



Barcapel Holm Farm, Capelrig Road, Newton Mearns, G77 6NN

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Situation

Newton Mearns is located approximately 7 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. Patterson Train Station is a short distance away.

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. Also, close by, is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

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, including Eastwood High and St. Ninian's High Schools.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis and Rugby clubs, 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.











Barcapel Holm Farm is a true hidden gem, approached by a tree lined driveway, offering a captivating mix of privacy, convenience, timeless character, and semi rural living, set within one of Newton Mearns' most sought-after enclaves.

This fine detached home is quietly tucked away, just off Capelrig Road, amidst open countryside, the property enjoys a wonderfully secluded and tranquil setting, where a sense of calm, space, and privacy defines everyday life, yet remains just moments from local amenities, highly regarded East Renfrewshire schools, and excellent transport links, including Patterton Train Station.

Steeped in a sense of heritage, the property is understood to lie within an area historically associated with the Knights Templar, adding a unique and evocative dimension to its already compelling setting. This subtle connection to Scotland's rich past enhances the character of the home and its surroundings.

A rare opportunity to acquire this converted detached farmhouse, dating back to around 1600, affording a superb sense of space both inside and out, set within extensive, mature gardens backing onto Auldhouse Burn.

The main farmhouse extends to around 3464 or (322 Sqm) with around an extra 970 Sqft(90 Sqm) of outbuildings, not including the garage. The interiors are both welcoming and versatile, with an emphasis on natural light, garden views, and a seamless connection to the peaceful landscape beyond.

Ground Floor: Entrance vestibule. Welcoming reception hall. A beautifully proportioned sitting room, with feature fireplace, provides a cosy yet elegant retreat, with tranquil garden aspects and access, creating a constantly changing backdrop through the seasons. A bar area connects to the kitchen. A separate formal dining room adds a touch of traditional refinement, while the conservatory offers a sun-filled haven in which to unwind and enjoy the surrounding greenery in complete peace. The dining kitchen forms the heart of the home, an inviting, sociable space, perfect for everyday living or gathering with family and friends. A separate utility room, cloakroom and guest WC enhance practicality. For convenience, there are two double bedrooms located on the ground floor. Bedroom one, is spacious and benefits from its own ensuite and peaceful garden views. Bedroom two, again a double, overlooks the grounds. The house bathroom completes the ground floor.

First Floor: Upstairs, the sense of comfort and flexibility continues. Two further well-proportioned double bedrooms enjoy garden views and are serviced by an additional shower room.

Externally, Barcapel Holm Farm truly comes into its own. The expansive private and picturesque grounds offer a high degree of privacy and a beautiful natural backdrop, perfect for outdoor living, recreation, or simply unwinding in a tranquil environment. A place to slow down, to reconnect, and to enjoy a way of living that is increasingly hard to find, where heritage, tranquillity, and modern comfort come together in effortless harmony.

Two substantial outbuildings, one a former stable, offer excellent ancillary accommodation, presenting exciting potential for reconfiguration, further development or bespoke uses, such as workshops, studio, or home offices, subject to the relevant consents. In addition, there is a detached garage and extensive parking for guests.

Viewing highly recommended.

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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

3598

Barcapel Holm Farm, Newton Mearns

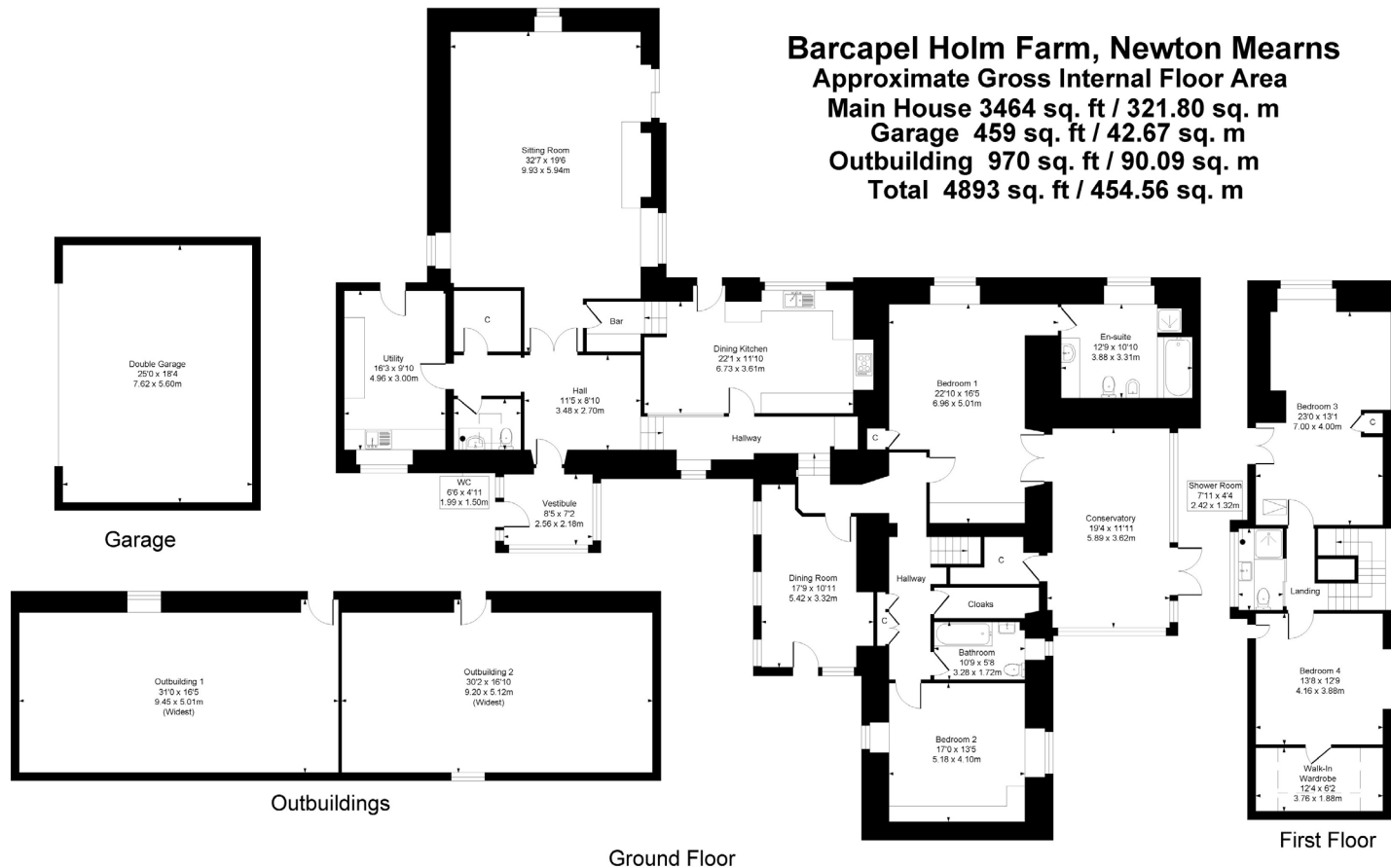
Approximate Gross Internal Floor Area

Main House 3464 sq. ft / 321.80 sq. m

Garage 459 sq. ft / 42.67 sq. m

Outbuilding 970 sq. ft / 90.09 sq. m

Total 4893 sq. ft / 454.56 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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