



BEECH HOLM

ROWANTREEHILL ROAD, KILMACOLM

www.corumproperty.co.uk





5 | BEDROOMS 6 | BATHROOMS 6 | PUBLIC ROOMS

Beech Holm is a magnificent late Victorian detached villa recently restored and sympathetically modernised to offer impressive and highly specified accommodation extending to over 5800 square feet and set in landscaped and mature private corner gardens convenient for the charming village centre of Kilmacolm.

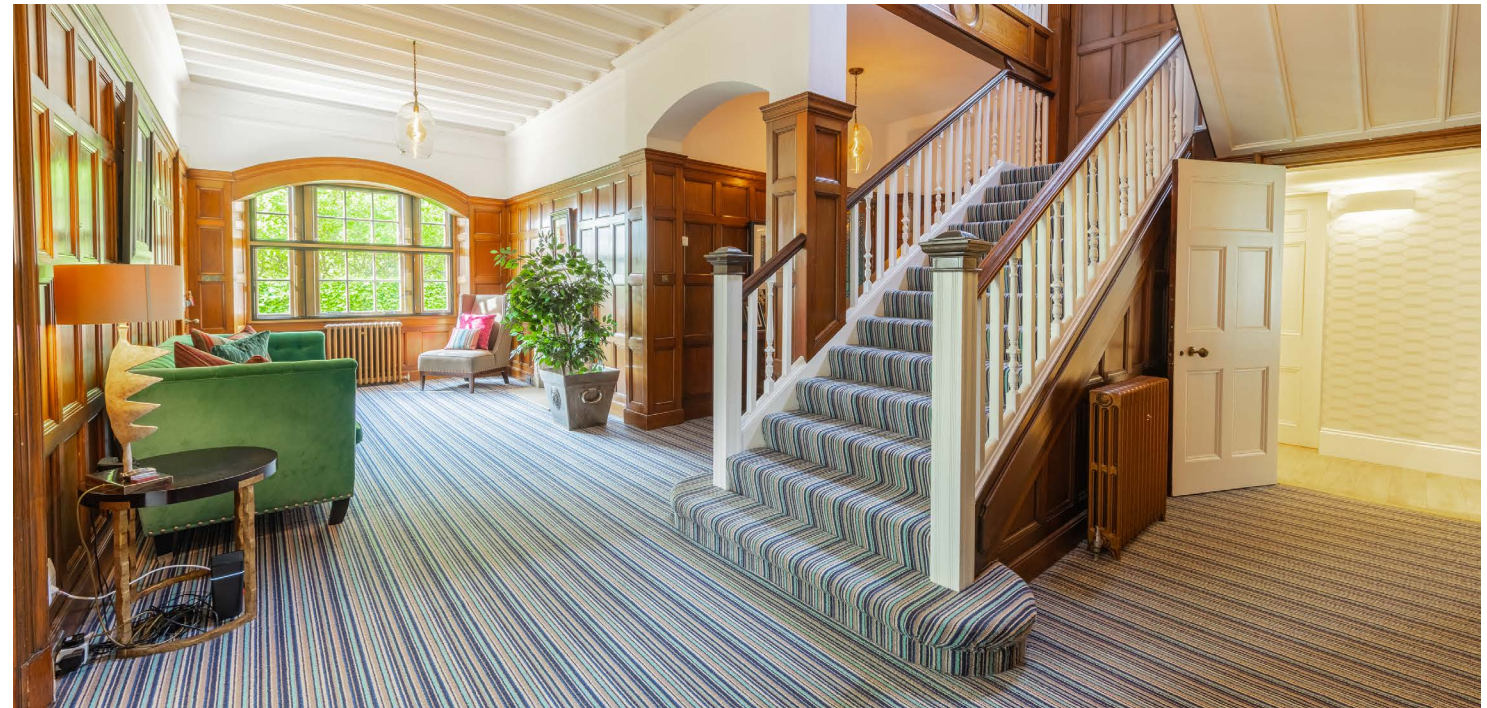
This elegant period home is positioned in a mature corner plot on Rowantreehill Road convenient for the local golf club and a pleasant leafy walk of approximately 400 meters to the village centre. The private garden grounds include an impressive and recently constructed large detached garage and a hard standing area providing ample off road parking. The rear and side of the property has extensive grounds with level lawn sections flanked by a slope containing mature trees and shrubbery with pleasant gravel paths leading to a landscaped rear terrace and patio area which is split level and has an outside structure for shelter.

The property has been extensively reconfigured and developed while taking great care to retain the character and charm of this elegant home. It now offers modern, luxury accommodation with a high standard of internal fitment and finish throughout including a German designed kitchen by Cameron interiors and Porcelanosa sanitary ware and ceramics within the bathrooms. A selection of the traditional styled windows has been professionally refurbished and redecorated with the remaining windows under contract to be refurbished during summer of 2022. There is a modern gas fired central heating system with two separate high pressure unvented water tanks and a modern alarm system. The house is presented in excellent decorative condition.

The property provides flexible and spacious family accommodation extending to over 5800 square feet over three levels and features a self contained Granny/au pair/ teenage apartment which has its own private entrance on the rear elevation of the property. This space is flexible and contains a living area open plan to the fitted kitchen and a small hallway leading to a double bedroom and a modern shower room. This could also provide an ideal home office if required.

