

Pollok Castle | Glasgow | Scotland





RARELY HAS THE MARKET  
SEEN SUCH A BEAUTIFUL  
FAMILY HOME SET WITHIN  
GLORIOUS PRIVATE PARKLAND IN  
AN OUTSTANDING LOCATION.



POLLOK CASTLE HAS EVERYTHING YOU COULD WANT FROM A HOME. THE PROPERTY COMBINES A FASCINATING HISTORY WITH MODERN DAY LIVING. SHARING OPULENCE WITH ELEGANCE AND OFFERING UNRIVALLED PRIVACY IN A CENTRAL LOCATION, THIS IS AN EXCITING OPPORTUNITY TO PURCHASE A TRULY EXCEPTIONAL HOME.



Pollok Castle is a highly exclusive property set within one of Glasgow's most historic and prestigious sites; the former Pollok Castle grounds. A custom built family home, this property offers 21st Century elegance and functional living on a grand scale.

Driving through the imposing electric gates to Pollok Castle, the property is set on an elevated and completely private setting. Surrounded on two sides by the original castle walls, it has breathtaking views of Glasgow and the hills beyond. It offers 1.5 acres of beautifully manicured but easy to manage mature gardens and sits within the 9.5 acre Pollok Castle Estate amid private parkland rich in wildlife including deer and birds of prey. The property offers an exceptional level of privacy whilst being centrally located for Glasgow and its amenities.



This is family living at its finest. Every aspect of family life has been considered in the design and layout. This four bedroom home features large open plan living spaces inside and out, including a large family kitchen, conservatory, breakfast room, formal dining room and drawing room and a games and entertainment room. Off the breakfast room is a large decked terrace with a Jacuzzi hot tub and stunning parkland views. Of the four double bedrooms, two have en-suite facilities.

The property has solid oak doors, features and wood flooring throughout with many contemporary architectural delights you would expect from a home of this calibre. Pollok Castle also boasts completely separate guest accommodation set away from the main residence set in its very own gardens.

Designed by Manor Kingdom in 1998 and completed in 2003, Pollok Castle is custom built in the distinctive Adam Style design as was the Original Pollok Castle. Stones that once formed the castle's ornate entrance now make up the side entrance to the property. The original gatehouse, stables and gardener's cottage of Pollok Castle still remain within the estate, all privately owned.



Great thought has been given to the design and layout of the property to ensure that the house is functional as well as beautiful. Bespoke solid oak joinery finishes, solid oak wood flooring throughout and open-plan living spaces provide a high quality base on which to build your own lifestyle.

The facade is impressive and striking with a magnificent covered entrance accessed by external steps courted by stone balustrade walls and flanked by four stone pillars. Upon entering the house, you will be greeted by a grand entrance hall with a double sided open staircase leading to the upper gallery landing.



# THE EPITOME OF FAMILY LIVING

The ground floor offers a vast array of living spaces inside and out. To the rear of the house there is a drawing room, and a dining room leads out to a large terrace. Less formal family areas include a large kitchen, breakfast room, conservatory overlooking a pretty pond area, and a decked terrace with a Jacuzzi hot tub with views of the stunning parkland below and Glasgow beyond.

There is also a library/study, utility room, cloakroom and WC.

Leading up from the ground floor is a galleried first floor landing with a Snug area with barrelled ceiling and French doors connecting to the small terrace situated over the front door. First floor accommodation includes a master suite with an en-suite bathroom and separate dressing room, 3 further double bedrooms one of which has an en-suite shower room, a large family bathroom with Jacuzzi shower and bath, a linen room and two store rooms.

The second floor features an open plan games and entertainment area, large enough for a full size snooker table and cinema room.

Set away from the house is a guest flat and a triple garage. The guest accommodation features an open plan living room and kitchen area, double bedroom and bathroom. It also has its own gardens and beautiful outlook.



