



BENNAN HOUSE

15 ALBERT ROAD, BROOKFIELD

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5 | BEDROOMS 4 | BATHROOMS 5 | PUBLIC ROOMS

An immediately impressive and beautifully presented traditional detached villa offering highly flexible accommodation within the main property and attached annex set within large, private and south westerly facing gardens in Brookfield.

‘Bennan House’ is a truly stunning detached traditional villa offering highly flexible and very spacious accommodation set within a large landscaped plot in the desirable West Renfrewshire hamlet of Brookfield. This incredible family home boasts excellent sleeping and living accommodation over two levels decorated with stylish décor throughout with stunning tiled bathrooms and ensuite, dining sized kitchen and is complete with a modern gas fired central heating system and double glazing to the majority of windows. Properties within this particular address are sought after and rare to grace the open market. An early viewing is essential to appreciate this truly impressive home.

The property benefits from single storey extensions to both gables which has enhanced the already grand accommodation forming a more contemporary layout within the main home and features a full one bedroom annex accessed via a private door.

The property is accessed via a vestibule with storm doors leading to the welcoming reception hallway featuring a staircase to the upper level and WC beneath. There are two impressive bay windowed public rooms either side of the hall, one of which is used as the lounge and features an open fire with an impressive sandstone fire surround. The other is a well appointed dining room with hardwood flooring and a press storage cupboard. The dining kitchen extends an impressive 23ft in length allowing ample space for storage and contrasting timber worktop with space for free standing appliance and dining furniture. Twin French doors lead from the rear of the kitchen directly onto the patio in the back garden. There is a pantry with ample storage located outside the utility room which offers space for free standing appliances and an abundance of built in and fitted cupboards. Also accessed from the kitchen is the family room with further French doors to the rear garden and double doors into the games room.

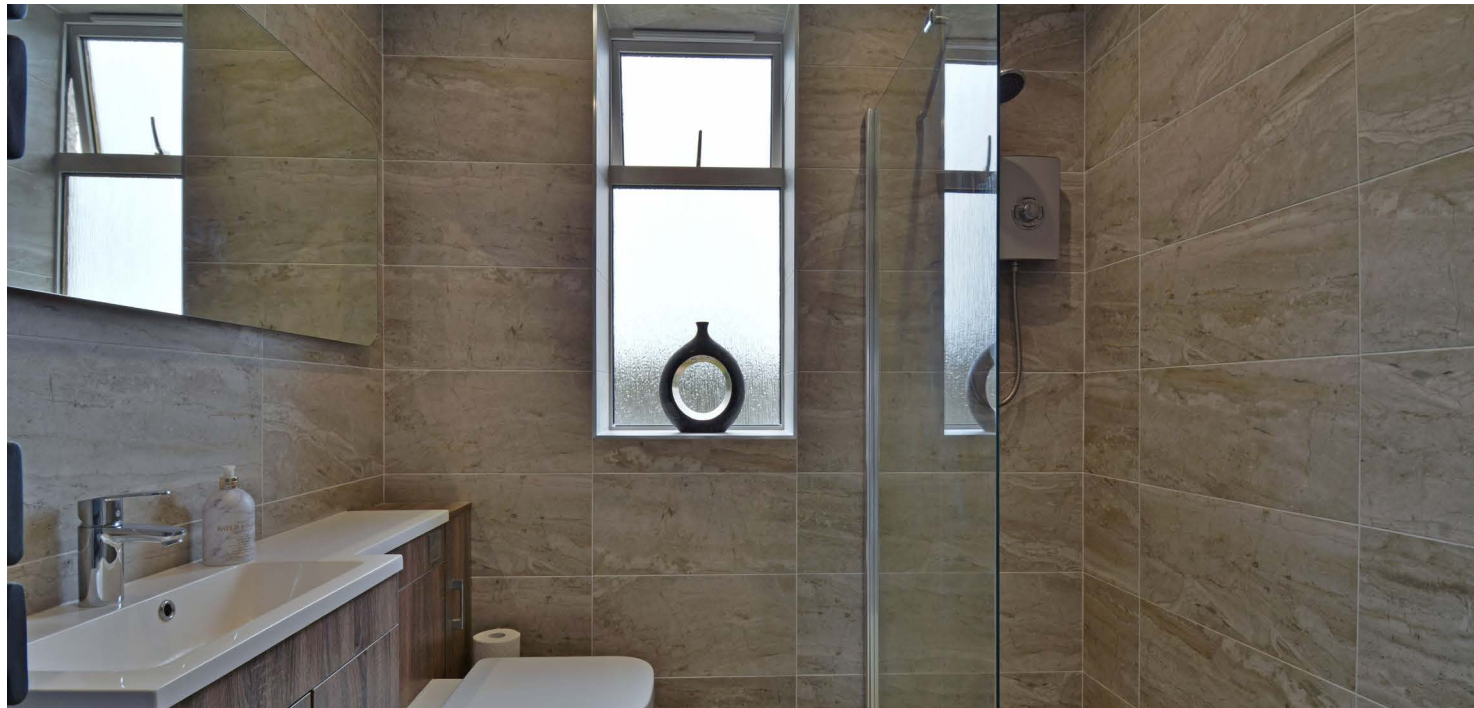
The upper level of the property has a central hallway providing access to the three large double bedrooms, a study room and the stunning family bathroom which is complete with Porcelanosa floor and wall tiling, fitted bath, WC and wash hand basin. The principle bedroom also has a dressing area which in turn leads to an ensuite shower room with matching tiling to the main bathroom, WC, wash hand basin and large walk in shower.

