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ESTATE AGENCY

17 Sunnyside Road,
Paisley Pa2 6JN

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Set within one of Paisley's rarest and most sought-after streets opposite Brodie Park is this exceptional sandstone villa which presents a truly unique opportunity to acquire a home of distinction, character, and enduring quality.

Commanding an elevated position, The Ferns has an impressive blonde sandstone façade with classic architectural detailing, including striking Oriel windows and beautifully proportioned arched frames that flood the interior with natural light. The handsome sandstone exterior is complemented by a private, landscaped frontage accessed via two sets of electric wrought iron gates situated in a horseshoe driveway allowing in and out access and egress.

An entrance vestibule leads to the broad reception hallway. There is generous accommodation with a flexible layout suited to both family living and elegant entertaining. High ceilings, (3.5m), large windows, and traditional features combine to create a sense of space and timeless charm throughout.

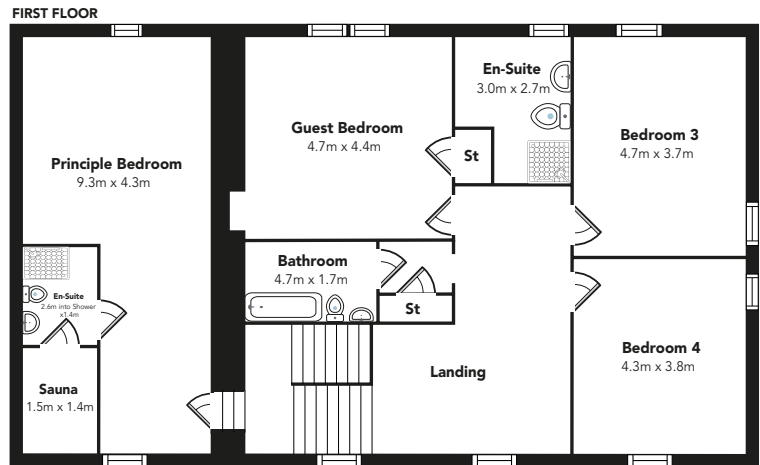
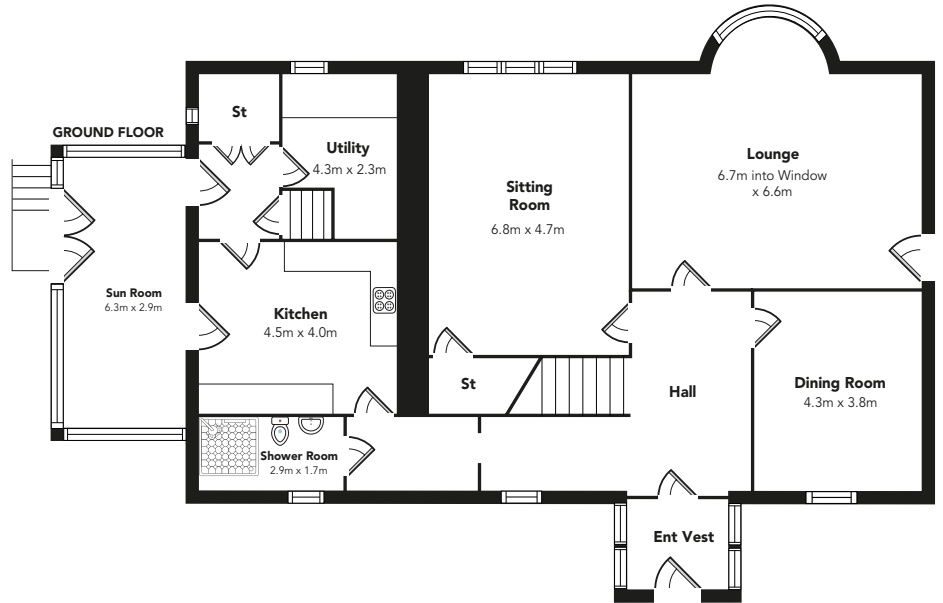
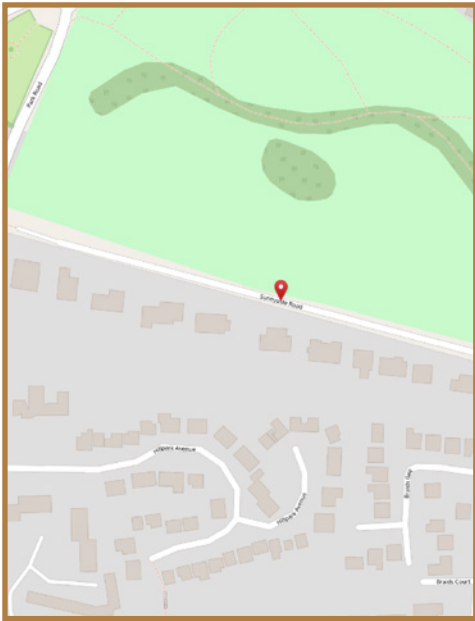
Taking full advantage of the vistas at the rear, the formal lounge and sitting room face the rear with the lounge having an Oriel window overlooking the terraces and the lawn garden. The modern kitchen is also to the rear of the building and has ample wall & base units with integrated oven, hob, extractor hood, and dishwasher. There is a separate utility room with further storage and plumbing. From here there is also a door and stair to the basement that provides full access to the underside of the property. Off the kitchen via a set of French doors is a sun room which is on the side elevation and has further doors to the garden. Completing the ground floor is a shower room and formal dining room. Each of the reception rooms have feature marble fireplaces with both the sitting room and dining having gas fires and the formal lounge benefitting from a wood burning stove.

The period stairwell with carpet runner splits to a first floor principal bedroom that is a fabulous 9m long and has the benefit of not only the views but an ensuite Jacuzzi shower complete with separate sauna. The broad upper hallway then leads to three further double bedrooms including the guest bedroom with en suite shower room and a contemporary house bathroom.

Externally the grounds are quite spectacular. The leafy Sunnyside Road has only twelve homes all opposite Brodie Park and leads to the entrance of The Ferns via its electrified gates. The driveway is mostly monobloc in a horseshoe layout leading to the double garage with lawn and mature trees bordering. The rear garden has a series of terraces and an elevated timber deck with glass balustrade overlooking the stunning lawn gardens. Composite gates on either side add to the privacy and security. There is access to a workshop below the garage from the lower garden.

Sunnyside Road is directly opposite Brodie Park. The park is a peaceful location in Paisley and was gifted to the people of Paisley by Robert Brodie in 1877. Whilst it is popular today with dog walkers and families it boasts a rich history of concerts at its bandstand and notably having two resident Kangaroos presented to the town by the Marquis of Bute in the late 1800's.





Floorplans are indicative only - not to scale
Produced by Plushplans

EPC rating
D

Office
Paisley

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