



KENMILL HOUSE

13 HAMILTON DRIVE | BOTHWELL



c o r u m

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4/5 | BEDROOMS

3 | BATHROOM

4/5 | PUBLIC ROOM

“Kenmill House” is a detached sandstone villa set amidst enclosed private gardens and is located within a much admired and seldom available address in central Bothwell.

‘Kenmill House’ is a distinguished Victorian detached villa, dating from around 1900, representing a rare ‘once in a generation’ opportunity to the local market. Lovingly maintained, it has long served as a cherished family home, and our clients now hope to pass it on to another family, ready to create their own memories in this exceptional setting.

The imposing frontage is distinguished by its impressive elevation and built of pink ashlar sandstone offering a wealth of original features including ornate plaster corning, corbels and centre roses, original hardwood flooring to entrance hallway beautifully lit with original, stained-glass window, sweeping staircase and exceptionally well-proportioned apartments.

Considerable imagination, expense and creativity have been committed in developing this handsome property into a highly functional family home. The modernisation programme has been sympathetic to the original architectural features and provides a level of sophistication seldom found in homes of this period and style.

Circa 3600 sq ft of large light-filled living spaces that flow effortlessly between each other and the outdoors. The accommodation in brief extends to entrance hallway, formal lounge, dining room, kitchen, family room, sitting room with outside decking area, utility room and cloakroom/W.C.

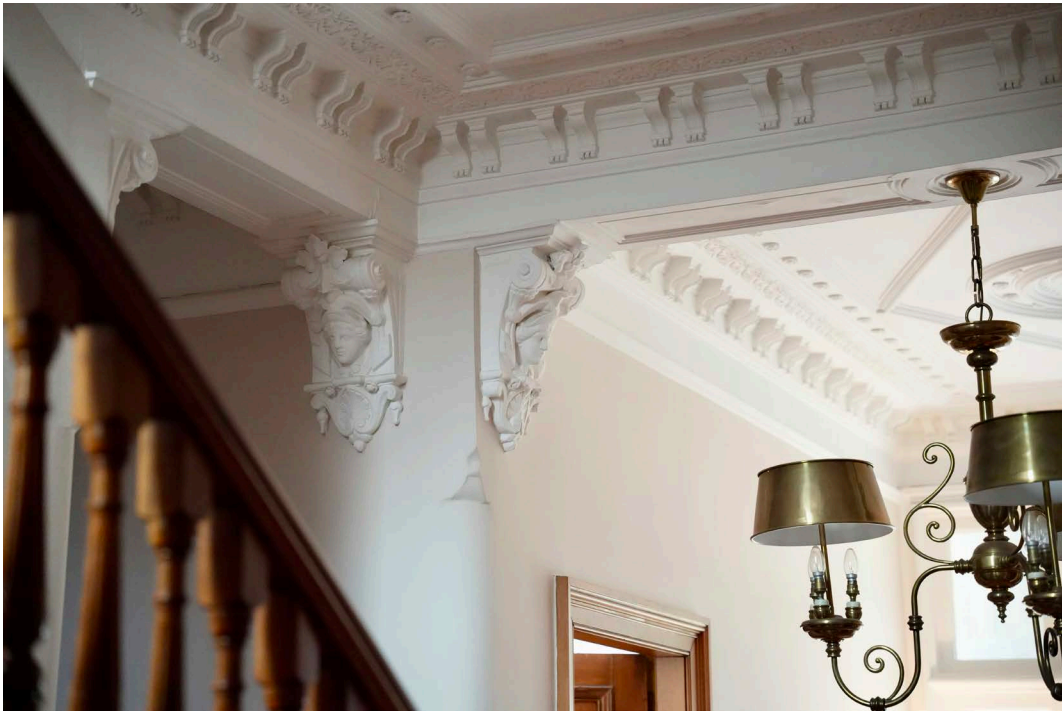
‘The half landing gives access to the billiards and games room, and the first-floor accommodation consists of four well-proportioned bedrooms, with the principal ensuite connecting Jack and Jill to bedroom three. Bedroom two owns its own ensuite and the fourth is served by a luxury family bathroom.

