



**COTTAGE 19, ASHGROVE**  
CHURCH ROAD, QUARRIERS VILLAGE

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7 | BEDROOMS

8 | BATHROOMS

2 | PUBLIC ROOMS

**A unique opportunity for the re-development and/or conversion of a traditional stone detached building, formerly used as a care home in the heart of the Conservation Area of Quarriers Village.**

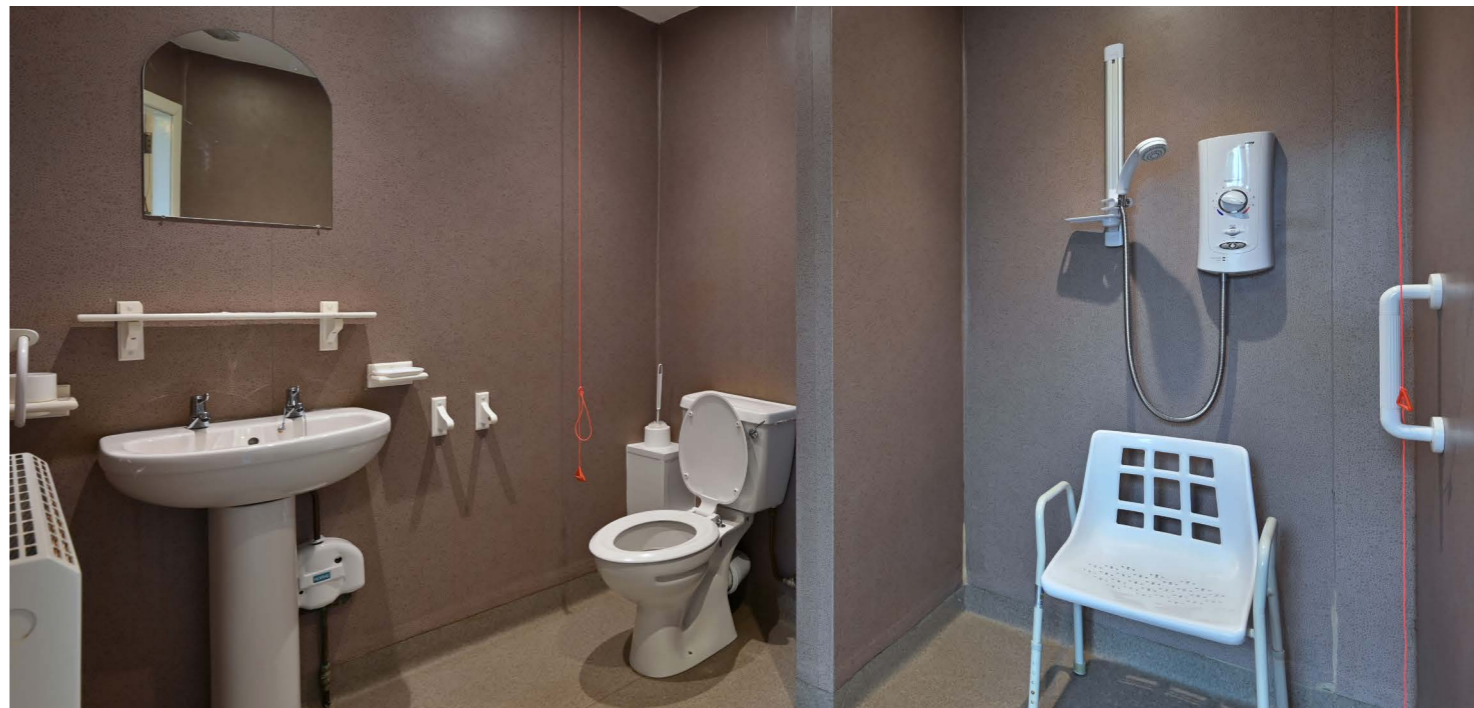
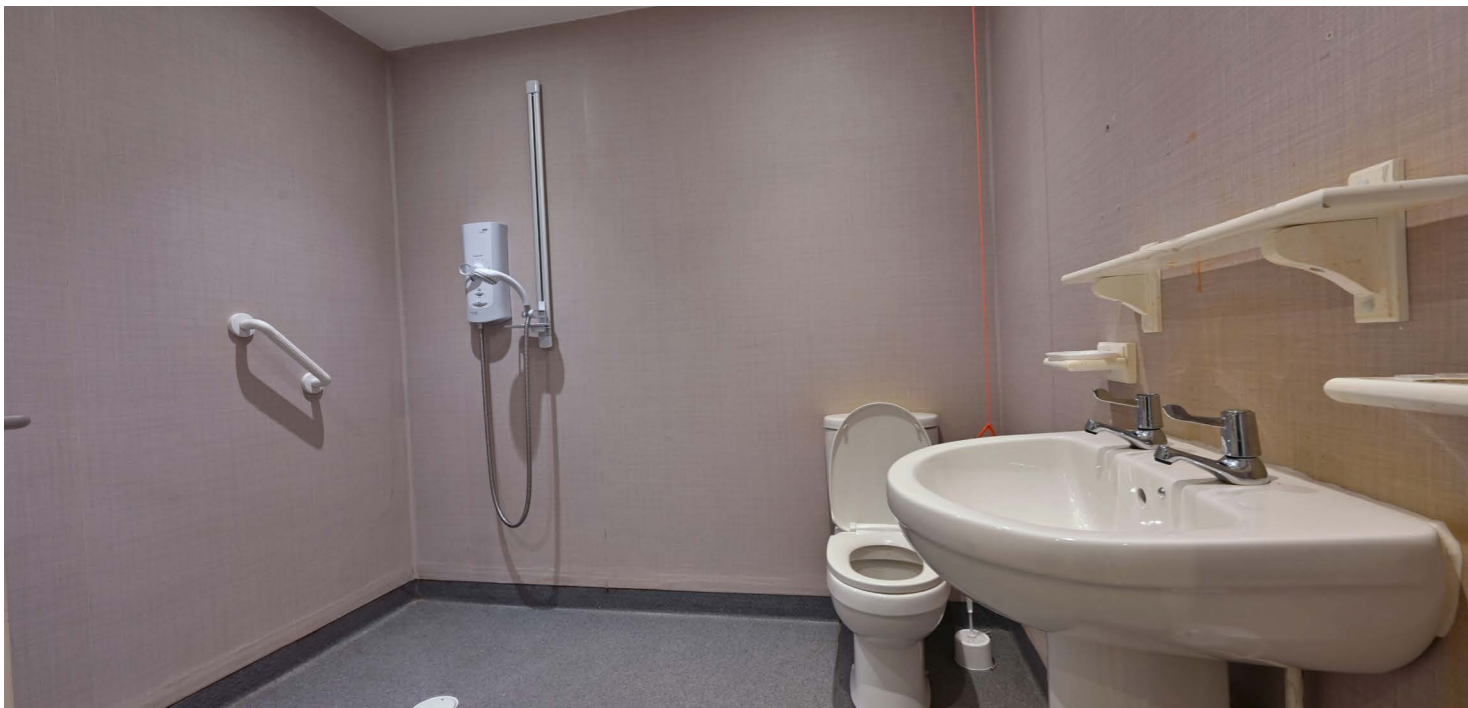
An elegant detached substantial property positioned in corner gardens with views towards the landscaped gardens in front of the stunning Mount Zion former church building in the heart of the desirable Conservation Area of Quarriers Village. The village is in the West Renfrewshire countryside between the villages Bridge of Weir and Kilmacolm. The village was developed in the late 19th century by William Quarrier and the architect Robert Bryden.

