

# ARDROY

GRYFFE ROAD, KILMACOLM



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## 5 | BEDROOMS   5 | BATHROOMS   6 | PUBLIC ROOMS

**A magnificent detached villa designed in the arts and craft style, fully renovated to an exacting standard to provide outstanding family accommodation in the exclusive village of Kilmacolm.**

Ardroy is an elegant period home dating from 1901 positioned in established grounds on Gryffe Road in an admired area of Kilmacolm. Meticulously renovated and developed by the current proprietor to offer superb family living space that extends to over 3770 square feet. The stylish interior features neutral décor, quality floor coverings and charming period features. A substantial single storey extension wraps around the rear and south easterly elevations. Planning permission was previously granted in 2016 to extend the first floor accommodation over this extension. An immaculate home in a fantastic location within this picturesque and popular village.

The entrance vestibule opens to a beautiful reception hallway with a fireplace and wood burning stove, a WC and a study. The lovely bay windowed living room has an open fire and the spacious family room also features a bay window and a wood burner. The inner hall has a large pantry/utility room, a second WC and a home office. The stunning dining kitchen extends to over 31 feet with large windows to the garden and open plan access to the sitting room. The bespoke kitchen by Tom Howley features traditional painted timber cabinets with Corian work surfaces with full splashbacks of Carrera marble. There is a large central island with breakfasting stools, a range cooker, quality integrated appliances and a French limestone tiled floor. There is a wood burning stove in the dining area. The cosy sitting room enjoys a dual aspect with a wood burner.

Upstairs, the central hall has access to all bedrooms. The impressive dual aspect main bedroom has a stylish ensuite shower room. The second bedroom also features an ensuite shower room. There are three further double bedrooms. The family bathroom has luxury sanitaryware including twin wash basins, a wc, a large bath and a stunning walk in shower.

The exacting modern specification and noteworthy features of this stunning home include - replacement sash and casement double glazed windows by 'Blairs', a new slate roof, rewiring with surge protection and replumbing. There is a modern heating system with two boilers supplemented by underfloor heating in the extension, wood burners in the reception hallway, dining kitchen, sitting room and family room, a gas fire in the study and an open fire in the living room. Modern underfloor and roof insulation is installed and the chimneys have been relined and insulated. A security system is installed.

Externally the enclosed gardens feature a security gate to a gravel driveway providing extensive parking with access to the detached double garage. The rear landscaped gardens have a large lawn area with hedgerow and timber fence boundaries screened by mature trees. A charming timber 'Swally Chalet' features a wood burner, bar facilities with a covered terrace ideal for outside entertaining.













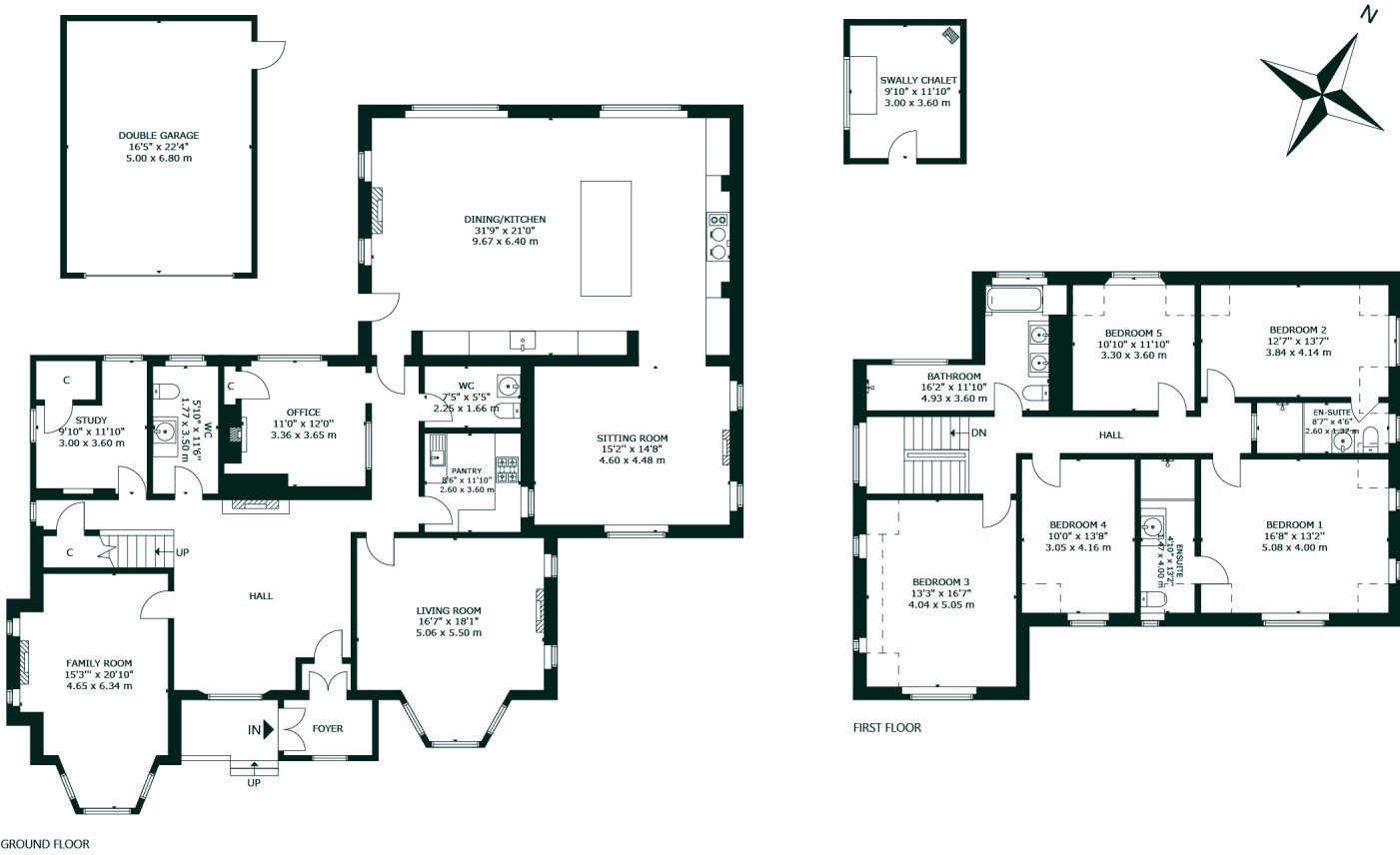












Kilmacolm is a highly sought after village positioned in the heart of the Gryffe valley. The village offers an excellent range of shops, cafes, and restaurants. Local schooling includes Kilmacolm Nursery and Primary School with secondary education at the modern Port Glasgow High School Campus. The village 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.





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