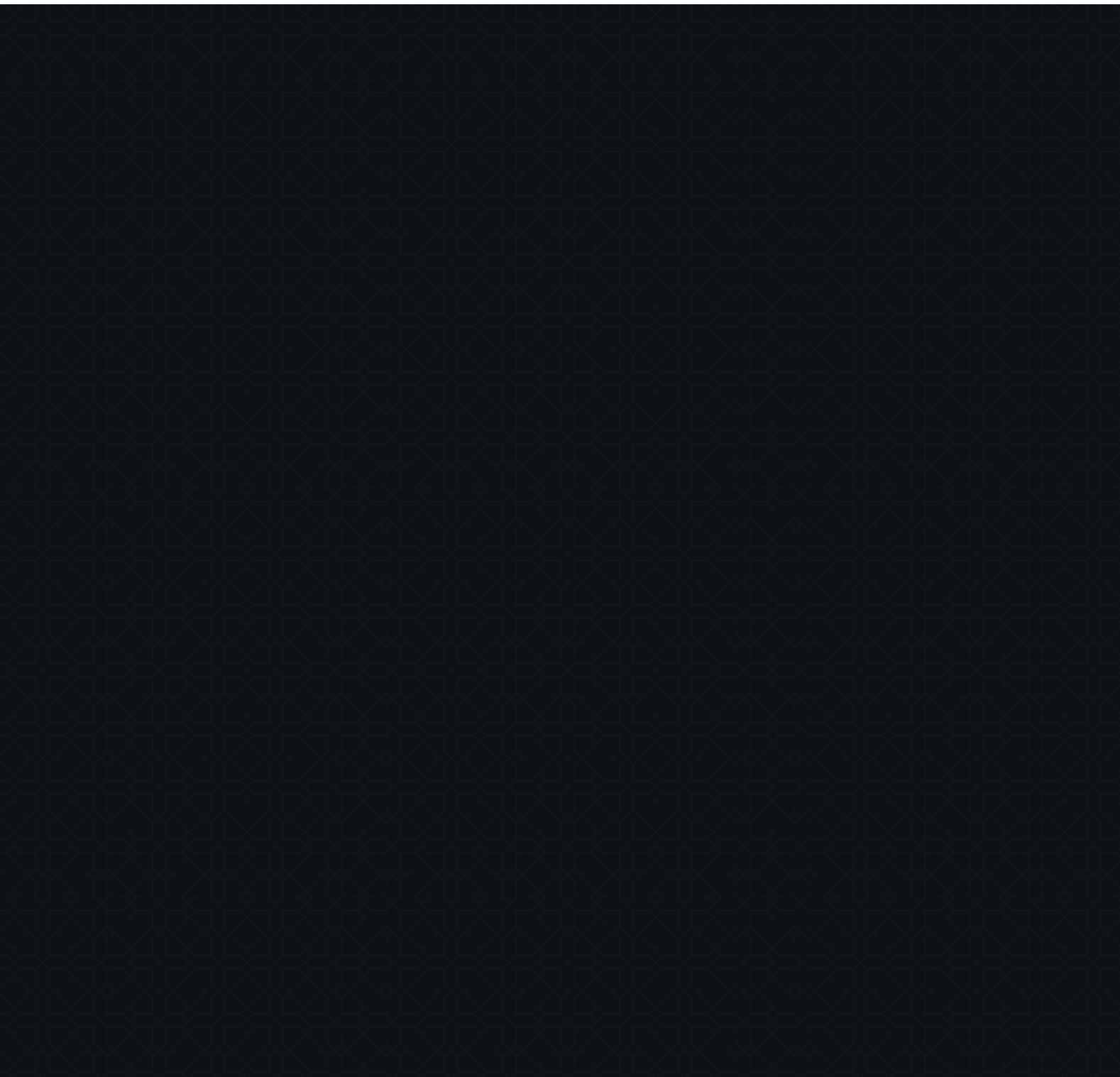


Greystones

HOUSTON ROAD
KILMACOLM



c o r u m







Greystones presents a rare opportunity to acquire a property of considerable note in the picturesque village of Kilmacolm, one of the most coveted addresses in the inverclyde region. Prominently positioned with unrivalled views over The Knapps dam, this property offers a unique opportunity to the discerning buyer. Built in 1913 this Grade B-Listed residence exemplifies the finest in conservation architecture. The house, designed in a late Arts & Crafts style by architect J. Austen Laird, was given an extensive renovation in 2014 and has recently been meticulously redecorated throughout. Greystones offers a contemporary lifestyle whilst preserving the essence of its historical past.