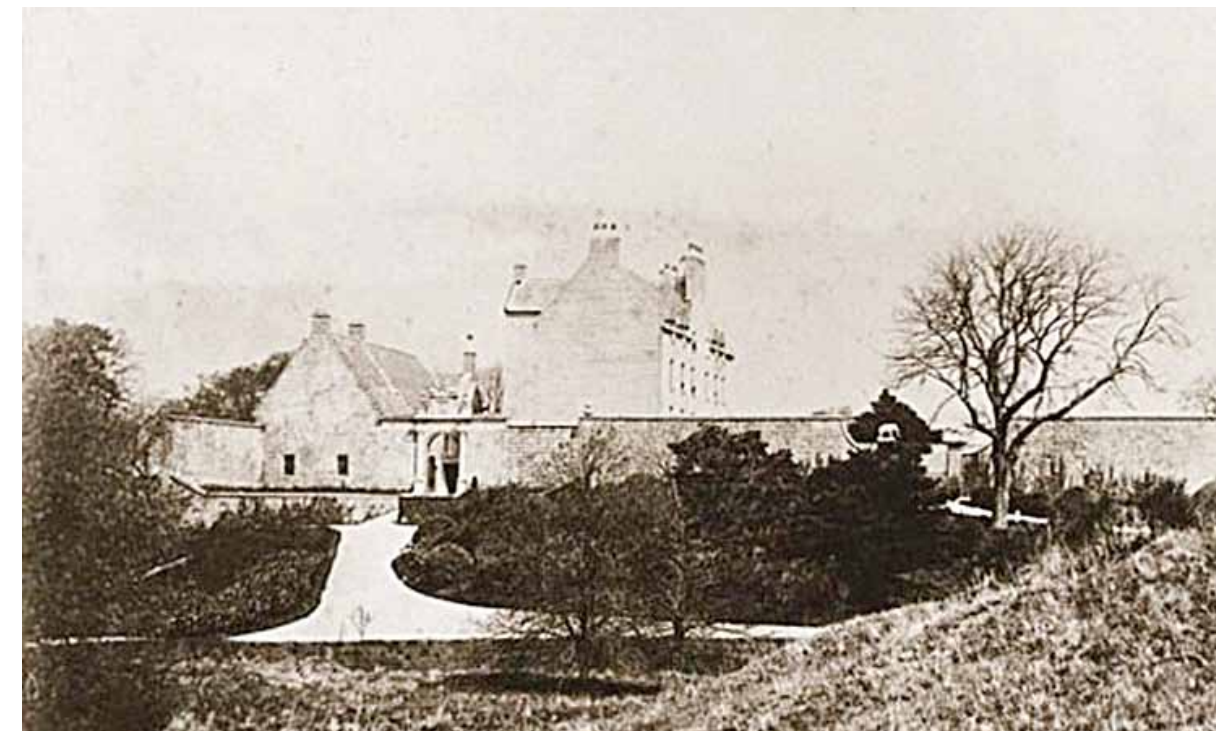
Please note worktops shown have been replaced with Granite







# STEEPED IN HISTORY



Pollok Castle has a long and fascinating history, and adds to the grandeur of this beautiful home. Pollok (also known as Pollock) is one of the oldest family names recorded in Scotland, derived from the ancient lands of Pollock in Renfrewshire. Originally, Pollok Castle was a tower house castle built by the Pollok family circa 12th Century. The Castle was rebuilt between 1686 and 1694 by Sir Robert Pollok. It was destroyed by fire in 1880 and rebuilt in 1886 incorporating the surviving elements of the earlier structure. It was requisitioned by the British Army in 1939 during World War II except for one wing occupied by the Pollok family. In 1944, the castle was abandoned and deteriorated and later demolished in 1952. The remains of the castle and land were privately acquired in 1998 and the property was custom built and finished in 2003 for the current owner.

The south entrance steps and walls and a few stones that once formed the castle's ornate entrance which have now become the side entrance to the old property. The original castle moat, now barely distinguishable, marks the boundary of the property site. Two gate houses, the stable, and the gardener's cottage which made up the original Estate still remain, privately owned.

