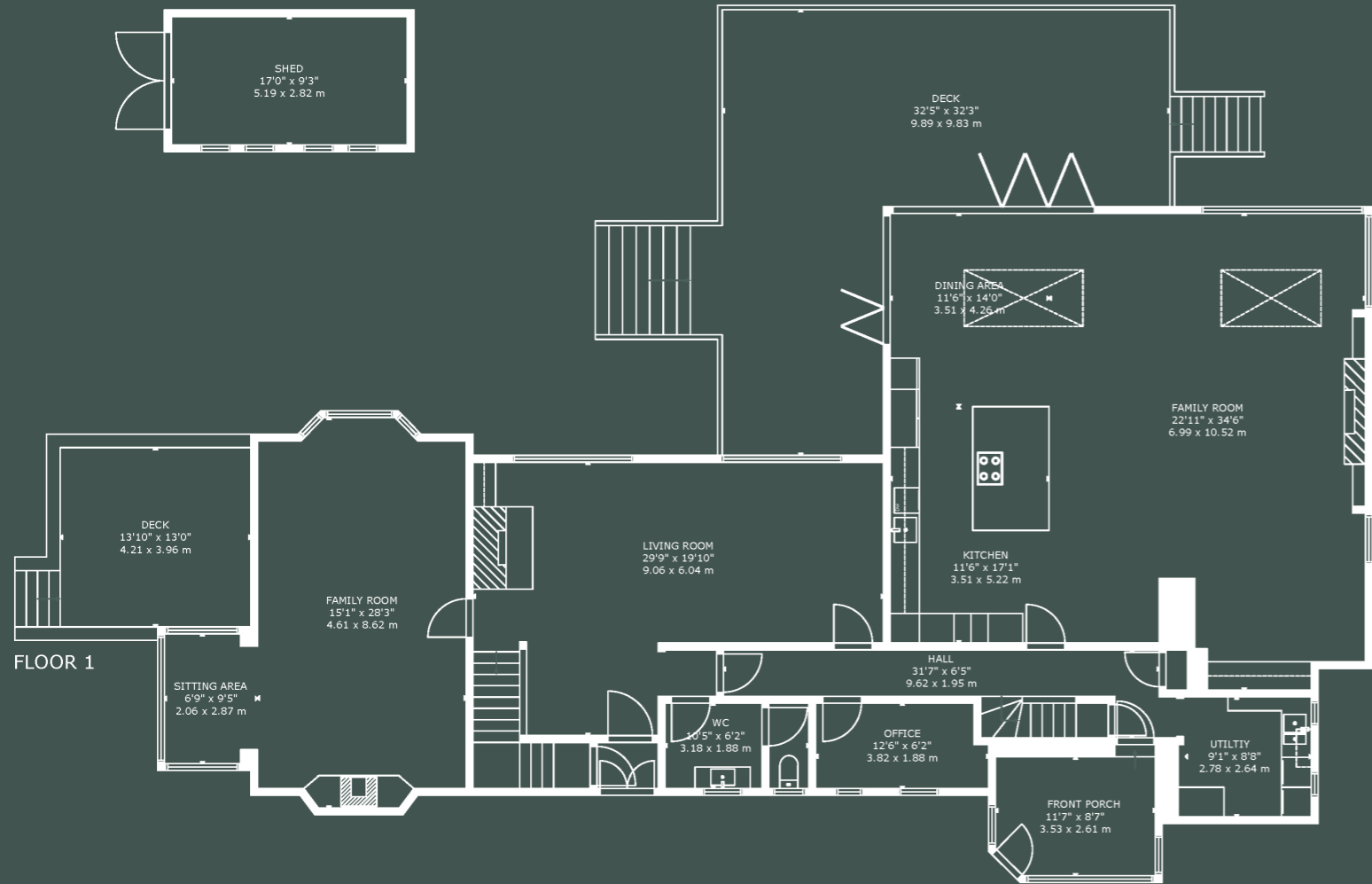