As you enter Greystones, you are immediately welcomed by a gothic inspired reception hallway with original dark wood panelling. A period fire surround offsets a contemporary fire and the tiled flooring adds to the overall drama of this impressive space. Adjacent to the foyer is a panelled cloak room and WC. Continuing to the study, with its view to the front garden, it too has a period fireplace and rich decor providing a private space to relax or work in.

From the reception hall you are led through double doors to the Siematic kitchen designed by Nicholas Anthony of Mayfair. Its design and configuration are testament to timeless elegance. Carrara marble, stainless steel and copper mirrored wall units set the tone for this magnificent space suited to the most serious of culinary enthusiasts. The appliances are Gaggenau including pop up extractor and wine fridge. The larder cupboard, fridge freezer and storage are all spacious and luxurious. This room has two sets of doors that access the expansive terrace which spans the entire length of the house. It's the perfect outdoor private entertaining space with a selection of outdoor sofas and seating.

The kitchen is connected to a newly configured family room through a magnificent archway. This space features a period fireplace with inset gas burner and an installed entertainment system. Within the impressively scaled bay window there's a beautiful informal dining area affording spectacular views out towards the knapp loch. Continuing from here is a Mozolowski and Murray conservatory which offers a further social area with floods of natural light. A connecting hallway leads to the elegant formal dining room with its bespoke bird's eye maple wood fire surround, and a continuation of the oak herringbone floor from the kitchen and family room. There is a further catering kitchen and utility area, complimenting the ground floor's design, useful for larger scale indoor/outdoor entertaining. From here there is access to the courtyard and multiple out-houses, ideal for storage and gardening equipment.

The first floor is home to the grand principal bedroom with a luxurious ensuite. Taking centre stage is a freestanding bath by Drummonds and a complimentary sink by the same manufacturer which is housed in a bespoke vanity unit. There's a separate WC, shower and dressing area. A further connecting dressing room/ sitting room completes the principal suite. There are two further ensuite bedrooms on this floor in addition to a family shower room.

The top floor is a versatile, semi-self contained suite featuring a flexible games/cinema room with its exposed beams and a fully appointed kitchenette. On this level there's an additional bedroom with dual aspect views and a further guest bathroom which also features a Drummond's bathtub and separate shower.

Greystones is installed with sophisticated technology with a privately leased fibre line direct to the house. The full home coverage ensures connectivity with speeds supporting streaming and remote work. Audio is served by a Sonos home system offering an immersive experience throughout the home. A Control4 Home Controller forms a network of security with the inclusion of fully weather proof cameras surrounding the perimeter.

Greystones is an exceptional home of considerable heritage which has been sympathetically redesigned and meticulously decorated to offer a wealth of comfort and contemporary living sitting in its extensive and mature private grounds in excess of two acres































