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ESTATE AGENCY

Little Cloak Cottage,

Calderglen Road, Lochwinnoch PA12 4DH

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Sitting in an enviable position above the village is Little Cloak Cottage, a stone and rendered cottage under a slate roof dating back to late 1800s and converted in the mid 1980s to include what was the Byre into a family home. The property has since been re-modelled into the lovely family home it is today.

The cottage sits above the river with views of it to the rear and aspects of Castle Semple Loch from the front.

An entrance vestibule leads to an 'L' shaped hallway with half panelling. The stunning front facing lounge has windows on three elevations with the undoubted feature being the open aspects over the front lawn to the Loch and a wood burning stove. On this side of the property there is the house three piece bathroom, storage cupboard, second double bedroom and the fabulous open plan dining kitchen that also has windows on three elevations as well as ample wall & base units and an island for further work space. A walk-in storage cupboard provides further storage. At the rear of the hallway in this section of the property there is access to the rear garden.

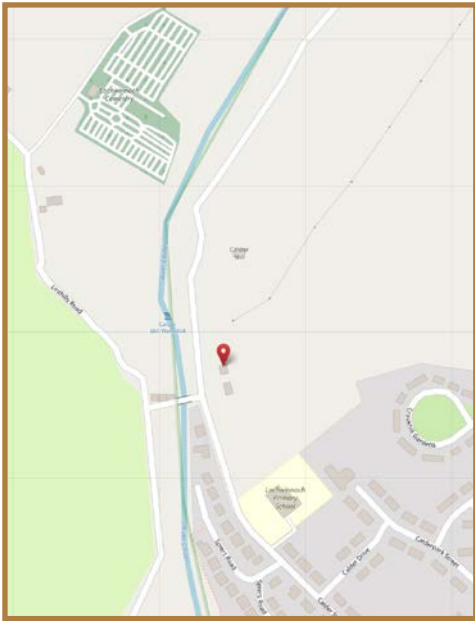
Going to the west of the property the hallway leads to the principal bedroom that has a walk-in dresser, en-suite shower room and a feature original fireplace. A carpeted stairwell in the hallway leads to the attic rooms where there are two double bedrooms both being afforded wonderful open aspects.

Externally there are two gated entrances, one to the property, the front courtyard and lawn and the other is to the driveway which leads around the property to the rear to a timber car port with EV point and storage. The rear garden also has a section of lawn and an elevated slab patio area. There are timber gates on each side to access around the property and the embankment which has woodland and is also included in the boundary.

The specification includes LPG central heating system, Upvc Double Glazing Replacement Windows in recent times and a septic tank.

The village of Lochwinnoch is only 0.5 miles away and has a wide range of facilities including primary schooling on the same road, local shops and recreational pursuits including water sports at Castle Semple Loch and an 18-hole golf course. There is a railway station with rail links to Glasgow Central and the Clyde Coast and good arterial road links towards Glasgow International Airport, Braehead Shopping Centre and Glasgow City Centre.





EPC rating

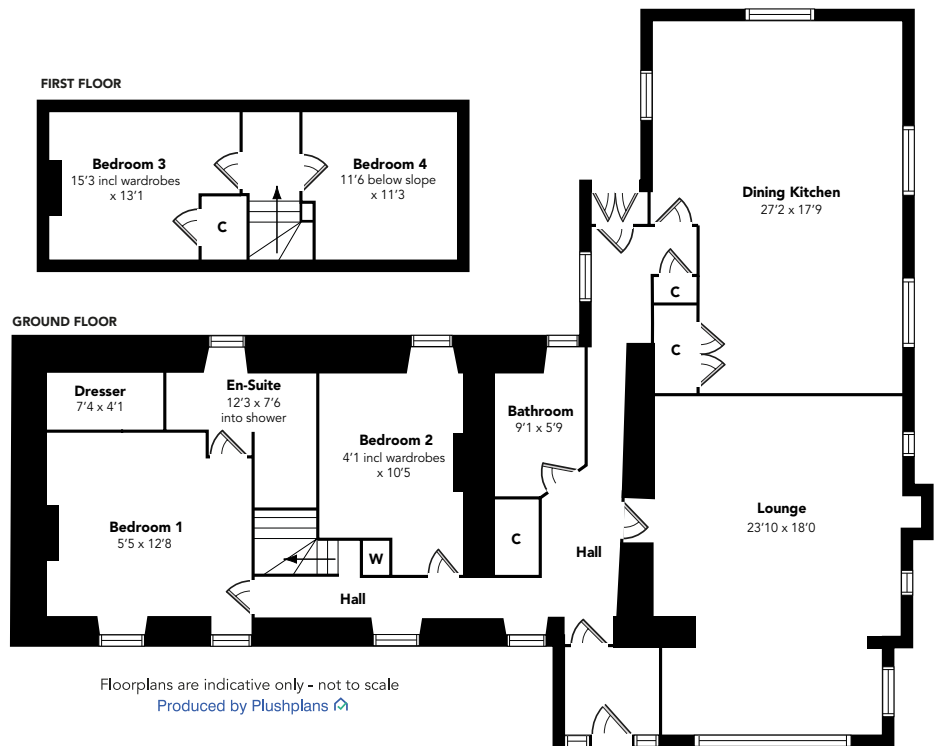
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disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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