

# 2 NORTH HILL VIEW

WATERFOOT ROAD,  
THORNTONHALL



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## **2 NORTH HILL VIEW**

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**5 | BEDROOMS    6 | BATHROOMS    6 | PUBLIC ROOMS**

**A contemporary masterpiece extending to approximately 625 square metres and enjoying open aspects over adjacent rolling countryside.**

A contemporary family home enjoying open aspects over adjacent rolling countryside and set within professionally landscaped, larger style gardens with electric security gates and expansive parking area leading to integral triple garaging.

The level of interior design, upgrading from original builder’s specification and level of finish needs to be viewed to be fully appreciated.

Extending to approximately 625 square metres the house combines a level of finish that is seldom seen and notable features include air source heating system, double glazed windows and doors to gardens, all Velux windows are fitted with remote control window system and remote control blinds, security alarm system combining 8 CCTV security cameras, CAT 6 cabling throughout, internal Sonos sound system in addition to Rako lighting, cinema room with Control 4 System, Blue Stream AV system throughout the property, and internal and external lighting controlled via App. An outstanding Poggen Pohl kitchen by J S Geddes with a full range of Miele appliances, Laufen sanitary ware supplied by Scope and complemented by Porcelanosa tiling throughout.

The ground floor accommodation entered via bespoke front door by Urban Front leads into vestibule with twin cloaks cupboards and further access into a quite magnificent reception hallway with Porcelanosa tiling and fireplace, bespoke broad staircase with chrome and glass finish giving access to galleried landing and the ground floor hallway provides extensive storage facilities which are built in for additional cloakroom space, linen, etc. Contemporary fitted WC, French doors leading to beautiful lounge with focal point media wall and in built living flame gas fire, multiple double glazed windows and doors giving direct access and aspects onto gardens and patio, formal dining room with bespoke built in cabinets providing storage, and dual aspect built in fireplace, office with bespoke built in office furniture including desk and drawer/filing storage, large family Poggen Pohl kitchen installed and fitted by J S Geddes with central island, Quooker tap, and integrated Miele appliances, kitchen provides ample space for informal dining/sitting area with fitted media wall with in built focal point fireplace, and multiple doors and windows giving aspects and access onto gardens. Adjacent to the kitchen is a particularly large walk in fitted pantry, separate laundry/utility room with laundry appliances and additional dishwasher and the ground floor is completed by a gym, steam room, fitted shower room/WC and a separate boot room with further storage and access to gardens.

First floor accessed by beautiful bespoke staircase leading to expansive galleried landing area, built in wine room and the upper accommodation provides access to in house cinema with 4K projection screen, in built speaker system and fully fitted bar area with gantry, built in fridge and storage. The house was built and designed with five bedrooms on this floor, and they are currently utilised as follows: outstanding principal bedroom with feature vaulted ceiling, bespoke double glazed full height windows, feature fireplace, and a beautiful en-suite bathroom with Villeroy and Boch sanitary ware, twin wash hand basins, twin shower heads with walk in/walk out showers and stand alone feature bath. Full tiling by Porcelanosa and under floor heating. The principal bedroom also has a walk in fitted dressing room. Three further bedrooms, two with walk in dressing rooms and all with beautifully designed en-suite shower rooms, and the fifth bedroom is currently fitted and designed as a fully fitted dressing room with built in bespoke storage, en-suite shower room and this room also has double glazed door access out to an elevated balcony enjoying open aspects over gardens and surrounding countryside.

The galleried landing area also has lovely sitting area with bespoke viewing window giving aspects over countryside to the front.

The garden grounds accessed via security gates are fully enclosed, have expansive parking for multiple vehicles and give access into large garaging with triple remote control Horman roller door system. Garage provides access into the house itself, has two large storage areas and is fitted with power and light (PIR lighting). The fully enclosed, gated gardens have been professionally landscaped with expansive patio area with stone-built fireplace, putting green, and expansive low maintenance artificial lawn areas. Fully enclosed with fencing. External lighting.

























































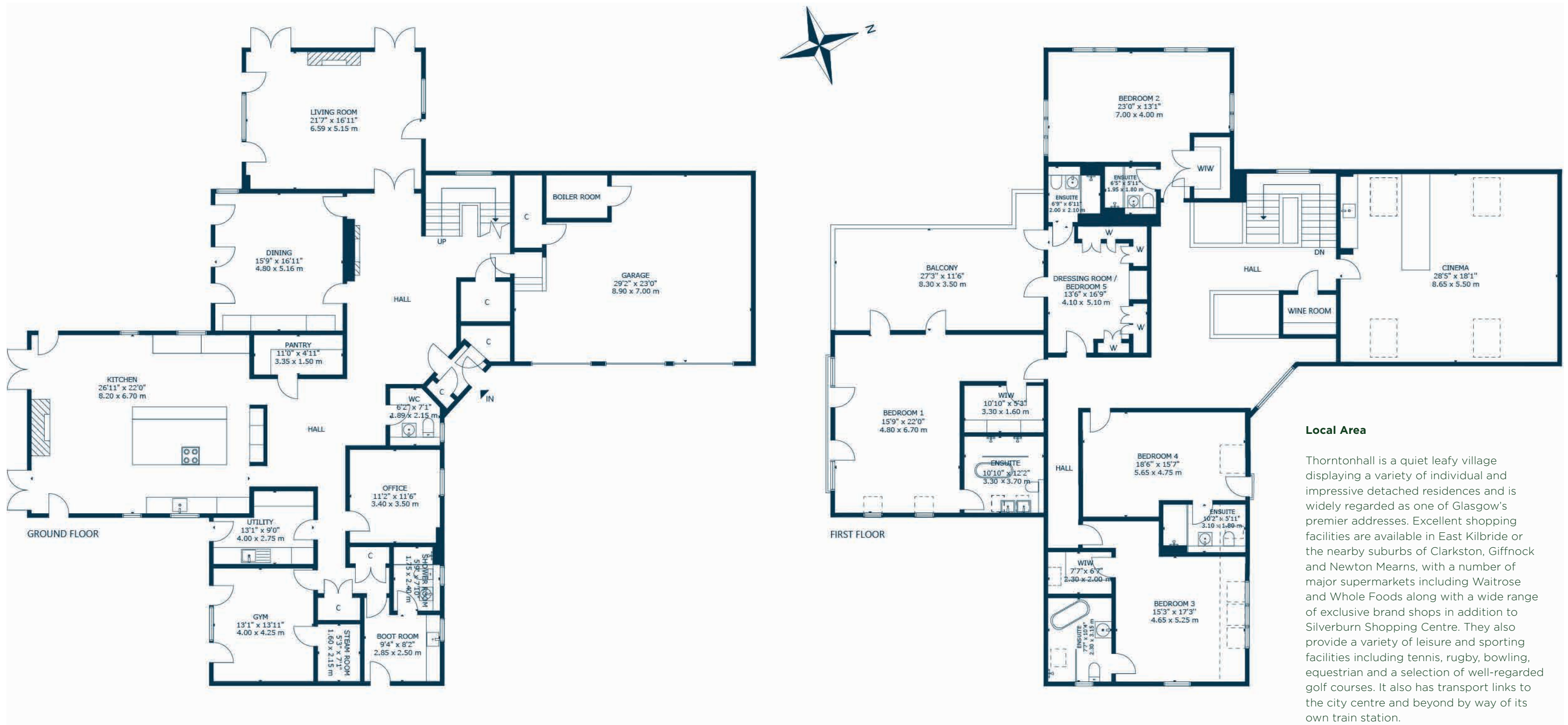












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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.









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