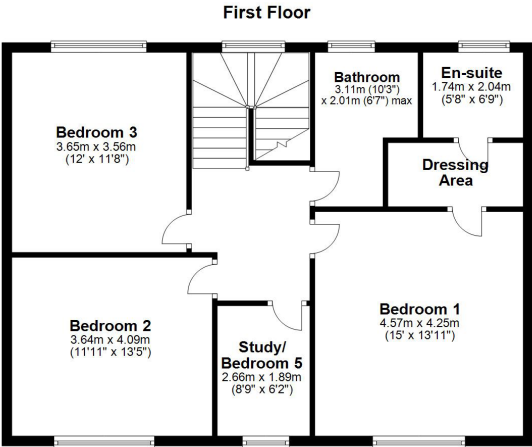
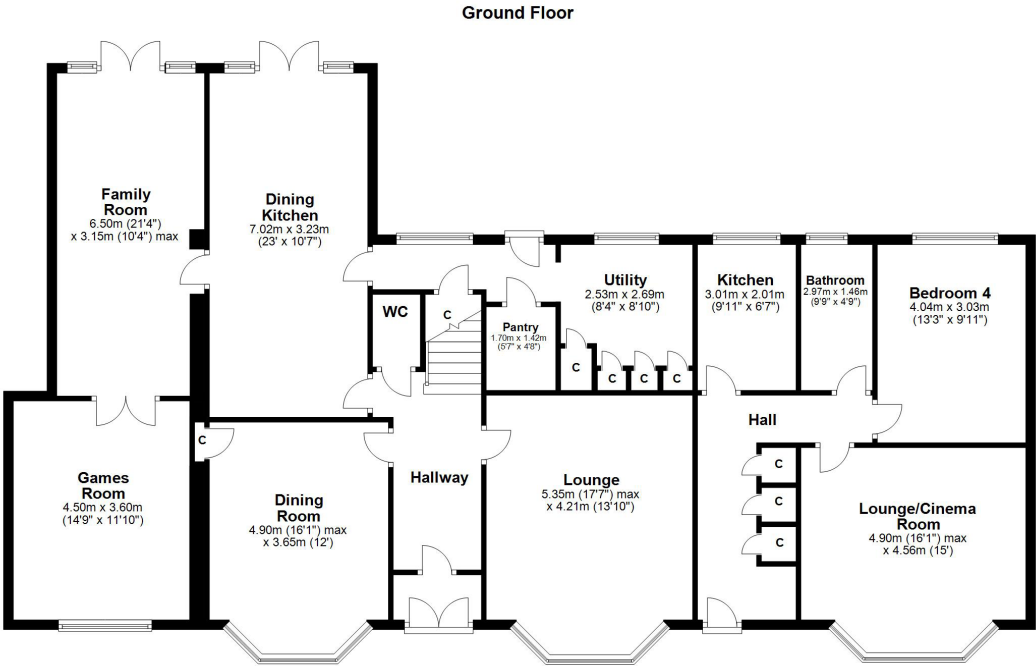
The annex attached to the side of the property is accessed via its own private door leading to an ‘L’ shaped hallway boasting a wall of cupboard storage. There is a large bay windowed lounge, fitted kitchen with floor and wall units and integral appliances, bathroom with three piece suite and a double bedroom. This annex is perfect for guests, relatives and Airbnb potential.

A flag stone path splits two areas of lawn and leads to the front doors of the property. There is an extensive gravel driveway leading to a detached double garage positioned at the back of the rear garden. The rear garden is particularly private and sunny enjoying a south westerly facing garden and comprises of a large level area of lawn and raised patio area for alfresco dining all enclosed by mature hedgerow.









Brookfield is a much sought after location as it is tranquil and rural yet within easy commuting distance of Glasgow and beyond. Brookfield offers the benefit of village lifestyle and remains convenient for the A737 Bypass allowing travel to North Ayrshire as well as access to the M8 motorway towards Glasgow Airport, INTU Retail Park and beyond.

BW2051 | Sat Nav: 15 Albert Road, Brookfield, PA5 8UE

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



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