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ESTATE AGENCY

High Tor,
Kilmacolm PA13 4SG

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High Tor

Kilmacolm PA13 4SG



Set amidst easily managed gardens in a fabulous elevated position overlooking farmland towards the village and just a few minutes' walk to the centre is 'High Tor' a stunning and imposing period detached villa comprehensively upgraded in recent times to create a beautiful family home.

Approached from a private road off Port Glasgow Road to a tarmacadam stone walled driveway at the rear, a stone chipped path leads to the front of the property and is entered via a set of stone steps flanked by two decorative stone spheres to a set of outer timber leaf doors. What is immediately impressive is the broad reception hallway, great width and height as you would expect in period home. To the left is the formal lounge with bay window and feature fireplace with open fire and to the right a fantastic contemporary kitchen that is open plan with the dining area making this space fully 30' long. The kitchen has ample wall & base units with integrated appliances including a dishwasher, Gaggenau fridge freezer, and an Everhot range as the focal point. A central island provides further working surfaces and there is space in the kitchen for a breakfast table to take in the panoramic views to the front. Walking past the stairwell leads you to a rear hallway/cloakroom that in turn gives access to a family room (currently a gym) and into a separate utility space complete with storage, plumbing and a door to the rear garden.

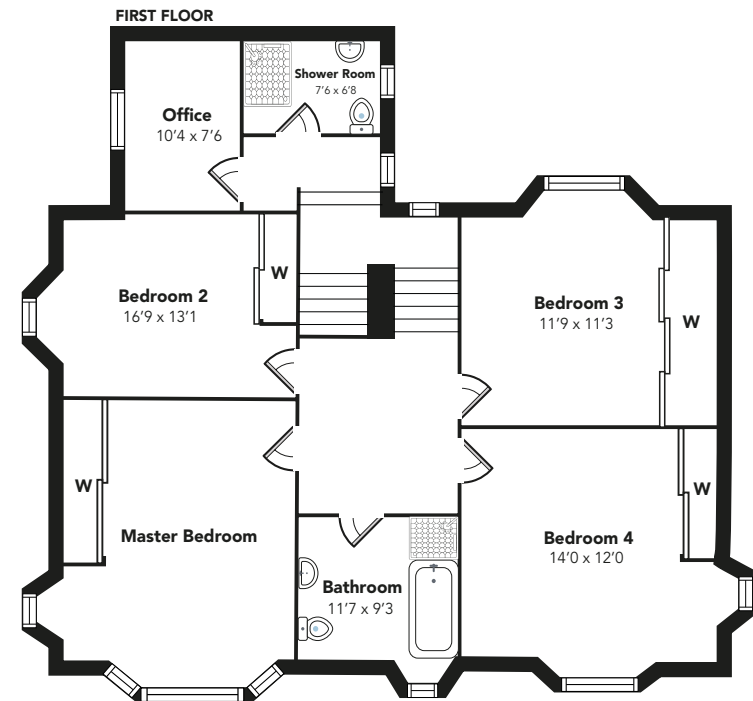
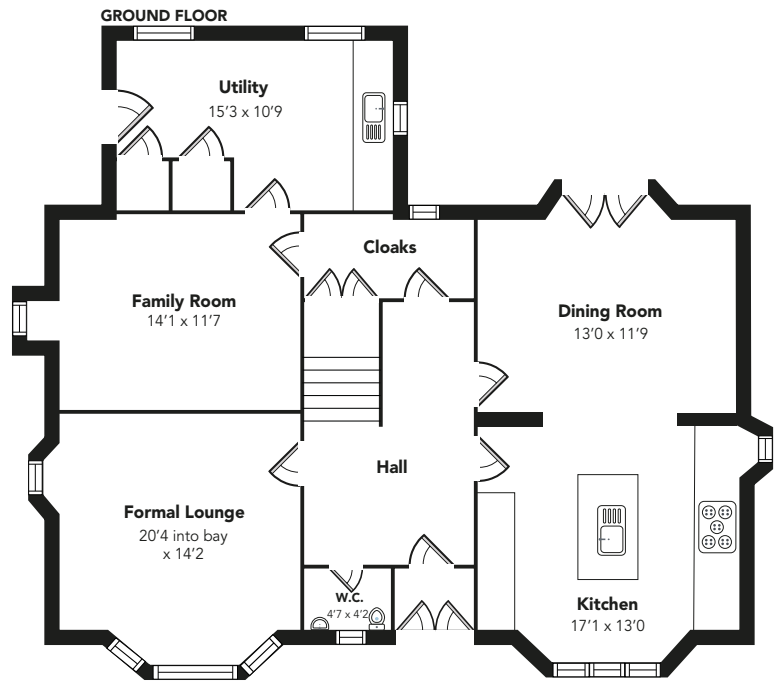
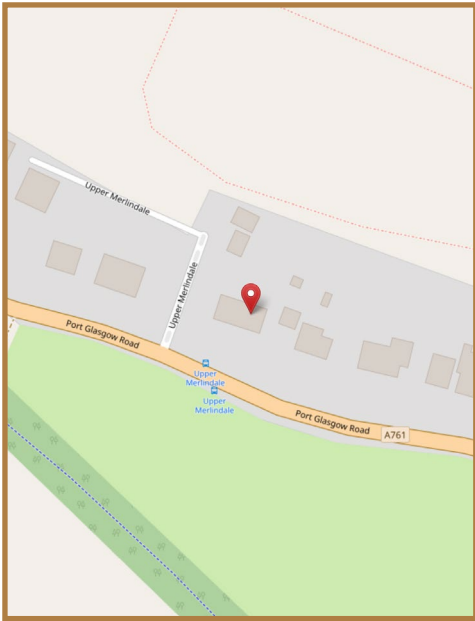
Immediate observations when walking through is the amount of natural light that cascades across the rooms from the number of windows on all elevations.

A carpeted stairwell leads to a half landing where there is a shower room and home office. Continuing to the first floor where there are four double bedrooms and a fantastic luxury house bathroom with slipper bath, separate walk-in shower room, two wash hand basins and a WC. From the vantage points of the front facing rooms the views are fantastic overlooking the village to the east and farmland to the west.

Externally to the rear is a double garage, lawn and several patio areas to the front and rear taking full advantage of the surrounding views.

The specification includes sash and case double glazed windows and gas central heating. The property was re-wired in the ownership of our current clients as was the entire redesign. There is also charging point for an electric car and a security alarm system.





Floorplans are indicative only - not to scale
Produced by Plushplans

EPC rating
D

Office
Bridge of Weir

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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