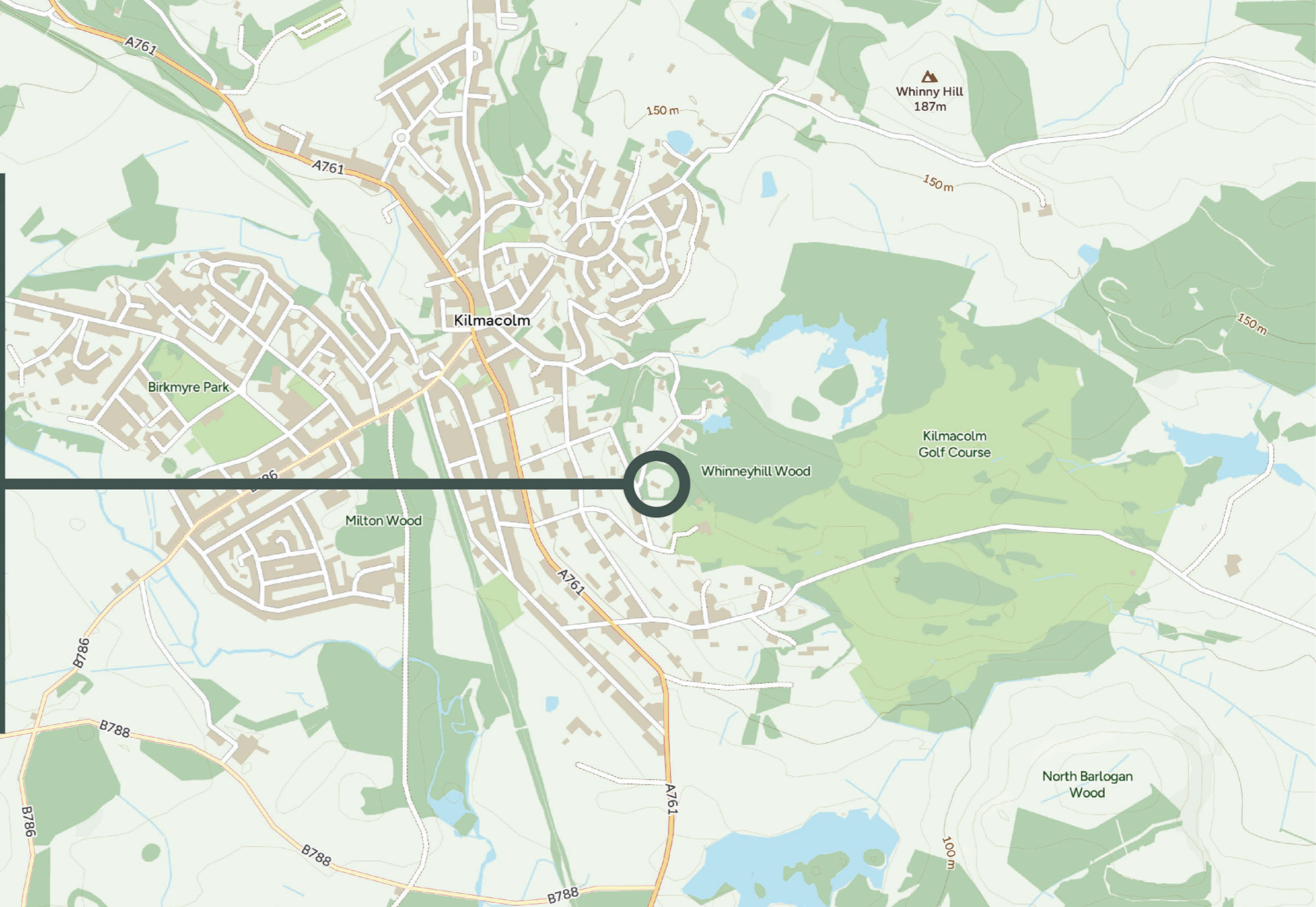
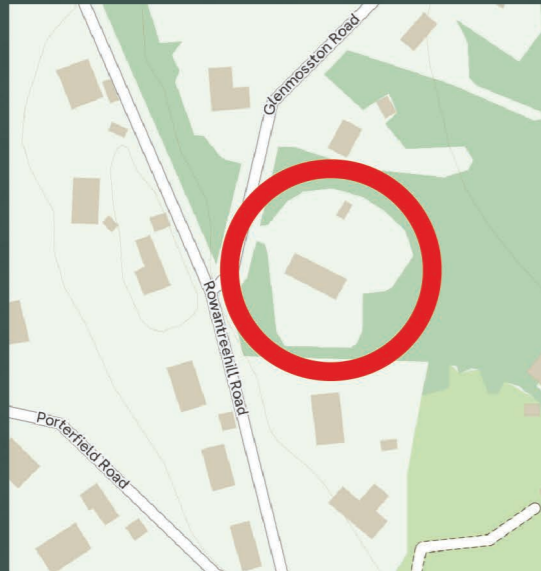