A turreted entrance vestibule leads into the magnificent wood paneled central reception hallway with an elegant and broad period stair leading to the upper level. This stunning drawing room has access to an annex store which features beautiful decoration with a bay window formation on the western gable of the property. There are three further large public rooms comprising of a dining room, sitting room and family room all enjoying fine views over the garden grounds. The striking dining size kitchen features stylish German fitted kitchen furniture designed by Cameron Interiors with marble work surfaces, integral appliances, central island with breakfast bar. The utility room has space for laundry facilities and a rear hall with access to the gardens. The ground floor also features a large cloakroom with a separate wc.

The first floor hall has a stair to the third floor and entry to the principal bedroom suite. A striking apartment with his and hers dressing rooms and separate en-suite bathrooms. Bedrooms two also features a large en-suite bathroom. The third bedroom is positioned adjacent to a family bathroom and there is a fourth double sized bedroom on this level. The third floor billiard room provides a teenage/ cinema room or a fifth bedroom if required. There is access to eave storage areas.

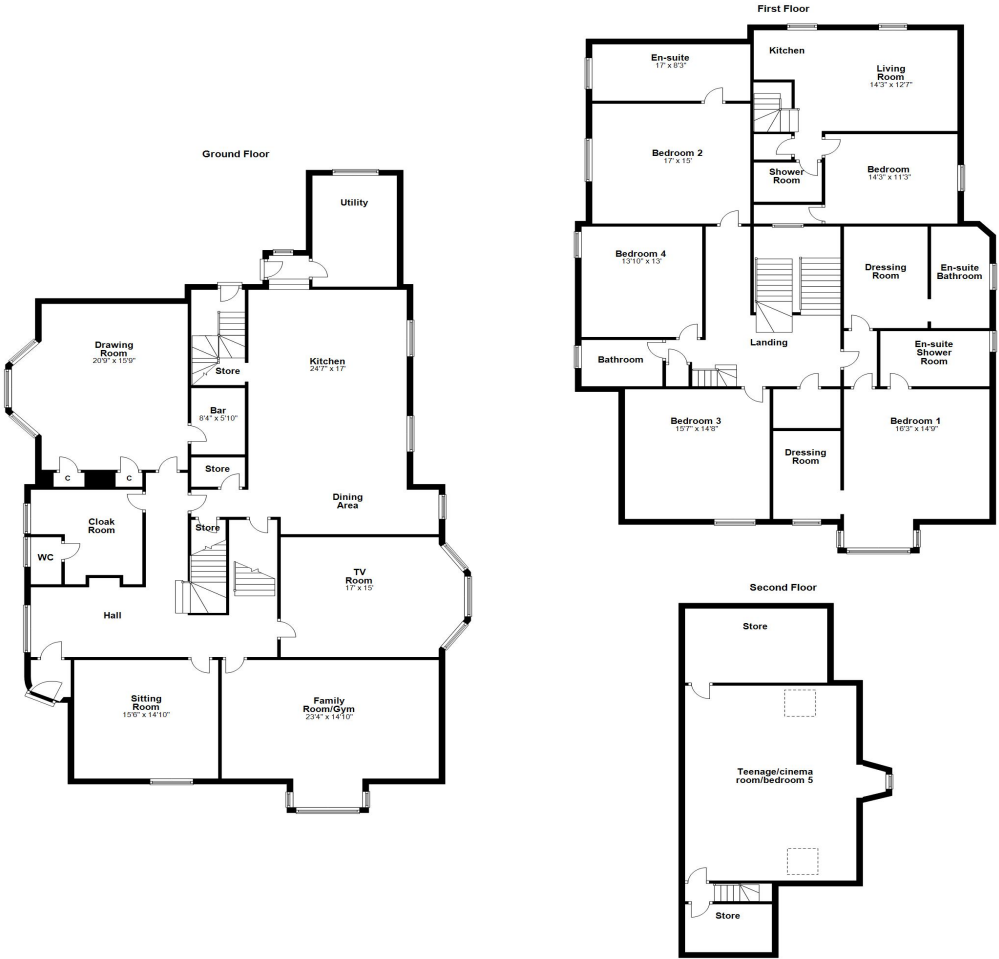












Beech Holm occupies a prime location within the sought after picturesque village of Kilmacolm. The pleasant village centre features a refurbished community centre and library, several local coffee shops, restaurants, a local pub, two doctors' surgeries, a dental surgery. The local shops provide everyday provisions. There is a thriving local community within the village with local societies and clubs and sporting facilities including Birkmyre Park with health and fitness centre, Kilmacolm golf club, local tennis and bowling clubs. The area is very picturesque and offers potential for a variety of local walks and access to the hills of Clyde Muirshiel Regional Park. The village is on the national cycle route with access to both Inverclyde and via Bridge of Weir to Paisley and Greater Glasgow. The village is well served with schooling with Kilmacolm Primary and Nursery School, the independent Ducal Nursery school and highly regarded St. Columbus Independent school offering nursery, primary and secondary education. There are further independent schools available within Glasgow.

BW2083 | Sat Nav: Beech Holm, Rowantreehill Road, Kilmacolm, PA13 4NP

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Bridge Of Weir
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

Tel: 01505 691 400

Email: bridgeofweir@corumproperty.co.uk

www.corumproperty.co.uk