



Hillhead House, School Road, Kilbirnie

Offers Over £560,000





Ground Floor

Floor area 180.8 sq.m. (1,947 sq.ft.)



First Floor

Floor area 151.0 sq.m. (1,625 sq.ft.)

Total floor area: 331.8 sq.m. (3,572 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** NEW COMPETITIVE ASKING PRICE **** By the nineteenth century, the countryside around Kilbirnie was dotted with large villas, farmhouses and estate homes that housed local landowners, estate managers, and prominent families involved in industry and agriculture. Hillhead House emerged within this landscape as a substantial rural residence, overlooking the estate, circa 1840.

One of the most significant families connected with Hillhead House was the Knox family, who were prominent industrialists in Kilbirnie. Their wealth was tied closely to the town's textile industry, particularly cotton spinning and weaving, which drove Kilbirnie's rapid growth during the 18th and 19th centuries.

Hillhead House stood near Moorpark House, another important local estate owned by the Knox family. Historical accounts suggest that the Knox-Fletcher branch of the family held ownership of Hillhead House, and that Barbara Knox maintained the property under trust well into the twentieth century.

These estate houses were more than private residences. They formed part of a network of properties that supported local mills, farms, and workers' housing. Their owners often played a central role in the town's social and economic life.

Hillhead House is a remarkable period residence that has been lovingly held by just four owners in nearly two centuries. Steeped in character and history, the property offers an exceptional opportunity to acquire a substantial Victorian home set within beautifully secluded woodland grounds.

Approached through traditional red brick pillars, a sweeping driveway winds beneath a striking avenue of mature trees. This impressive approach opens into a private parking area that immediately conveys the sense of tranquillity and privacy that defines the property.

A set of steps leads to an outer entrance vestibule, opening into a grand reception hallway where a striking period stone staircase forms the centrepiece of the home.

The impressive lounge offers elegant yet comfortable living space with stunning period features, open fireplace and enjoys superb views across the surrounding gardens. This delightful room with its attractive bay window and has a glass fronted door that opens directly onto the grounds, creating a seamless connection between house and garden.

A formal dining room, also featuring an open fireplace, provides a superb setting for entertaining family and friends and is engulfed with natural light from two large window formations. All rooms have notable dimensions and offer complete versatility of use as does the front facing grand reception room, currently being utilised as a home office.

From the reception hall there is access to a cloak cupboard, a utility room with WC, and a second home office, before continuing through to the dining kitchen and second utility room. original larder, and rear hall, which leads out to the gardens and external store.

The first floor is reached by the stunning stone staircase which divides at the three-quarter landing, where a charming wood-panelled nursery room, a modern shower room, and bedroom three with extensive dressing room are located.

The main landing gives access to the remaining accommodation including a principal bedroom with bay window, a second bedroom with en-suite shower room (also accessible from the upper hallway) and bedroom four also with excellent storage. A linen store provides additional storage and access to the attic space. Throughout the house, many original Victorian features have been beautifully preserved, including decorative cornicing and period detailing that reflect the character of the era.

Outside, the grounds extend to approximately two acres of mature woodland gardens, offering exceptional privacy and a wonderful natural setting. The 12 Apostles tree feature, associated with historic estates in the region, lines the avenue to Hillhead House. The "twelve apostles" planting schemes were common in the 18th and 19th centuries, designed to represent the twelve disciples of Christ. Similar "Twelve Apostles" or "Twelve Disciples" tree groupings were often seen on hillsides near older mansions in the West of Scotland.

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