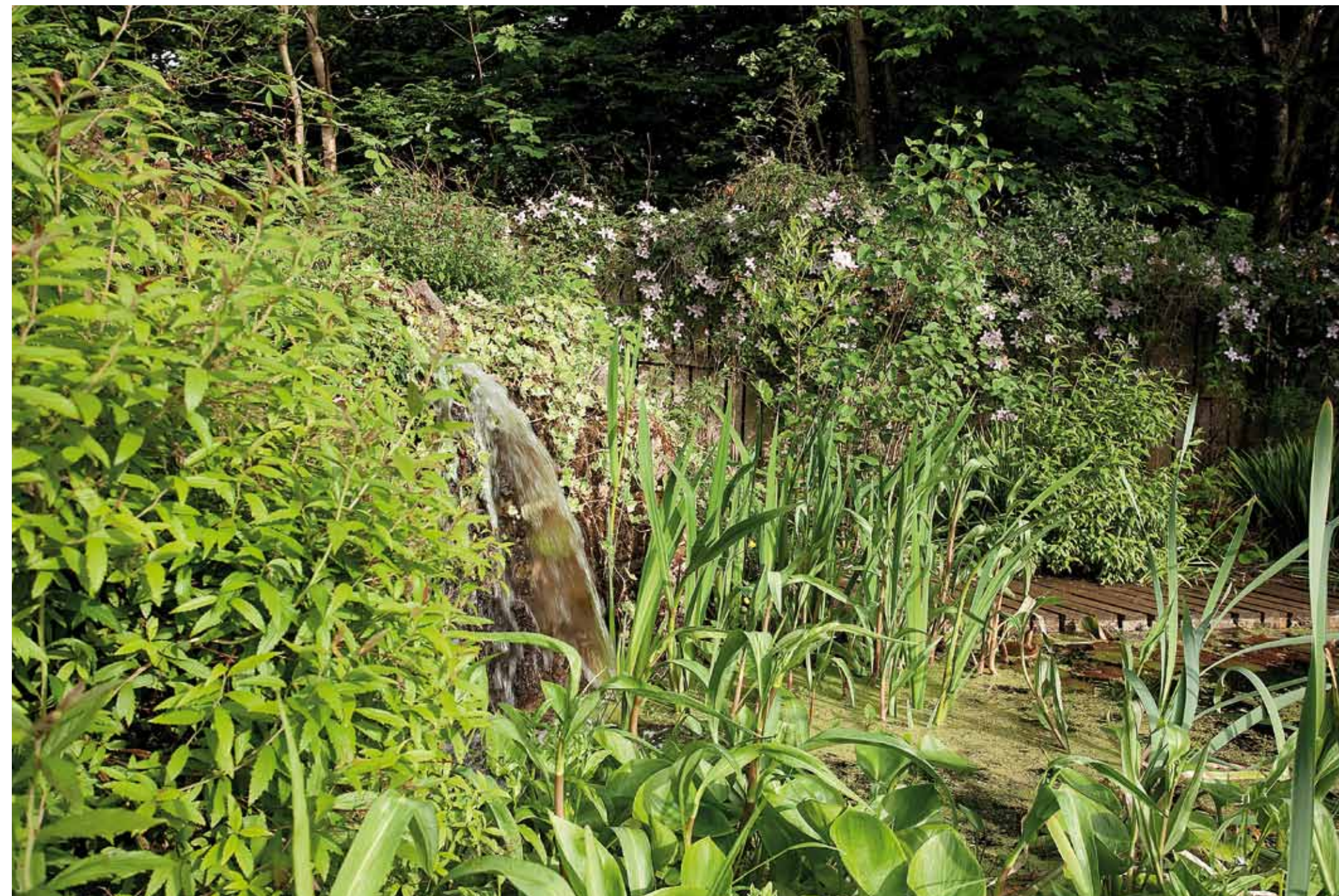
# A BEAUTIFUL PRIVATE SANCTUARY

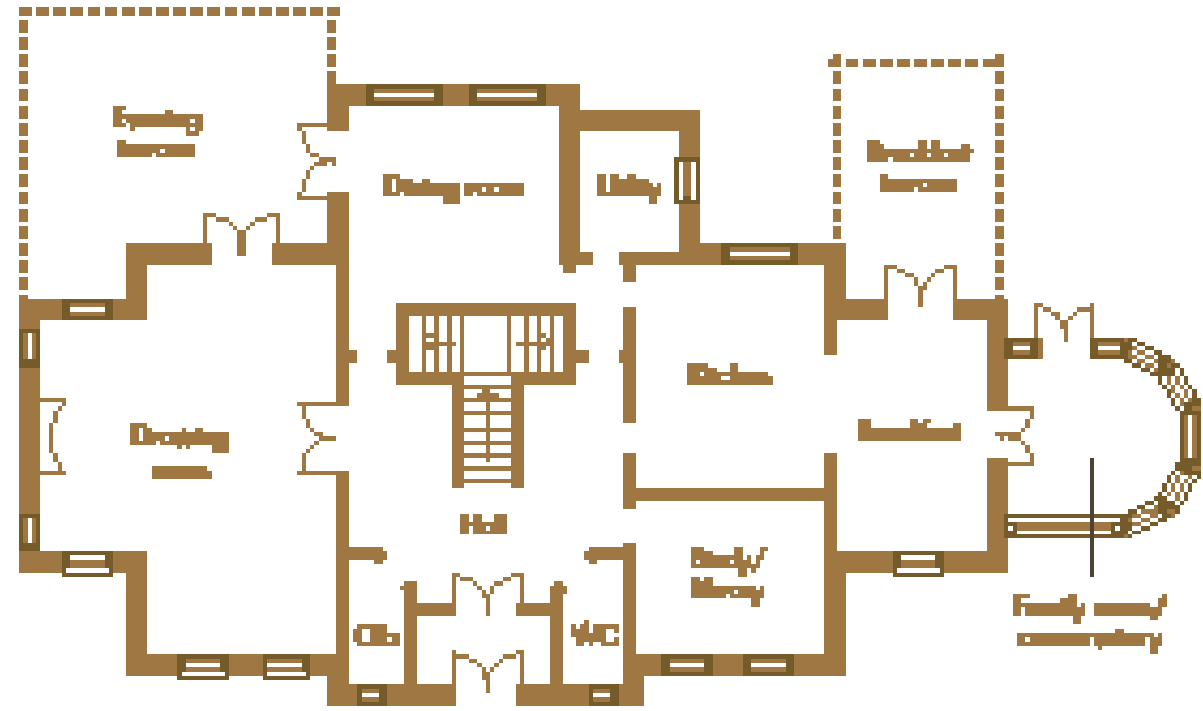


Pollok Castle is a magnificent family home situated within the privacy of 9.5 acres of private parkland that makes up Pollok Castle Estate. The property is set behind imposing electric gates and resides at the end of a 0.25 mile private entrance road. Throughout the property, CCTV and integral media systems have been installed offering heightened levels of privacy and exclusivity.