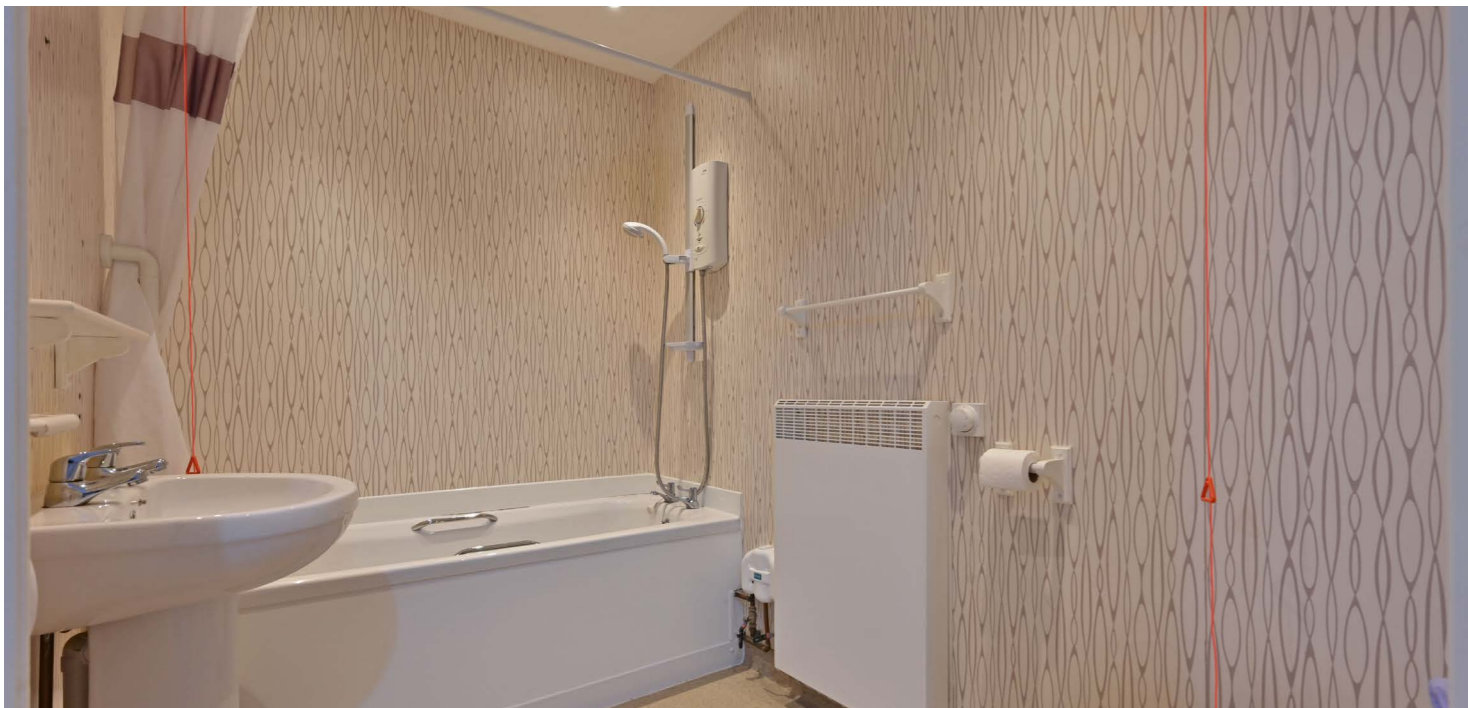
The property will require planning consents to convert to residential use. The principle of a change of use of former care properties to residential is one which has been generally supported by the local planning authority in recent times within the Village, subject to receipt of a valid planning submission.