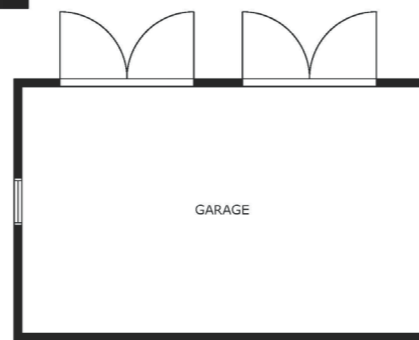
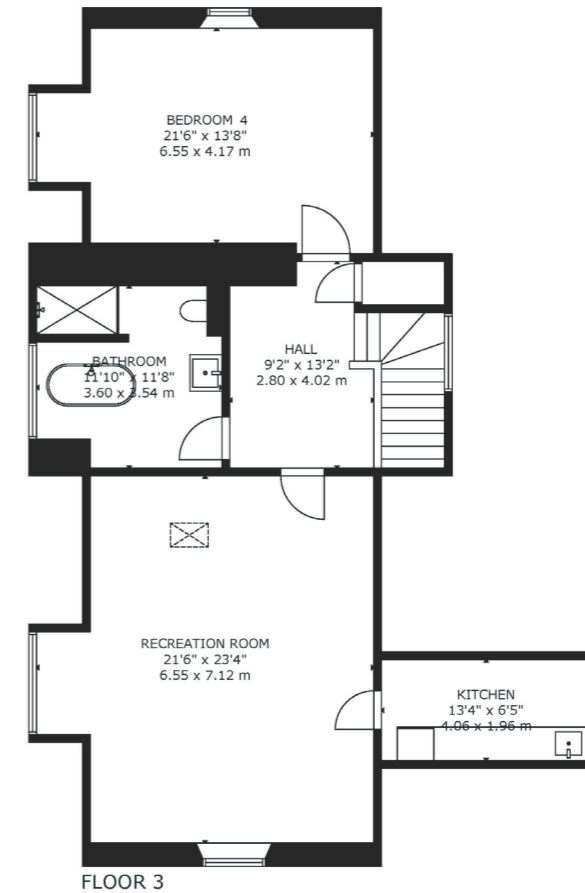
