



THE BYRE HOUSE, FORMAKIN ESTATE

HOUSTON ROAD, BISHOPTON

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3 | BEDROOMS 2 | BATHROOMS 3 | PUBLIC ROOMS

An unique B listed property offering spacious and characterful accommodation with extensive gardens within the magnificent Formakin Estate in the countryside outside of Bishopton.

The Byre House is a charming home formed within a converted attached estate building in the beautiful Formakin Estate in rural Renfrewshire. The grounds of the estate extend to approximately 150 acres featuring parkland, woodlands, a lake in shared ownership of all the owners in the estate. The Byre House has extensive private gardens including a large lawn, screened by hedgerow with several trees and a cobblestone path and patio area. There are two allocated parking spaces.

This B listed former byre is a solid stone building with crow step gables and a slate roof. It offers spacious and flexible accommodation over two levels that extends to 1884 square feet. The charming interior features a stone archway from the lounge to a cosy sitting room with a large open fireplace and timber flooring in several rooms. The kitchen features painted fitted cabinets with a timber work surface, an enamel sink, and modern appliances. There is modern sanitary ware in the family bathroom. The specification includes modern high speed broadband and heating is provided by electric storage and panel radiators.

The accommodation comprises of a vestibule to the fitted kitchen with a utility room. The stunning living and dining room has a timber floor, twin windows and a door to the garden, a stair to the upper floor and a stone arch to a sitting room with an open fire. There is a home office/study and a cloakroom/wc.

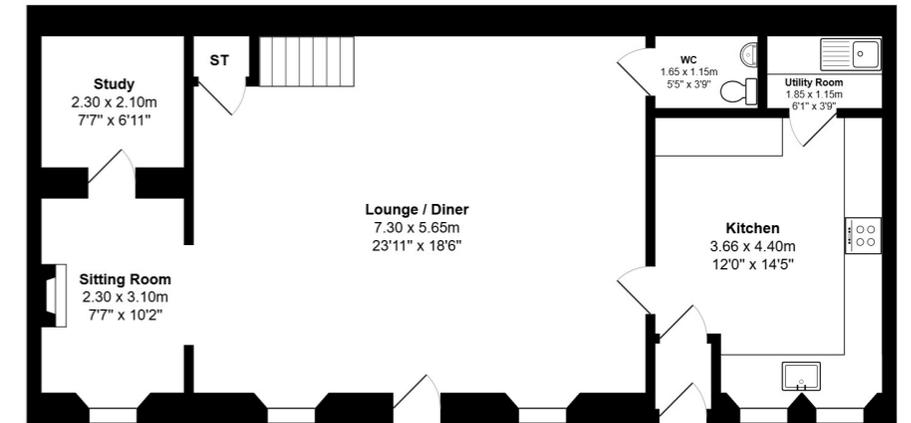
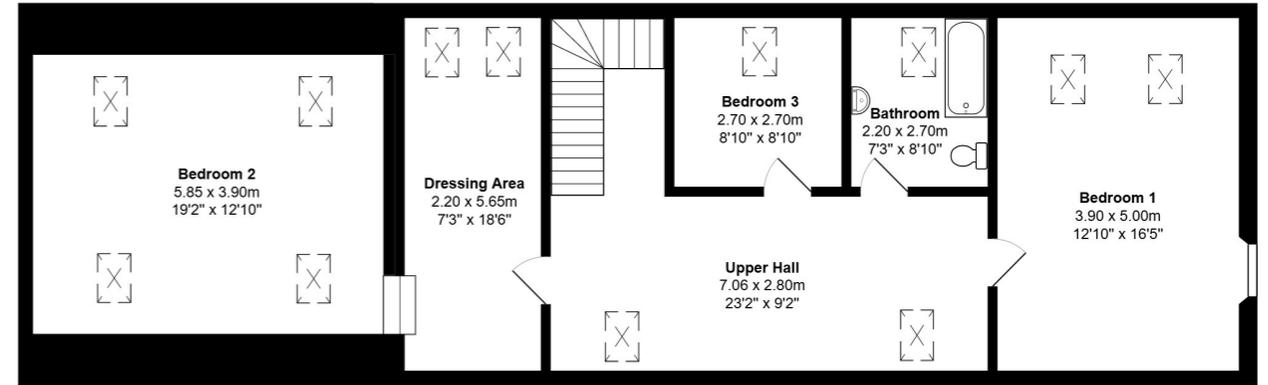
The upper hall has been used as a play and sitting area with twin windows, a sloping ceiling, exposed beams, and entry into all upstairs rooms. The largest bedroom is split level with a dressing area with steps to the large double bedroom. There are two further upstairs bedrooms and a family bathroom.

Formakin Estate extends to approximately 150 acres and was created by the Paisley stockbroker and art collector John Augustus Holms who bought four adjacent farms in 1902 to form the estate. He developed the estate in conjunction with the eminent Scottish architect Sir Robert Lorimer, however, it was never finished within his lifetime and was subsequently left to the historic building developer Kit Martin some fifty years later to create the present, exclusive, seventeen home estate. Many of the original architectural features have been retained including stone monkeys on the roofs which has led to the property being known locally as 'The Monkey House.' The estate boasts areas of parkland, recreational woodlands, meadowland, and wildlife abound. It is ideal for nature lovers, dog-walkers and there are two paddocks for horses and safe areas for children to play.









The Formakin Estate lies between Houston and Bishopton and is within easy reach of Kilmacolm. As well as enjoying a true countryside situation, The Byre House is ideally placed for easy travel by road to Glasgow. The airport is a fifteen minute drive away and ten minutes will take you to Bishopton train station where there is a frequent service to Glasgow Central. There are good local schools in Bishopton, Houston, and Erskine and the well-recognised St Columba's in the nearby village of Kilmacolm. Close to Formakin are the Ingliston Country Club and equestrian centre, with several good golf clubs, leisure facilities, pubs, and restaurants.

BW2511 | Sat Nav: The Byre House, Formakin Estate, Houston Road, 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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