A separate staircase leads to an excellent loft area, benefitting from an array of built in storage. Currently utilised as a gym, this floor provides scope for creativity in using the space, with a centre cupola filling the space with natural light.

Further specification of the house includes gas central heating system, double glazing and modern upgraded roof system.

The home is discreetly situated on private road offering complete privacy and uninterrupted views. Complimented by truly striking and expansive garden grounds which are generous, mature with space to the front, side and rear with a selection of established trees and shrubs providing both attractive outlooks and great privacy. The side grounds offer large level lawn and summer house with light and power, large driveway leads to a substantial two storey garage whilst benefiting from rear gates which offer access to Fairfield Place and Gilchrist Gardens.

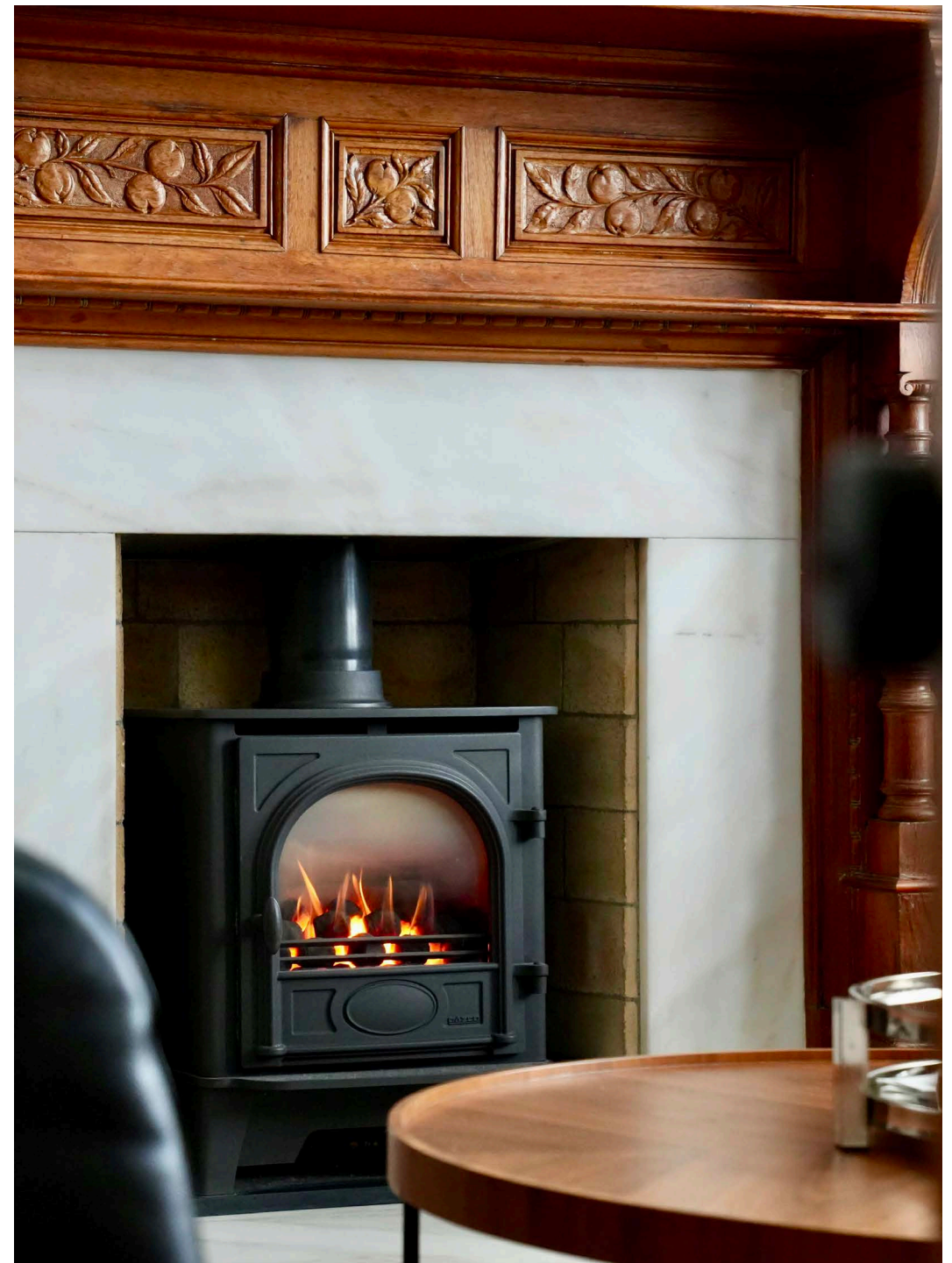
There is meticulous attention to detail displayed throughout the property which is evident in the finishing touches. To sum up, a magnificent family home that showcases style, elegance, and luxury.

