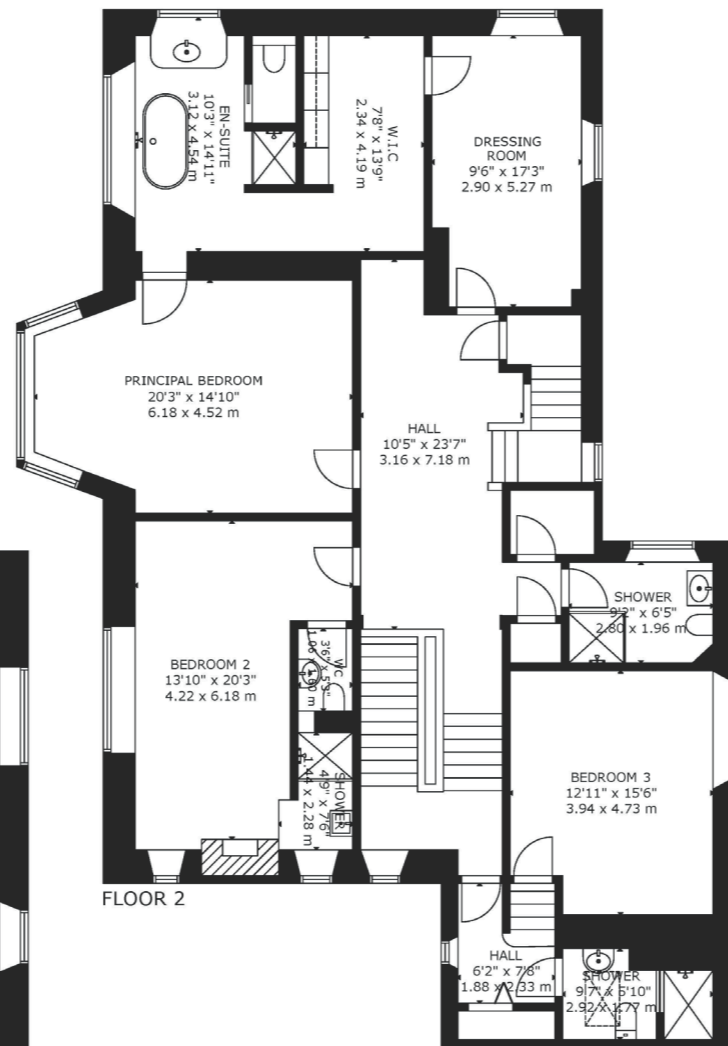
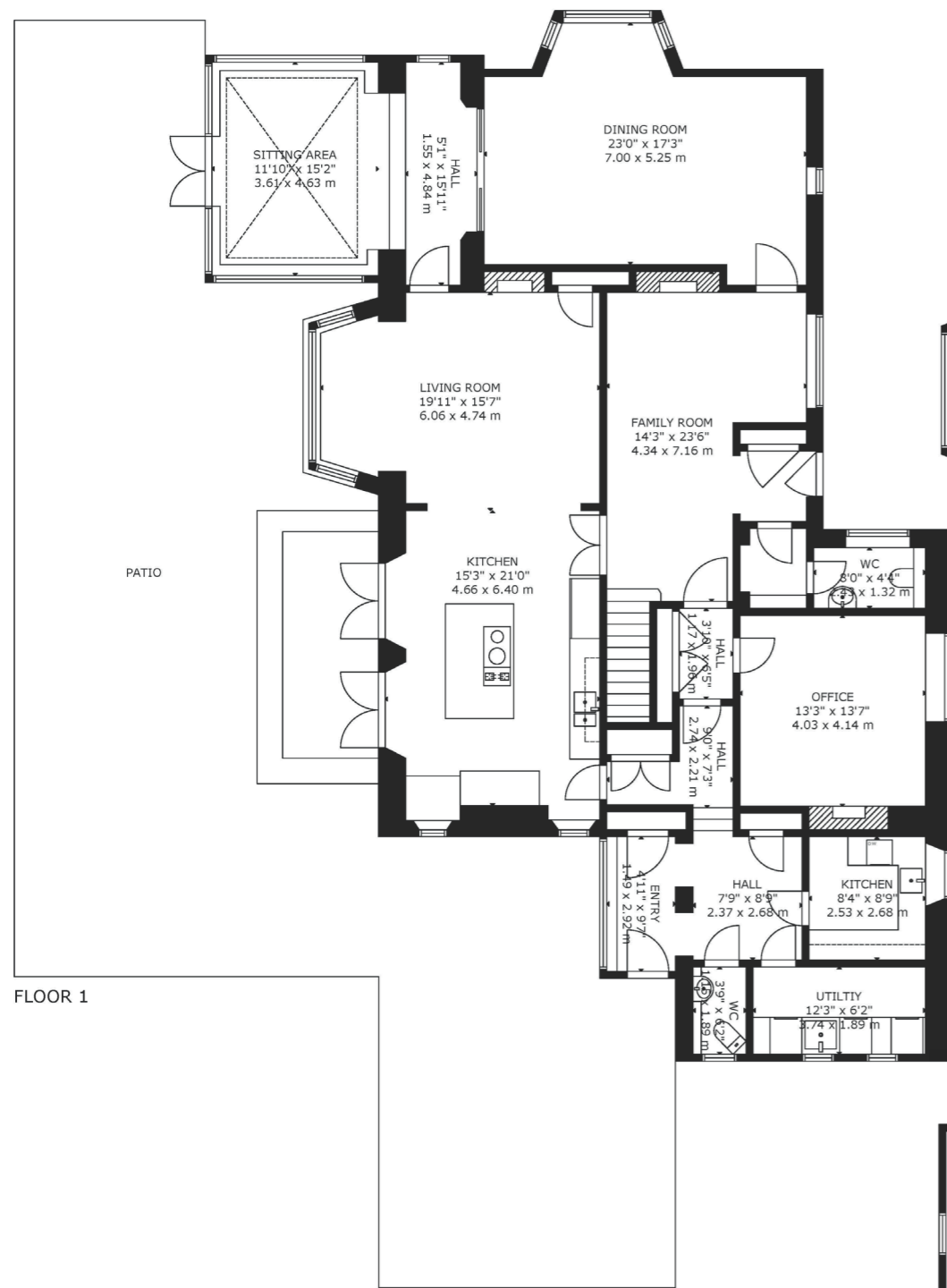












