



## **BROXTOWE**

27 NEWARK DRIVE, POLLOKSHIELDS

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## 5 | BEDROOMS 4 | BATHROOMS 5 | PUBLIC ROOMS

**This magnificent villa has been comprehensively reconditioned and delivers versatile accommodation adaptable for various purposes.**

Broxtowe is a tremendous example of a symmetrically fronted detached home, sensitively refurbished by our clients who took ownership in 2012. Extending to some 4300 square feet, Category B-Listed and impressive from top to bottom, there are a number of exquisite traditional features retained and successfully combined with contemporary fixtures.

The accommodation in brief; vestibule via storm doors, reception hall, TV room with wood burning stove, bay windowed dining room with open fire and concertina style folding doors leading through to an exceptional kitchen. The kitchen is formed in a bay windowed room featuring fitted storage, integrated items and a rear door opening onto a patio. From the hall, a shower room/WC is found with a convenient ceiling pulley, Belfast sink and a fitted cupboard housing white goods. Our clients use another ground floor room for crafts/office space with a floor hatch leading into a wine cellar.

The single storey servants wing to the rear of the building has been transformed to create a self-contained accessible flat with separate main door access on the East facing side of the building. Still connected to the main house, this flat delivers ramp access, underfloor heating, accessible shower room/WC, bedroom, kitchen and living area with a wood burning stove. Enlarged window openings in the living area allow an abundance of natural light and a further door leads out to the aforementioned patio.

The original staircase in the main house leads from the ground floor hall to first floor landing revealing four sizeable double bedrooms, two of which have bay window formations. The principal bedroom has a designated dressing room and a three piece en-suite shower room with underfloor heating. A sleek four piece bathroom suite with underfloor heating is also accessed from the landing area.

Another fixed staircase leads from first to second floor level and into an incredibly impressive room with clerestory windows, a rear facing dormer window and vast eaves storage. Although this room could have numerous uses, our clients have customised it to be used as a home cinema with projector screen and remote control blinds to block natural light.

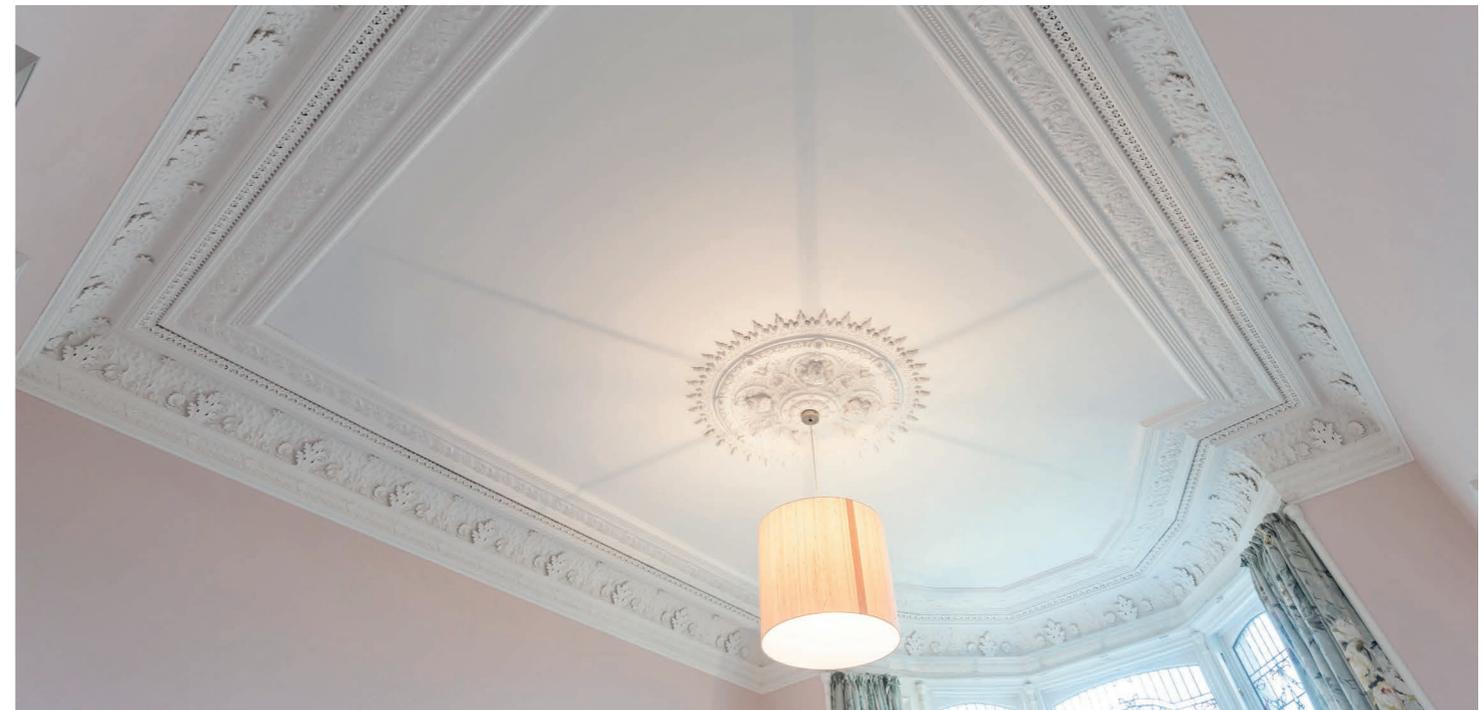
Many sympathetic refurbishments have been carried out to the property, however, the manner of works allow period features to be retained such as detailed ceiling plasterwork, exposed timber floorboards, fire surrounds, moulded woodwork and stained glass believed to be from Stephen Adam's studio. Our clients were awarded Glasgow City Heritage Trust grant funding ensuring first class standards of craftsmanship and materials in the improvement and preservation of the property.