## LOCATION

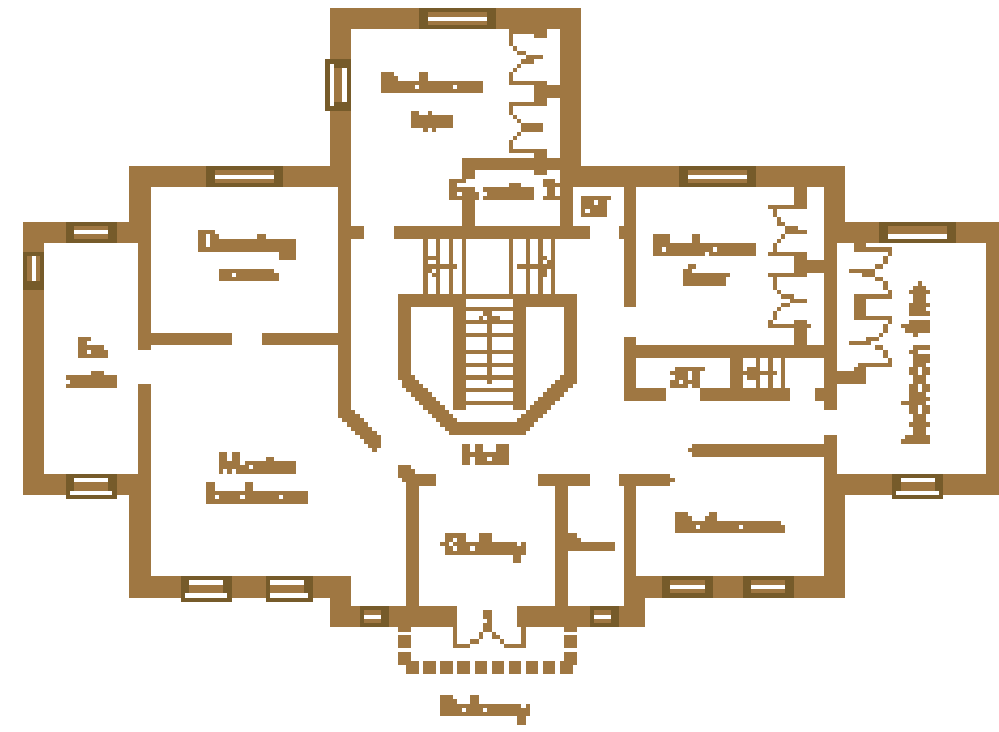
Pollok Castle is ideally situated. It offers an unparalleled degree of privacy whilst only 1.5 miles from Newton Mearns Cross shopping, 8 minutes from Glasgow City Centre and twenty minutes from Glasgow Airport. The M77 is just two minutes by car and gives swift communication links to Glasgow City Centre and Ayrshire. East Renfrewshire and central Glasgow offer excellent and very popular schooling options. Sports and leisure activities are also in abundance within this area.