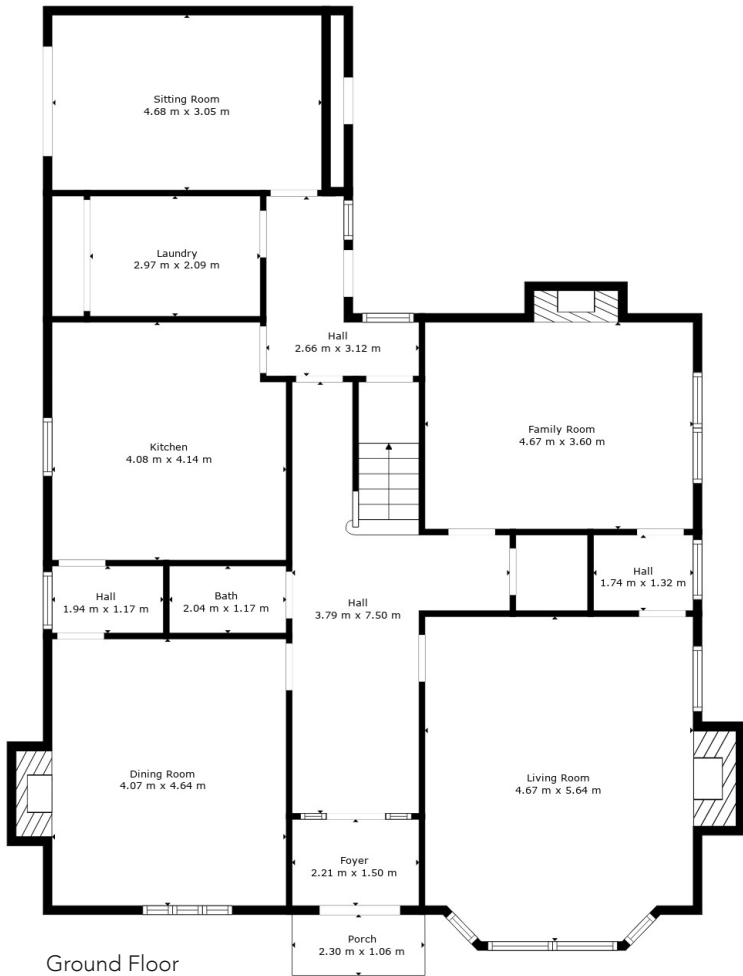




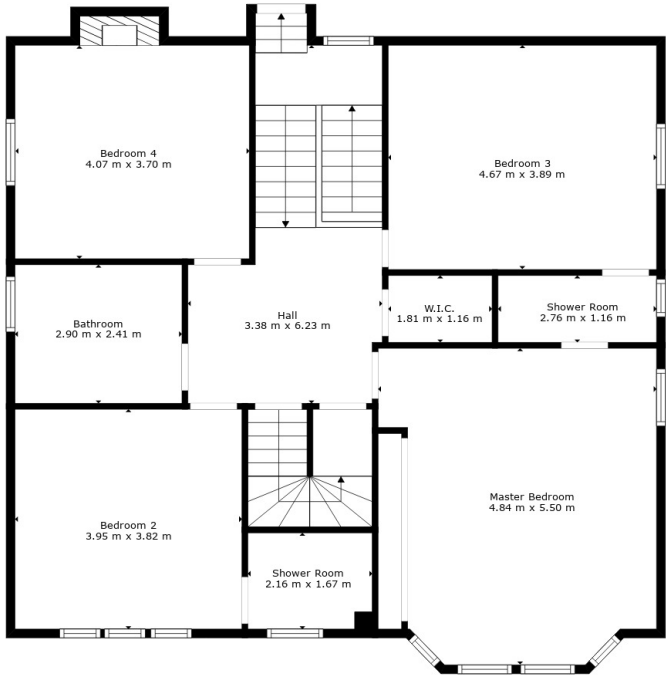




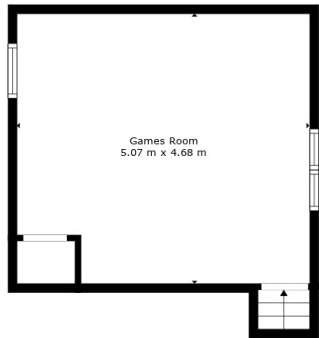




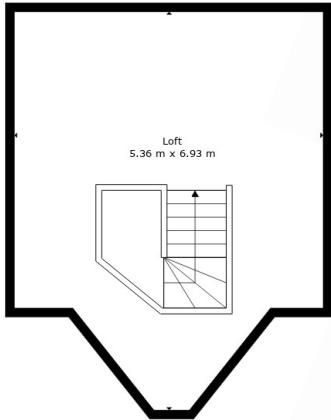
Ground Floor



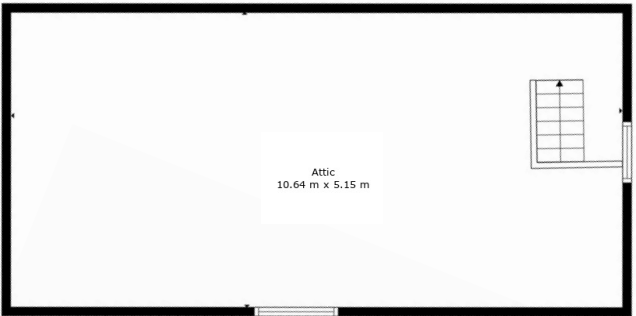
First Floor



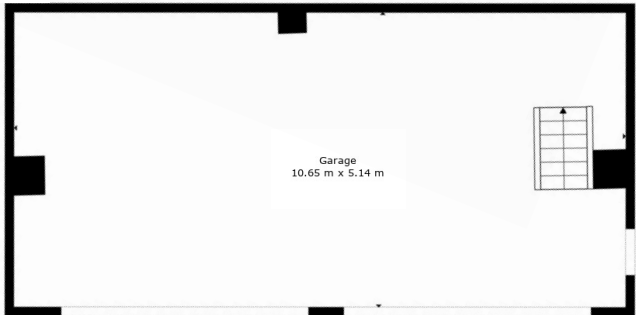
Half Landing



Third floor



Garage First Floor



Garage Ground Floor



Local Area

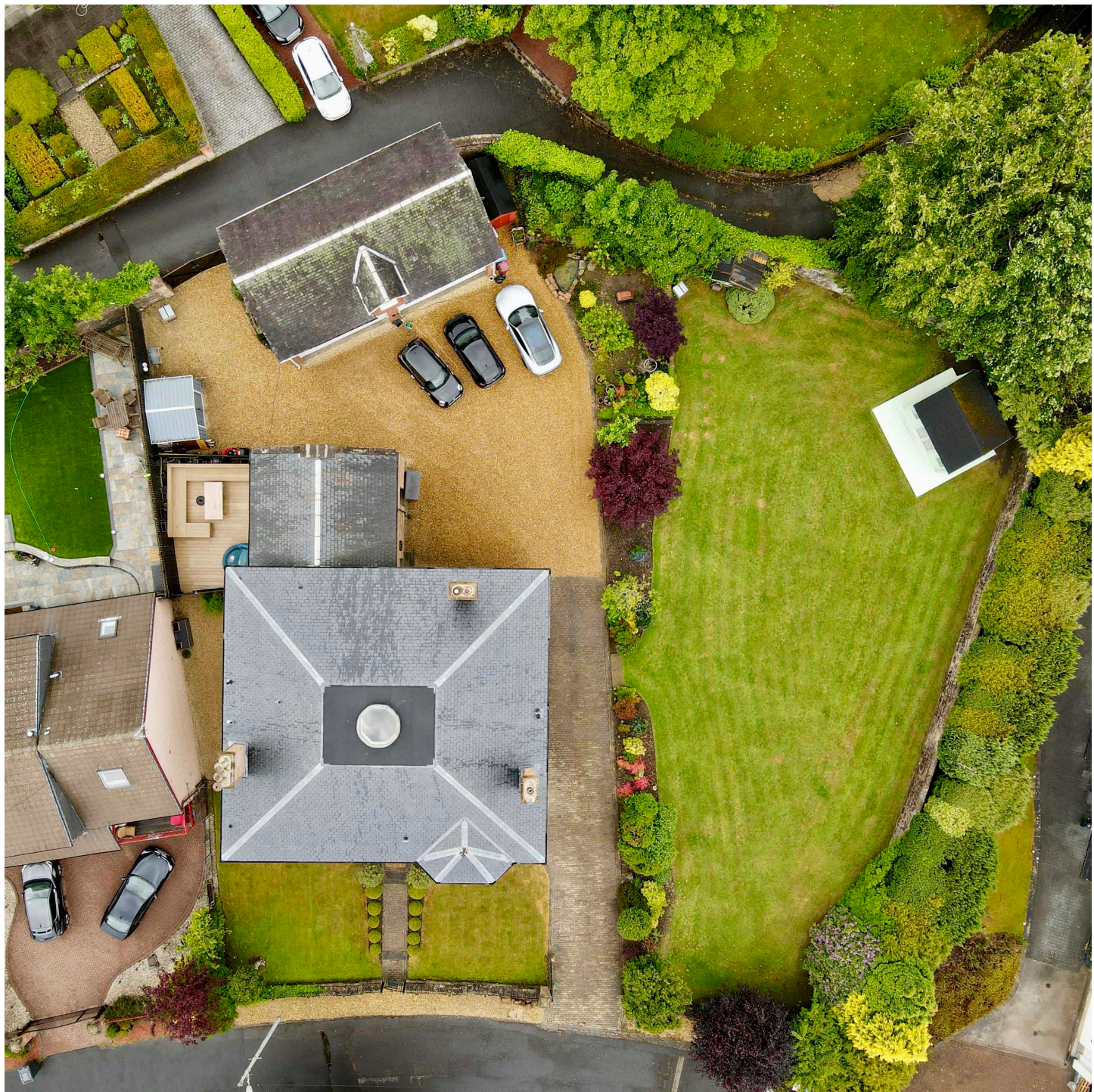
The thriving village of Bothwell boasts a number of fine restaurants, parish church, library, popular local schools, trendy bars and coffee shops. Private education is to be found at Hamilton College, some two miles from the property and there are a number of pick up points within the village for Glasgow's highly reputable schools.

Bothwell provides a number of attractions including the historic Bothwell Castle, the seat of the Douglasses and Scotland's finest 13th century castle.

Sports and recreational pursuits are well catered for within Bothwell and facilities include Bothwell Castle Golf Course, Bothwell Tennis Club. The neighbouring towns of Hamilton and East Kilbride offer a first-class selection of shops and retail parks, Hamilton Mausoleum, Dollan Aqua Centre, multi-screen cinemas, Hunter Museum, Strathclyde Country Park (famed for its excellent water sport facilities) and a wealth of other sports and recreational outlets. Train stations are to be found at Uddingston, Blantyre and Hamilton and the international airports of Glasgow, Prestwick and Edinburgh are readily accessible via the motorway system.

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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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