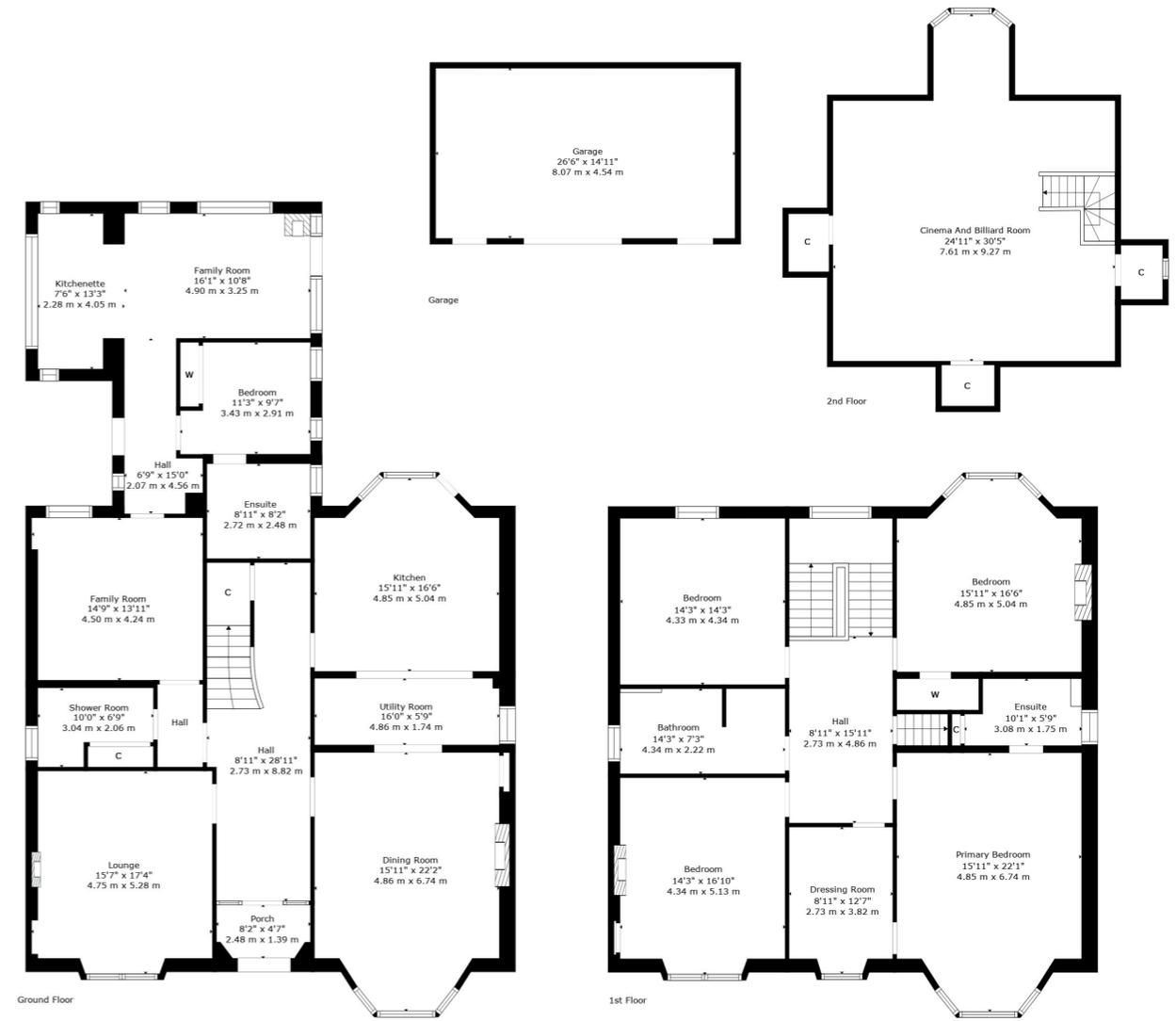
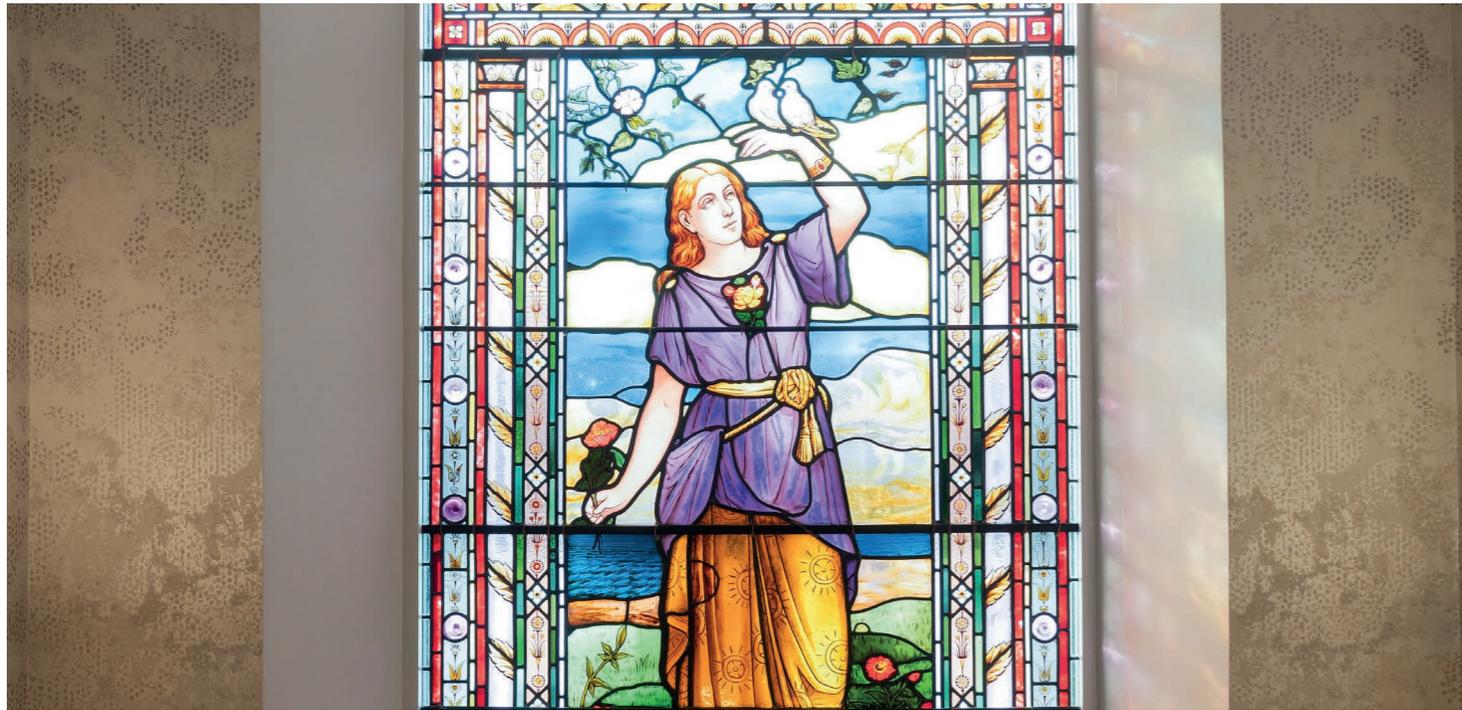
For potential buyers mindful of their carbon footprint, an environmentally friendly, wood pellet boiler powers the heating and hot water for the property. Our clients are in receipt of a grant from OFGEM covering part cost of the wood pellets for any new owner to claim back for another ten years. The building has been re-roofed since our clients took ownership, the vast majority of window units are now timber cased with double glazing and a security alarm system is in situ. It should also be noted that our clients had planning permission granted for a single storey extension on the West side of the property.

Externally the property sits within landscaped garden grounds bound by perimeter walls with driveway parking to the front and side via twin gate piers. The driveway leads to a detached double garage with electric front door and two pedestrian doors. External lighting and outside power points have been thoughtfully positioned.









27 Newark Drive is within half a mile of amenities on Nithsdale Road/Kildrostan Street where independent shops, coffee houses and restaurants are found. Maxwell Park and Pollok Park offer excellent recreational space whilst Pollokshields West train station is around 750 yards from the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

**SS4921** | Sat Nav: 27 Newark Drive, Pollokshields, G41 4QA

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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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