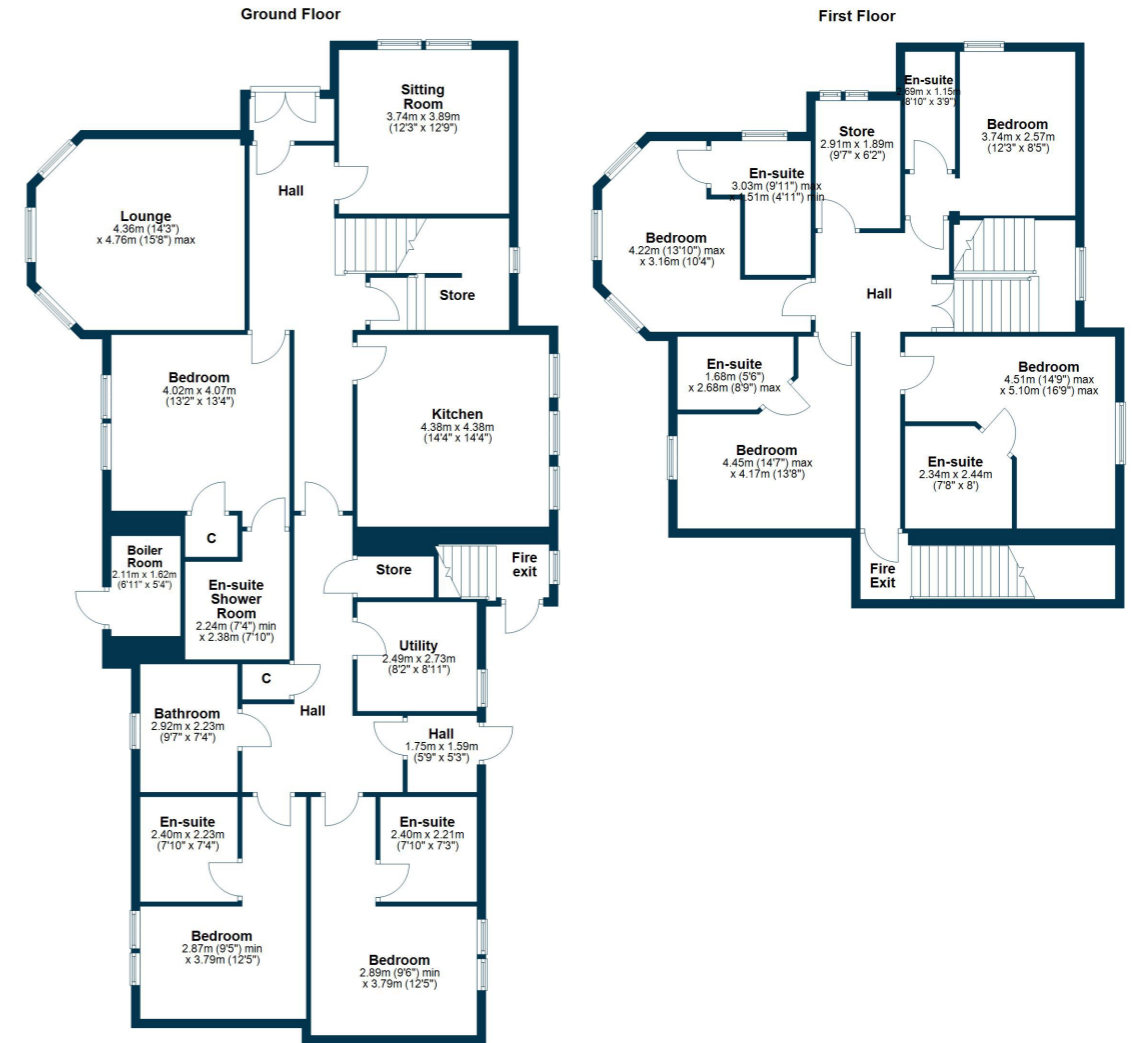
The property offers a spacious layout extending to 4327 sq. ft and formed over two levels. The current configuration comprises of a vestibule opening to a reception hallway with stairs to the upper floor and a storeroom below. There are two public rooms, a fitted kitchen, and a double bedroom with an ensuite shower room. The inner hallway has two store cupboards, a vestibule and fire exit, a utility room, a bathroom and two further bedrooms, both with ensuite shower rooms. An external store containing central heating boilers.

On the upper floor of the property there is a central hallway with access to a fire exit stairwell. There are four further ensuite bedrooms and a storeroom. The specification includes an oil fired central heating system with two boilers and replacement sash and casement glazed double glazed windows and a driveway. A private area of corner gardens will be allocated surrounding the property.









Quarriers is a peaceful residential hamlet between Bridge of Weir and Kilmacolm. There are good road links to the local villages with primary education within Bridge of Weir, Port Glasgow and Kilmacolm which is also home to the prestigious St Columba's School offering private education at nursery, primary and secondary levels. There are road links via Bridge of Weir towards the A737 dual carriageway, Glasgow International Airport and M8 motorway network leading to Glasgow city centre.

**BW2471** | Sat Nav: Ashgrove, Church Road, Quarriers Village, PA11 3TN

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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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