



**Toft's Cottage, 6 Barr Place, Newton Mearns, G77 6JR**

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## Situation

Toft's Cottage, just off Barr Place, is quietly positioned at the end of a long private driveway and is set within around 0.9 of an acre or thereby of wonderful mature garden grounds.

Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the beautiful Ayrshire coast.

A hugely popular suburb, Newton Mearns is a welcoming, family friendly town, with a fantastic, lively and inclusive community. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schools, Eastwood High School and St. Ninian's High School.

Recognised as providing amongst the highest standards of local amenities, Newton Mearns offers an array of healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants, including The Avenue Shopping Centre and Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.











## Property Description

A rare opportunity to acquire this fabulous traditional family home, positioned within extensive garden grounds, located within the quiet residential pocket, yet close to Mearns Cross, The Avenue Shopping Centre and popular East Renfrewshire Schooling.

Toft's Cottage is a hidden gem and was built circa 1863, like many period homes in Newton Mearns, has connections to the textile industry and was the managers home for Tofts Works, which specialised in bleaching and printing.

The property extends to around 2,282 Sqft (212 Sqm) and retains much of its original character and charm and has been upgraded and well maintained by the present owners. Many rooms are oriented to enjoy the views over the gardens grounds and provides comfortable and flexible accommodation, arranged over two floors, well designed for family living.

The accommodation comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hall with storage and period staircase to upper level. Generous and well presented bay window sitting room with feature fireplace. Spacious family room with fireplace. Dining room with fireplace. Shower room. Well appointed dining sized kitchen with a full complement of wall mounted and floor standing units, complementary quartz worktop surfaces and integrated appliances. The garden room provides a flexible space and has French doors opening to terrace and garden grounds. Separate utility room.

**First Floor:** Broad upper landing with window at half landing level affords access to four double bedrooms. Bedroom one enjoys wonderful views over the garden grounds and has an ensuite shower room. Bedrooms two and three overlook the rear of the property. Bedroom four with fitted wardrobes and outlooks over the front garden. The house bathroom, with separate walk in shower enclosure completes the accommodation.

The property is further complemented by gas central heating and double glazing. A particular feature of Toft's Cottage is the garden grounds. A real oasis of space. The grounds extend to just under one acre gardens or thereby and provide privacy and shelter. The gardens boast expansive lawns, rose garden, fruit trees and several terraces for outdoor dining and relation.

There is long private driveway leading to a gravel parking area to the front of the house, providing parking for multiple vehicles, which leads to a detached double garage with remote controlled door.















































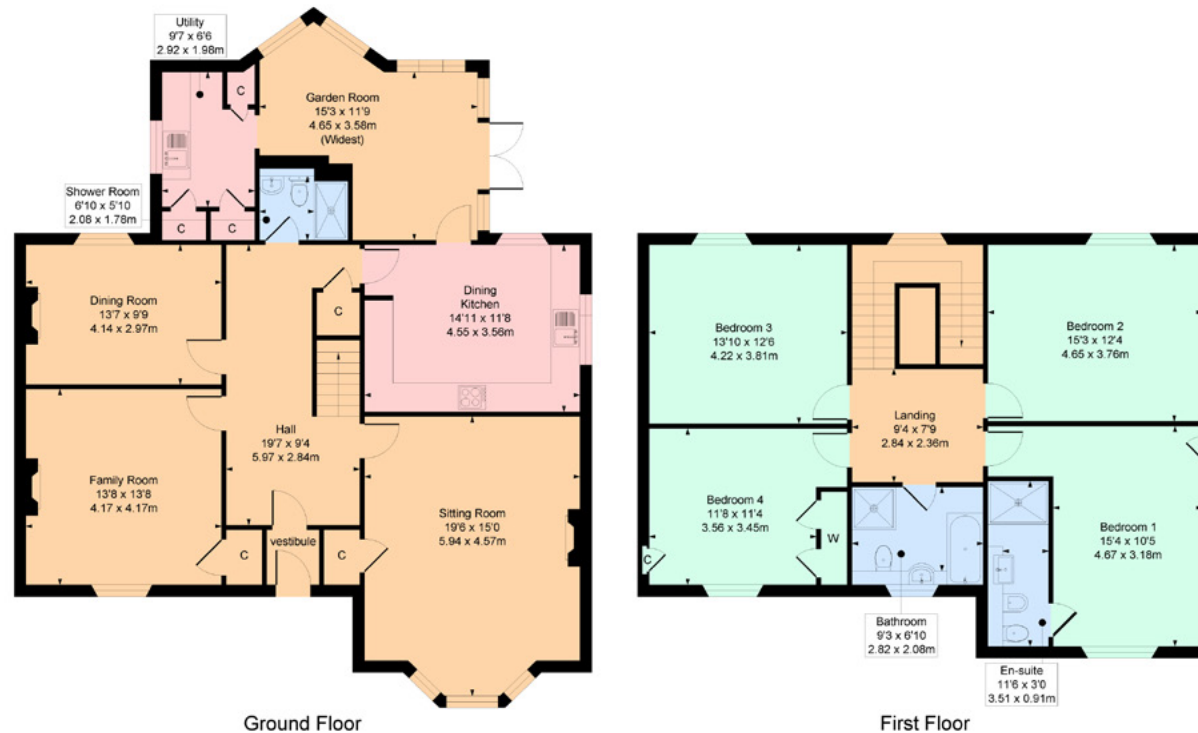






# Toft's Cottage, 6 Barr Place, Newton Mearns

Approximate Gross Internal Area 2282 sq ft - 212.00 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY** All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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## Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

## Outgoings

East Renfrewshire Council  
Band H

## Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

## Energy Efficiency Rating

Band D

## Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

## Local Authority

East Renfrewshire Council  
Council headquarters  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

## Property Reference

3344

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