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# HAREWOOD, BROOMKNOWE ROAD, KILMACOLM

**4 | BEDROOMS    3 | BATHROOMS    3 | PUBLIC ROOMS**

**An elegant four-bedroom detached villa set in extensive mature gardens in this prime residential area of Kilmacolm close to Birkmyre Park and St Columba's Jr School.**

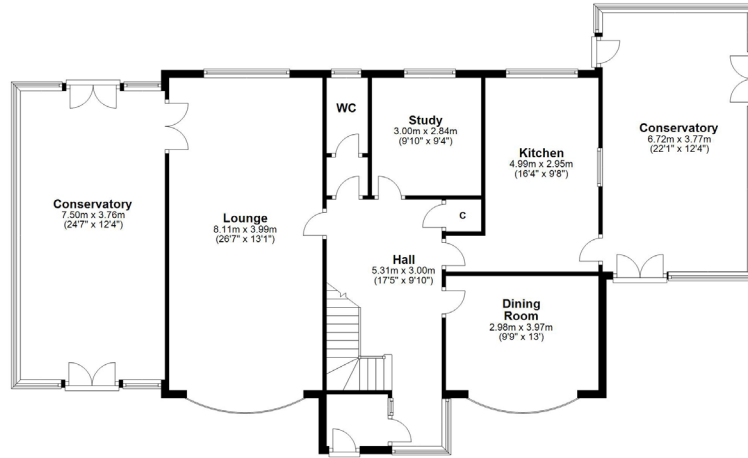
Harewood is an impressive detached villa occupying a prime location in the heart of the sought-after village of Kilmacolm. The property is on Broomknowe Road adjacent to Birkmyre Park and opposite the junior school building of St Columba's independent school. A convenient location for the extensive amenities of this vibrant village.

The home is set in extensive private gardens screened by a variety of mature shrubs and trees. There are both pedestrian and vehicular access gates to a path and a gravel driveway to the detached double size garage. There are lawn areas to front of the property which extend along one gable to the rear gardens. The rear gardens are well planted and subdivided into several sections of lawn, display bedding and a variety of mature trees and shrubs. There are garden sheds and a summerhouse.

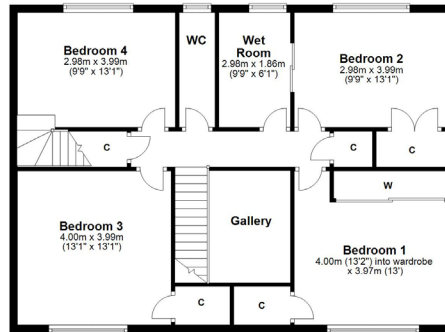
This substantial modern home offers flexible and spacious accommodation of seven principal apartments. There are large conservatories on both gables of the house with access doors to the gardens. The house has a traditionally styled fitted kitchen with oak fronted furniture, extensive worktop surfaces and a range of freestanding and integral appliances. There is modern sanitary ware within the ground floor cloakroom/WC, the upgraded wet room and separate WC. There is double glazing to external windows including the two separate large conservatories and a gas-fired central heating system.

The accommodation comprises of an entrance vestibule leading into the broad and welcoming reception hallway with a cloakroom/WC and storage cupboard. The stunning lounge extends the full depth of the property with window formations to front and rear and twin timber and glazed doors leading to the large conservatory that extends to over 24 feet in length. The formal dining room has a front facing window formation and there is a study. The kitchen has access to the second conservatory. A broad stair leads to the galleried upper reception hallway with has access to all first floor apartments. There are four double sized bedrooms on this level one of which has sliding doors to a refitted wet room which also has access from the upper reception hallway. There is a modern two-piece suite installed in the separate WC. There are fitted wardrobes in three of the four first floor bedrooms. Bedroom four also has a stair giving access to the attic room with wardrobe and eaves storage.

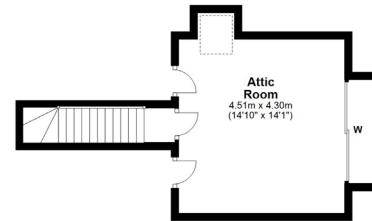
### Ground Floor



### First Floor



### Second Floor



**BW1969 | Sat Nav:** Harewood, Broomknowe Road, Kilmacolm, PA13 4HX

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.





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## **LOCAL AREA & AMENITIES**

Kilmacolm is a highly sought after village positioned in the heart of the Gryffe valley. The village offers an excellent range of shops, cafes and restaurants. Local schooling includes Kilmacolm Nursery and Primary School with secondary education at the modern Port Glasgow High School Campus. The village is home to the independent Duchal Nursery School and the prestigious St. Columba's School. The sporting and leisure amenities are varied with a tennis club, bowling club, the picturesque Kilmacolm Golf Club, Birkmyre Park playing fields and gym, local fisheries and angling at Knapps Loch and the River Gryffe. There is access to lovely surrounding countryside including Muirshiel Country Park.

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2 Windsor Place, Main Street, Bridge of Weir PA11 3AF

Tel: 01505 691 400 - Email: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)