**GROUND FLOOR**

ENTRANCE HALL	
DRAWING ROOM	4.4m x 9.3m
BAY AT FIREPLACE	2.5m x 5.5m
DINING ROOM	5.0m x 5.9m
STUDY/LIBRARY	4.4m x 3.8m
KITCHEN	4.4m x 5.3m
BREAKFAST ROOM	3.6m x 5.5m
UTILITY	2.3m x 2.9m
CONSERVATORY	4.1m x 3.9m



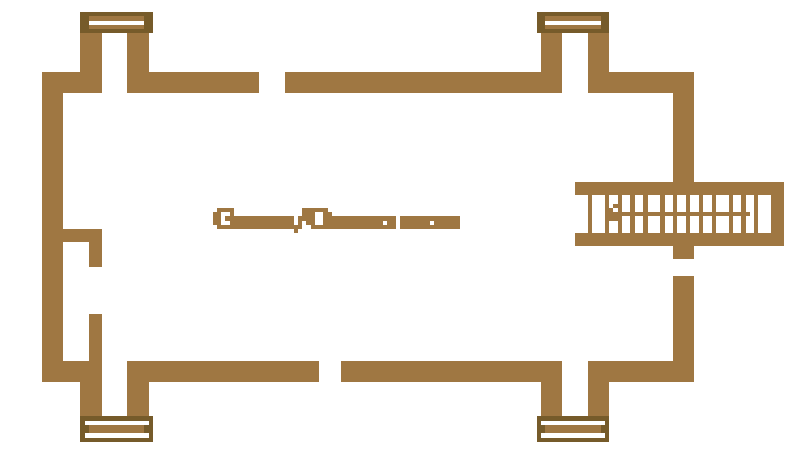
**FIRST FLOOR**

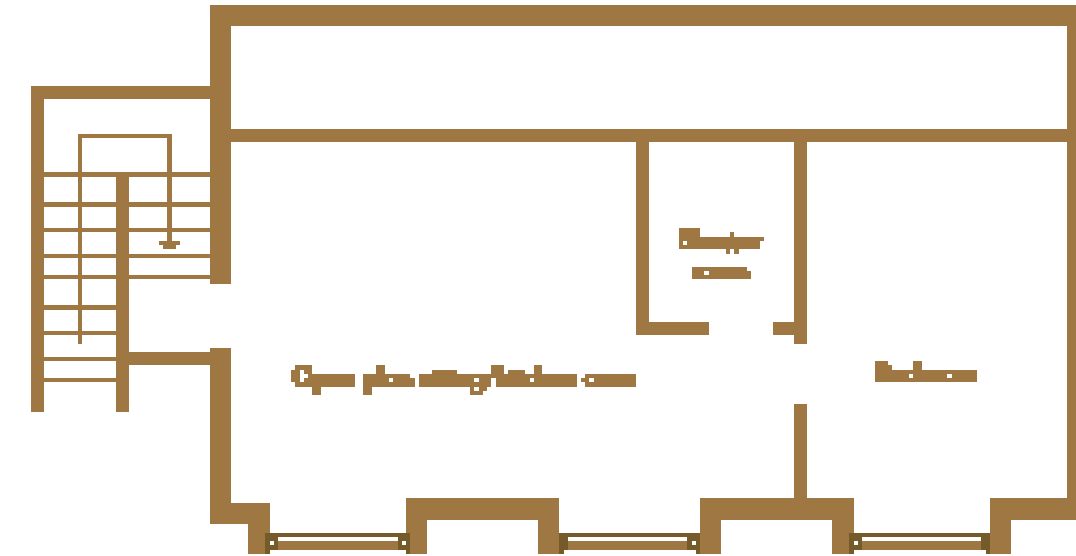
UPPER HALLWAY	BEDROOM TWO
GALLERY	4.4m x 4.9m
MASTER BEDROOM	EN-SUITE SHWR RM
6.1m x 5.5m	2.2m x 2.0m
EN-SUITE BATHROOM	BEDROOM THREE
5.5m x 2.5m	3.7m x 5.5m
DRESSING ROOM	BEDROOM FOUR
4.3m x 3.5m	3.7m x 3.5m
	BATHROOM
	4.3m x 2.9m



