



SNYPES COTTAGE

N E I L S T O N



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5 | BEDROOMS 3 | BATHROOMS 3 | PUBLIC ROOMS

A beautiful, detached country home within one acre of private gardens.

Snypes Cottage is a quintessential country home distinguished by its sandstone exterior and the house has been painstakingly refurbished, upgraded and redesigned to deliver contemporary living internally with a beautiful originality and decorative features.

Enjoying an unrivalled, peaceful and secluded setting with views overlooking Kirkton Water and the uninterrupted countryside, the property enjoys grounds of approximately one acre that are defined by a stone dyke perimeter wall, beautiful mature gardens with patio area and expansive parking.

Dating back to the 1600's and meticulously upgraded by the current owners, the property delivers exceptionally flexible and spacious accommodation, attached guest cottage and the property would suit those seeking a level of seclusion, privacy and peacefulness.

Extending to approximately 3784 square feet including the store, the accommodation extends to traditional sized reception hallway leading to principal living/dining room with decorative stone walls and log burning stove, a generous sized dining kitchen providing a full range of traditional cabinets and modern finishes including slate floor and access to gardens, large lounge, downstairs WC, utility room, downstairs guest bedroom with a beautifully upgraded contemporary styled shower room adjacent.

The upper accommodation is provided in two wings with one wing providing lovely double bedroom with adjacent contemporary styled shower room, the other upper wing provides two beautiful bedrooms with lovely views, built in storage, a fully fitted dressing room providing storage or a great home office and the principal bedroom on the upper floor offers a lovely contemporary styled en-suite shower room with modern finishing and a free standing bath.

The property is linked to a converted stables which provides guest cottage accommodation/self contained living space. Traditional hallway with downstairs shower room/WC, kitchen, living space with dual aspects and traditional staircase leading to a mezzanine study area/bedroom and there is a further mezzanine bedroom area. The internal carport that links the cottage and the guest annexe provides canopied parking area/storage and gives access to a large external store area. EV charging point at this space. The property is heated by a system of electric heating via radiators and under floor heating, traditional style double glazed windows and a security alarm system.

Beautiful garden grounds which are mainly lawned, mature trees and planting areas. Al-fresco dining patio.

Snypes Cottage is geographically convenient for the village of Neilston which is approximately 2 miles away and Newton Mearns which is approximately 4.4 miles away.









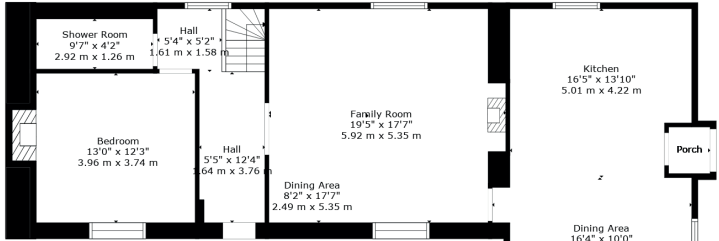






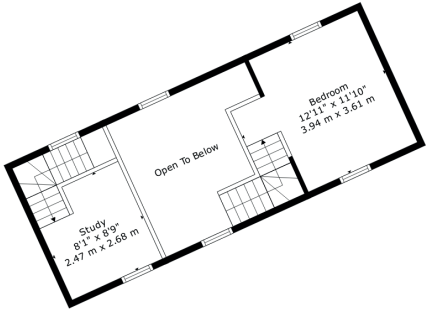






Local Area

The village of Neilston offers train station and benefits from popular primary schools and is also within the catchment radius for nationally recognised East Renfrewshire schooling. The property appeals to a wide range of age demographics, from young adults and professionals to older couples, given the real sense of community in the village and its proximity to shopping and transport. There are a wide range of local walking routes and trails and Neilston is also within easy reach of Loch Lomond and the Trossachs which are approximately 45 minutes away.







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