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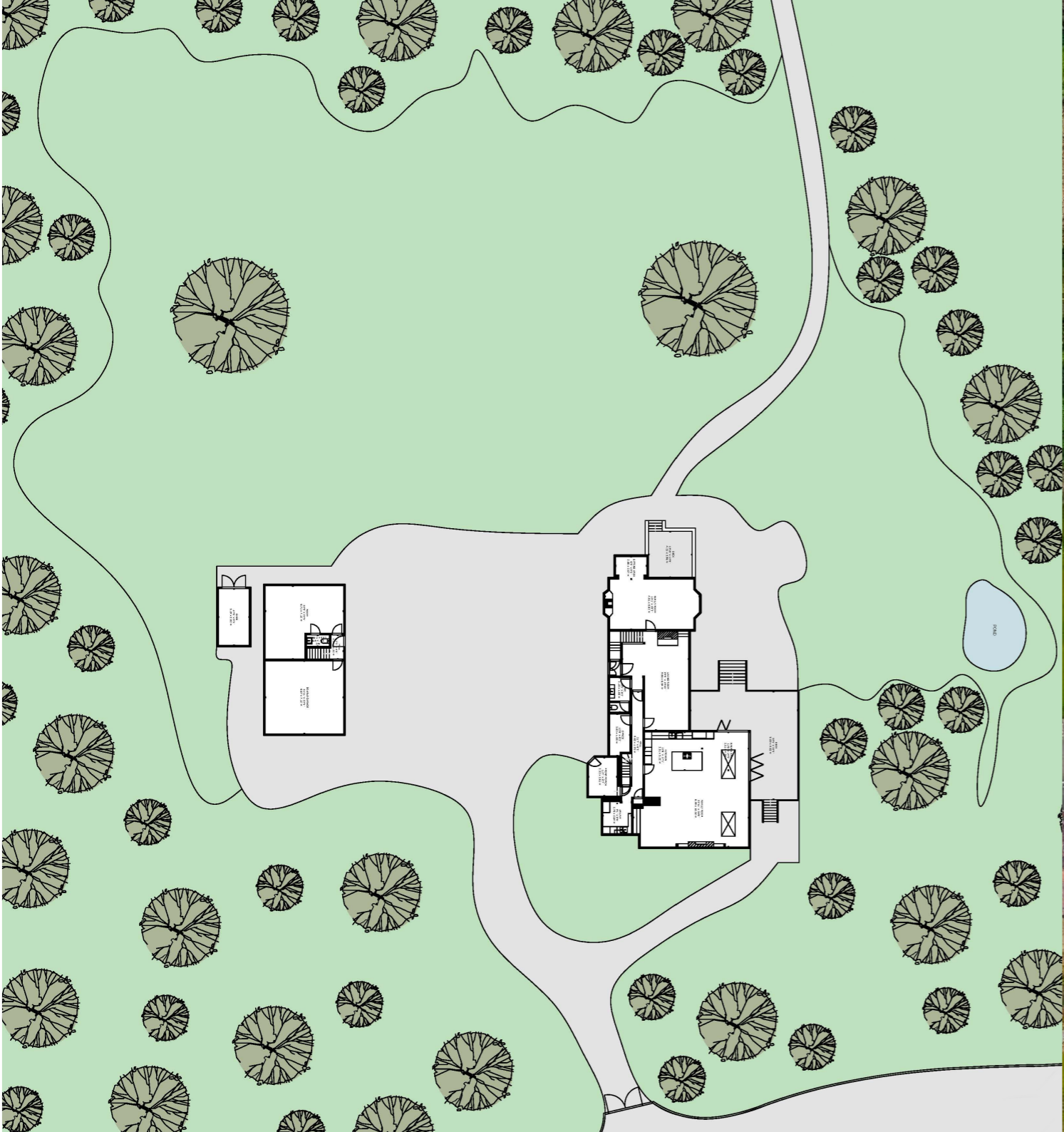