**SECOND FLOOR**

GAMES/CINEMA ROOM 10.0m x 4.6m





FIRST FLOOR

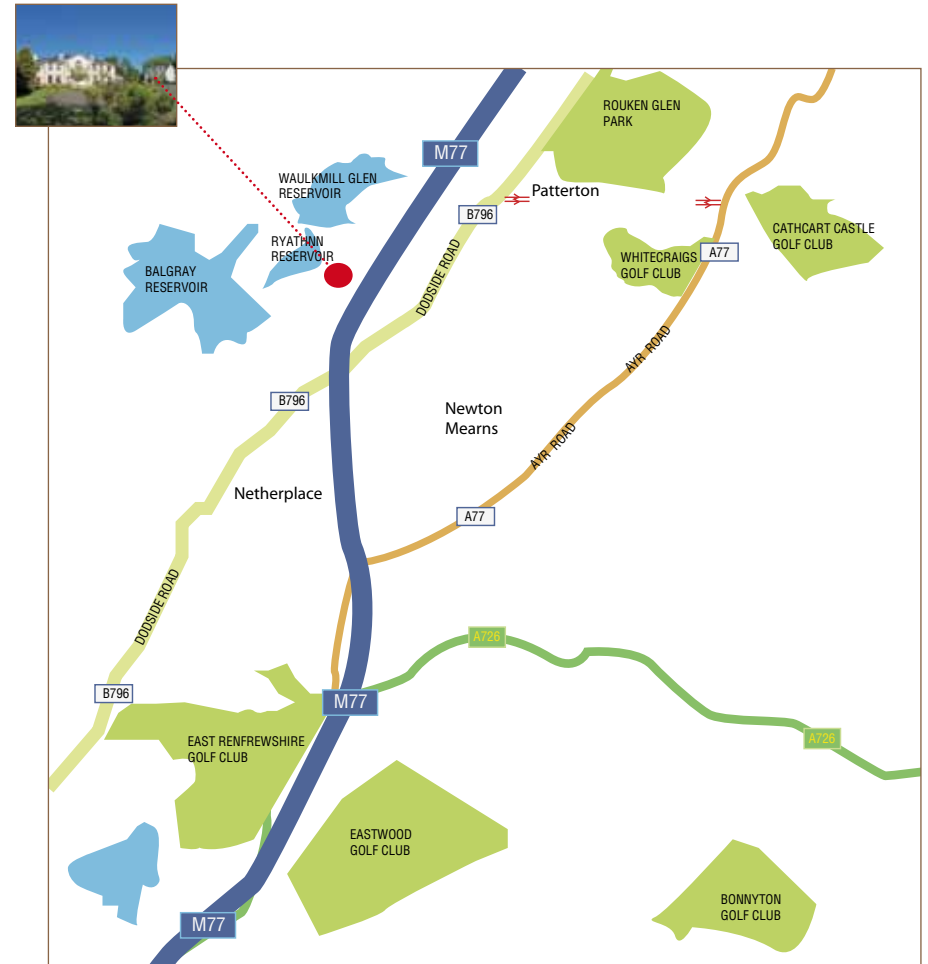
- OPEN PLAN SITTING/KITCHEN AREA  
6.7m x 4.7m (incl shower room)
- DOUBLE BEDROOM  
4.7m x 2.5m
- SHOWER ROOM  
2.3m x 2.0m





These details are believed to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule. Photographs are produced for general information and it must not be inferred that any item is included for sale with the property. All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale, and may be taken at the widest points.

## Pollok Castle | Glasgow G77 6NT | Scotland



Travelling Southbound on Ayr Road, at Mearns Cross turn right onto Barrhead Road. Continue for 1 mile to Westacres roundabout taking the first exit and proceed along Barrhead Road for a further 0.2miles. At the traffic lights, continue through onto Aurs Road. After 50 yards turn right into Pollok Castle Estate and Pollok Castle is positioned 0.25miles ahead at the end of the private road.