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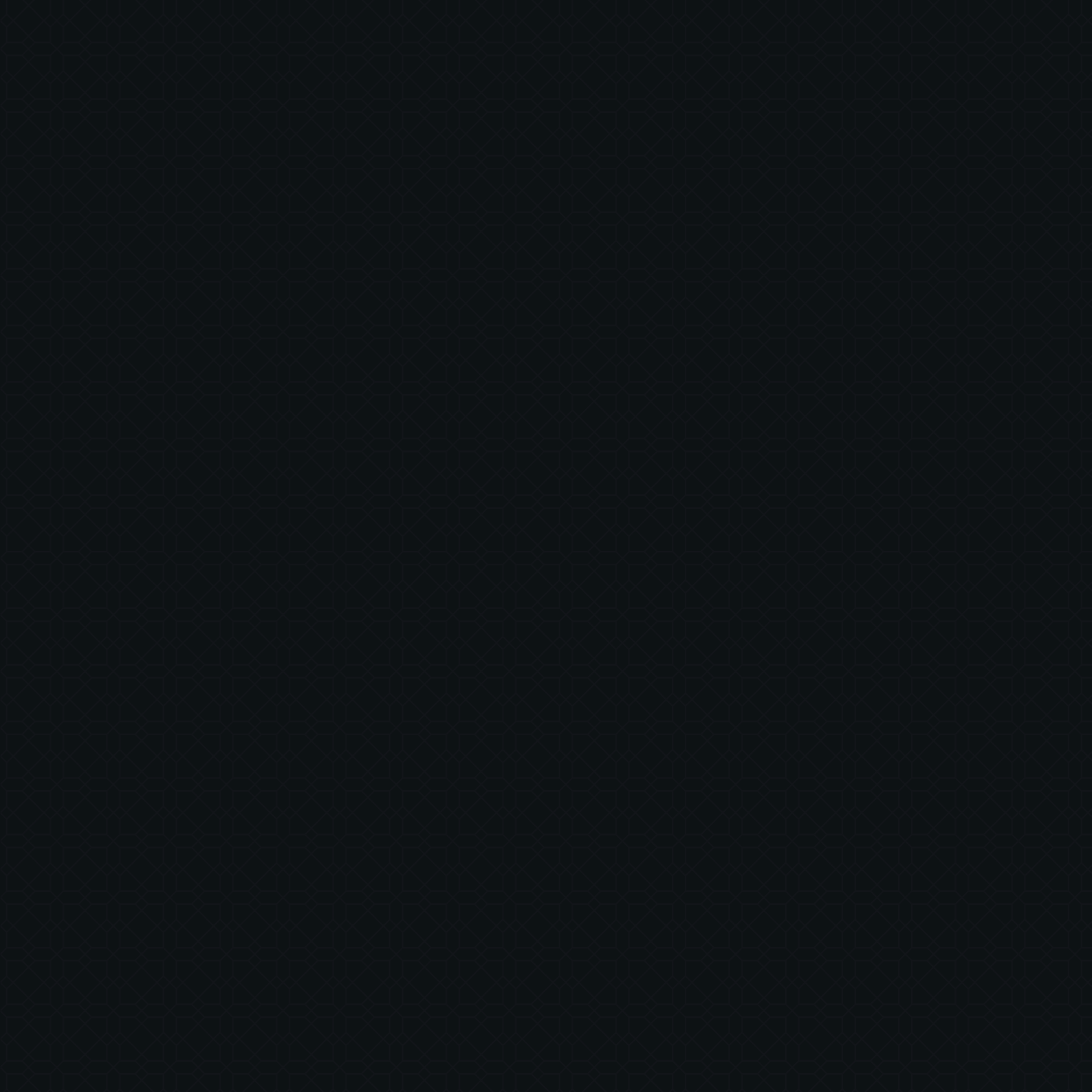
* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.

Nestled in the picturesque countryside of West Renfrewshire, Kilmacolm is a charming village that offers a tranquil lifestyle with easy access to urban amenities. Known for its beautiful landscapes, Kilmacolm is surrounded by rolling hills, lush woodlands, and the serene Knapps Loch, providing ample opportunities for outdoor activities such as walking, fishing and cycling. The Kilmacolm Golf Club with its magical views is renowned for being a friendly club with a sociable and inclusive environment.

The village boasts a strong sense of community, with a range of local shops, cafes, and restaurants that cater to residents and visitors alike. Kilmacolm also has excellent educational facilities, including the prestigious St. Columba's School, making it an ideal location for families.

For those seeking cultural and social activities, Kilmacolm hosts various events throughout the year, from local markets to art exhibitions and music festivals. The village's proximity to the Glasgow ensures that residents can enjoy the vibrant city life while returning to the peace and quiet of their countryside retreat.

With its blend of natural beauty, rich history, and modern conveniences, Kilmacolm is a desirable location for those looking to experience the best.





C O R U M

Corum Bridge of Weir

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

01505 691 400

bridgeofweir@corumproperty.co.uk

corumproperty.co.uk