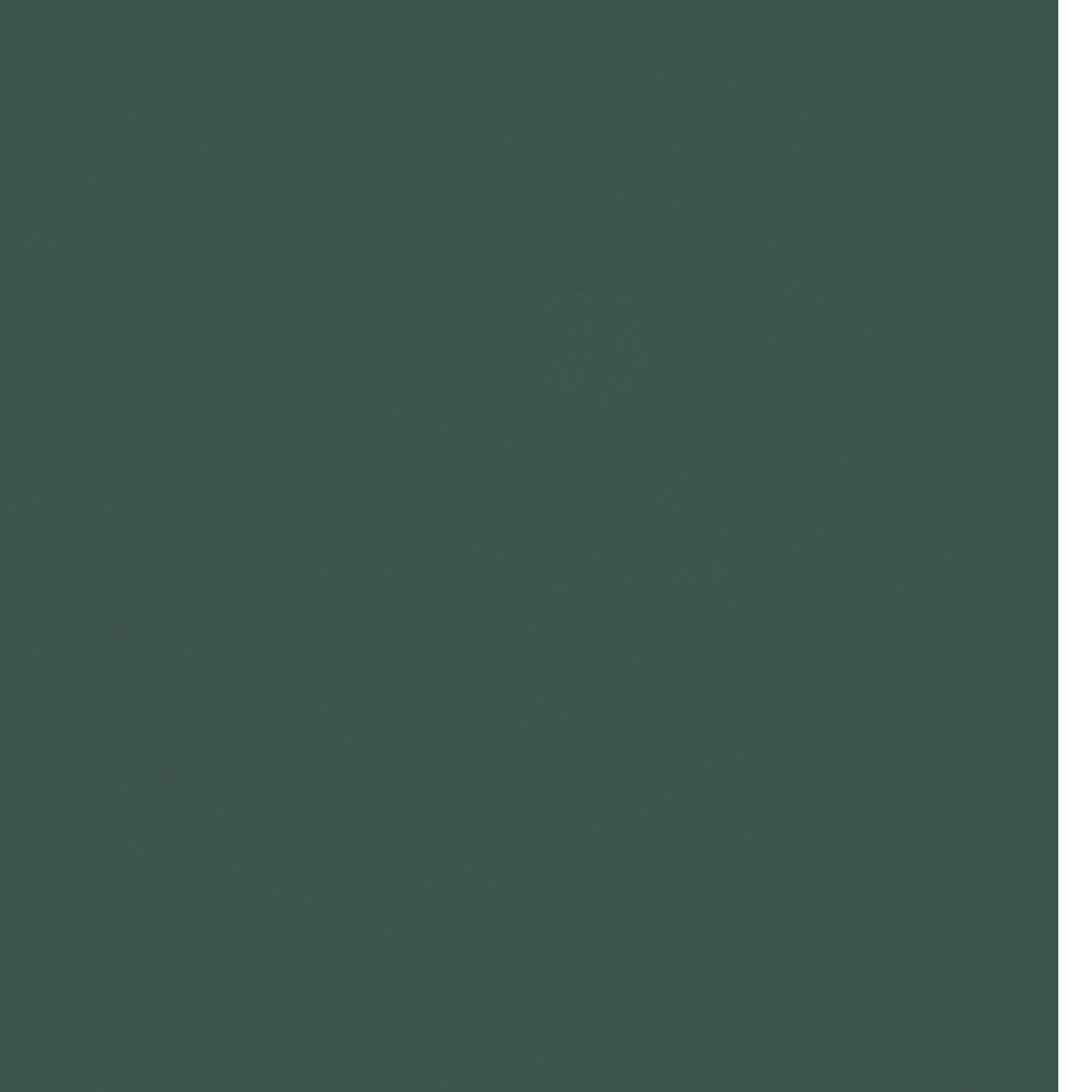
Ardfruch is situated just off the privately owned and resurfaced Glenmosston Road, amid circa 2.5 acres of professionally landscaped gardens with direct access to Kilmacolm golf course. The centre of Kilmacolm is approximately 750 metres away, a pleasant walk through the mature and well-established residential part of the village.

Kilmacolm village centre has recently undergone redevelopment, offering a blend of hard and soft landscaping that enhances its charm. The village provides a variety of local amenities, including shops, cafes, and recreational facilities, ensuring a vibrant community atmosphere.

Inverclyde Council provides local authority services, with Ardfruch falling under council tax band H. The property benefits from mains water supply, mains drainage, mains gas, gas central heating with new twin Bosch Worcester boilers installed in 2021, wet underfloor heating in the kitchen, restored Georgian cast iron radiators, a hardwired Chubb alarm system, and a CCTV system. The house is also double-glazed with Blairs hardwood windows.

Ardfruch's location offers the perfect balance of peaceful, private living with convenient access to the amenities and recreational opportunities of Kilmacolm village.







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