



THE NORTH GATE HOUSE

FORMAKIN ESTATE, BISHOPTON

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1 | BEDROOM

1 | BATHROOM

2 | PUBLIC ROOMS

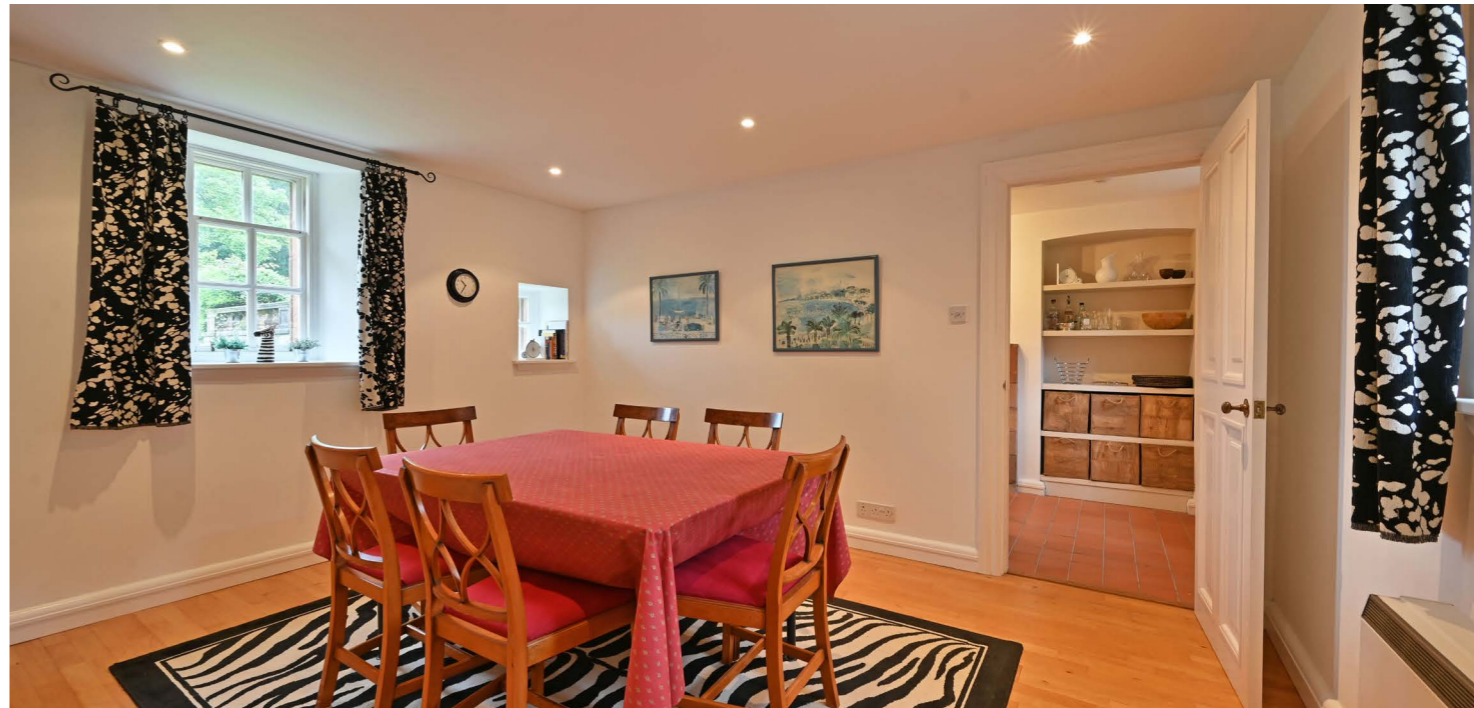
A unique sandstone gate house formed within a wing of a magnificent Sir Robert Lorimer mansion house set in a private residential estate including beautiful formal gardens with further grounds extending to over 150 acres.

