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ESTATE AGENCY

The Croft
Park Road,
Kilmacolm PA13 4EG

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Situated opposite Birkmyre Park sits The Croft, a stunning example of a Victorian villa believed to be attributed to William Leiper on stylistic grounds and extended shortly after construction in 1896 creating a stunning family home in the heart of the village of Kilmacolm.

This fine 'turreted' family home has only had four owners in its lifetime, the current owner residing here for forty plus years and has meticulously looked after the property in that time. As you would expect with such a period home the construction is of a traditional style with slate roof and a brilliant white harling exterior complemented with stone ingles and window sills and at the rear, as per the architects wishes a 'Hanging Bartisan' window in the bathroom which can only be seen from the inside.



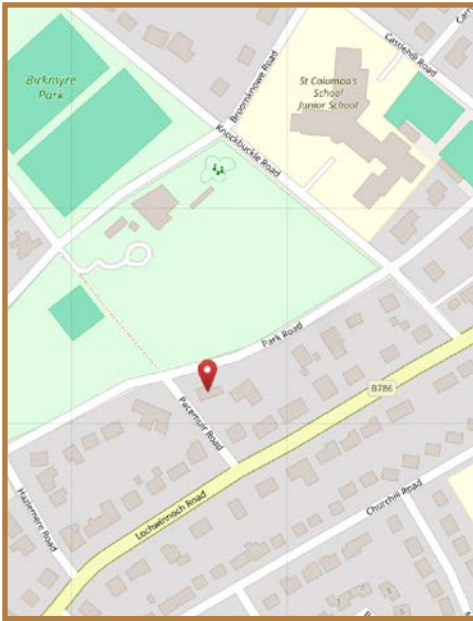
The entrance vestibule leads to a broad reception hallway where to the left is a music room with a cute sitting area within the turret. There is a feature 'Claygate' fireplace and multi fuel fire adding to the ambience of this lovely room. The ground floor also consists of a dining room, family room, sitting room (could easily be used as a ground floor bedroom), bathroom, and dining kitchen that has ample wall & base units and an 'Everhot' stove. A door leads to the external courtyard and the outhouses which consists of a utility room, gardeners loo and storage.

The carpeted stairwell leads to the first floor where there are three further double bedrooms, the principal with nursery, and a fabulous drawing room that overlooks the park and incorporates the turret and a feature 'Oriel' window. Completing the first floor is another bathroom and storage with access to the attic.

The property occupies an excellent plot with wrap around mature lawn gardens and courtyard with a stone chipped driveway all bordered by an original stone wall.

Kilmacolm Village Centre is a around 600 meters and is a pleasant walk with a series of shops offering everyday provisions with the addition of cafes, restaurant and bars. There are sporting and leisure facilities around the village including walking, fishing and golf. the prestigious St Columba's school is also in the centre of the village as well as Kilmacolm Primary School.





EPC rating

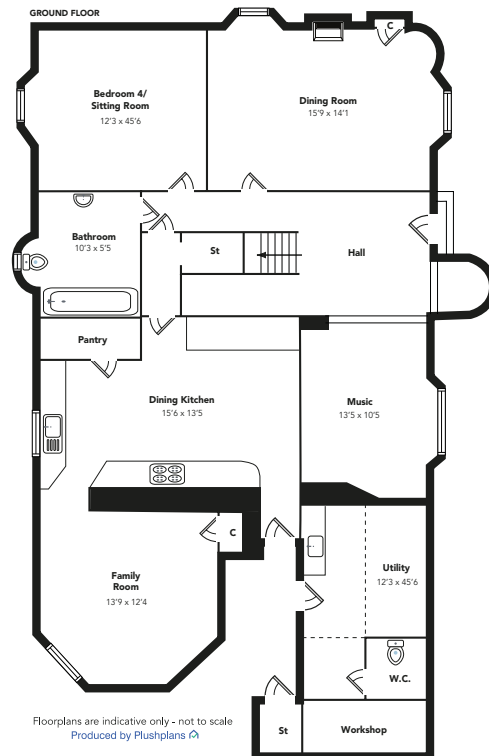
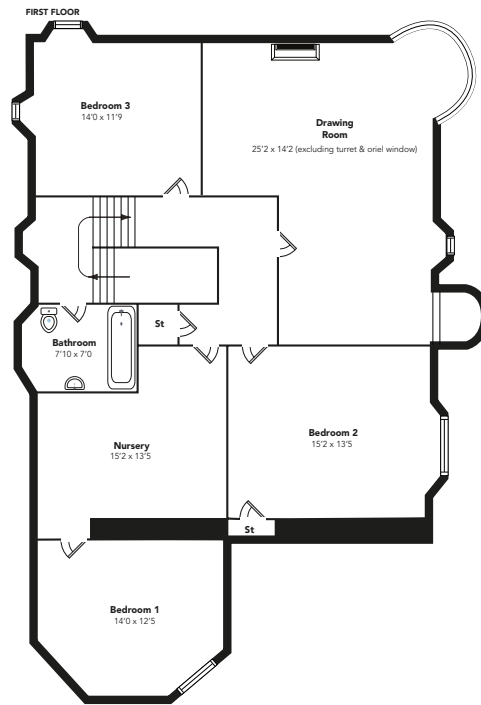
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disclaimer

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.



Our Offices

21 Moss Street, Paisley PA1 1BX

t. 0141 840 6555

paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN

t. 01505 613 807

bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



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