The North Gate House is a unique private home formed within a wing of Formakin House in the beautiful west Renfrewshire countryside in close proximity to the villages of Bishopton, Houston and Kilmacolm. Formakin house is a magnificent 'A' listed mansion house, set within a private rural estate. The mansion house has formal garden grounds of approx. six acres including a Walled Garden, Fountain Garden, Oriental Garden, and an Orchard with the "lovers walk" themed love heart stone pathways. The estate extends to a further 150 acres, including a site of special scientific interest, further parkland, recreational woodland, and pastureland.

Paisley stockbroker, John Augustus Holmes and Sir Robert Lorimer formed this unique estate. The creation of the estate involved a wealth of architecture although work on the estate was halted in the early 20th century and after several attempts, by subsequent owners to further develop, the estate was finally bought by the highly regarded developer Kit Martin who set about sympathetically converting the estate and buildings into a private residential estate.

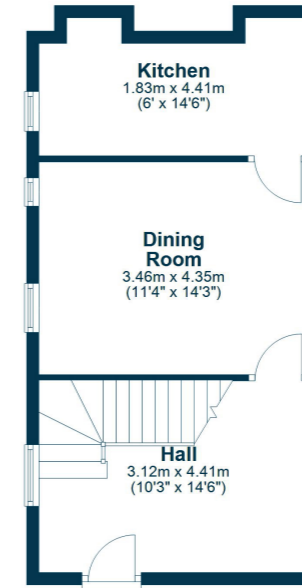
The North Gate House is a charming home with a two storey layout, positioned to one side of the vehicular archway of Formakin House with bedroom accommodation that extends over the archway itself. The accommodation comprises of a main door entrance within the archway leading into a formal reception hall with limestone flagstone flooring, a stair to the upper floor and access to the dining room. The dining room is a formal size apartment with window formations to either side of the property. The kitchen has a range of traditionally styled maple fronted kitchen furniture, granite worktop surfaces, a range of integral appliances and two recess areas with display shelving.

On the upper floor of the property there is a stunning dual aspect lounge that extends to almost 20ft in length with a fireplace housing a modern wood burning stove. The upper hallway has entry to a bathroom with a three piece suite and a store cupboard. The bedroom has stone steps into a double size room with window formations to either side and a recess storage cupboard. The home has electric storage heaters and there is a single garage positioned with the communal parking and garaging area.

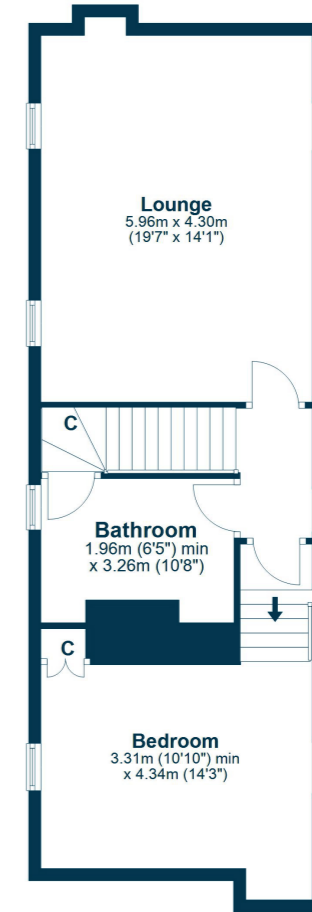




Ground Floor



First Floor



This property offers an ideal setting for accessing all amenities within Bishopton and surrounding areas, including a railway station. Local primary schooling is available in Bishopton with secondary education provided by Park Mains high school in Erskine. The highly acclaimed St. Columba's school is in the nearby village of Kilmacolm. Formakin is well placed for accessing Glasgow International Airport, the Erskine bridge and the M8 motorway for Glasgow city centre. Inverkip marina and Castle Semple are within twenty miles for water pursuits and sailing enthusiasts. For equine and golf interests there is the local Ingliston Country Club and 5 Star Mar Hall Hotel in Bishopton.

BW2478 | Sat Nav: The North Gate House, Formakin Estate, Bishopton, PA7 5NX

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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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