

# Kilbarchan

11 Church Street



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A unique traditional listed terraced villa in the heart of this popular conservation village with mature walled gardens and a stunning restored interior with a flexible 8 apartment layout.

#### ■ Property Description

A stunning traditional terraced villa positioned on Church Street within the heart of the conservation village of Kilbarchan. This period home has a C(s) listed status. This is a popular location within the village centre close to a wide range of local amenities. Kilbarchan is popular with commuters having direct access onto the A737 to travel to Glasgow International Airport and the M8 motorway network. There is a railway station with Park and Ride facilities at the adjacent town of Johnstone with regular services to both the Clyde coast and Glasgow city centre. More extensive retail facilities including supermarkets can be found at Johnstone, Phoenix Retail Park and INTU Braehead.

This stylish home has been sympathetically modernised and upgraded to an exacting standard by the current owners. Great care has been taken to restore the character and charm of this period home with the use of traditional building techniques preserving of the original look and character. There are oak hardwood floors, varnished timber flooring and Fired Earth slate floor tiles within several apartments. The majority of apartments have been re-plastered and the front facing windows were replaced by RPH Joinery using cylinder glass to preserve the traditional look. The comfortable dining size kitchen has Fired Earth slate floor tiles and a Raeburn gas fired range providing cooking facilities, hot water and central heating. Modern sanitary ware with a traditional style has been installed within both bathrooms. There are working timber shutters to the external windows, modern double glazing within the conservatory and secondary glazed Velux windows in the upper floor. The specification of the home includes gas fired central heating, a pressurised water system, insulation and a modern alarm system.

This elegant home offers flexible family accommodation formed over three floors. A traditional storm door with pull cord bell gives access to the reception hall with slate flooring and entry to a walk-in storage cupboard used as a utility room. The lounge is decorated in a traditional style with a period open fire, oak flooring, traditionally styled radiators and two front facing windows both with shutters and window-seats. The rear French door with timber shutters gives access to the garden. The kitchen has been designed to reflect the character of this unique home utilizing traditional materials to provide an elegant apartment. Antique pine fronted cabinets with timber work surfaces provide extensive storage and work space with a deep enamel sink, a gas fired Raeburn Range cooker and integrated dishwasher and fridge/freezer. There is an additional domino gas hob and space for a combination oven. There is room for a table and chairs and two windows to the front, one with a window-seat. The oak-floored dining room has extensive storage and is open plan to a beautiful double glazed conservatory overlooking the gardens. The turreted stairwell with stone staircase has entry to a deep storage cupboard and a cloakroom/wc.





The first floor level of the property has a broad central reception hallway currently used as a family sitting area, an inner hall and stair leading to the upper floor. There are three good size bedrooms on the first floor, one with fitted cupboard storage. The family bathroom has a slate floor and white suite comprising a large wash hand basin, wc and enamel bath with mixer tap and shower rose. An additional fixed head shower with shower rail and curtain is positioned over the bath. There is decorative tiling around the bath area and timber panelling to dado rail height.

The top floor of this property provides extensive accommodation with a reception area with eaves storage currently used as a home office. The master bedroom has coombe ceilings to either side with a Velux window to the front and an exposed stone wall at the gable with original 1700's open fireplace. There is a timber floor and access to the walk-in attic storage. The fifth bedroom is currently fitted out as a dressing room and has a secondary glazed window to the rear

This unique property has a traditional pend providing access from the garden to Church Street which could be used to garage a small car. The mature gardens are enclosed by stone walls with a terrace ideal for outside dining and raised display beds well-stocked with bulbs, perennials and shrubs bordering the central lawn area.



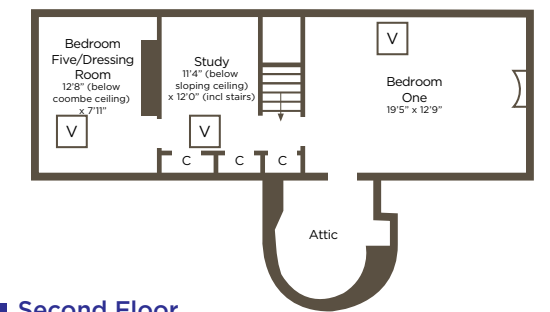
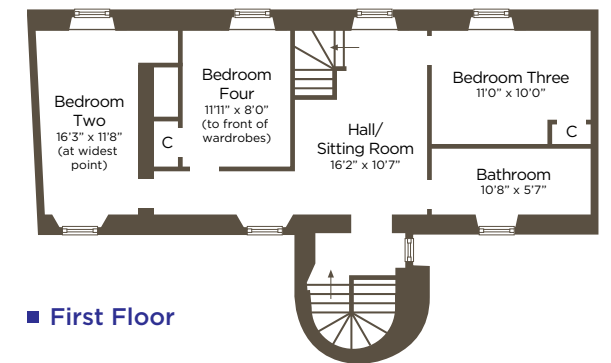
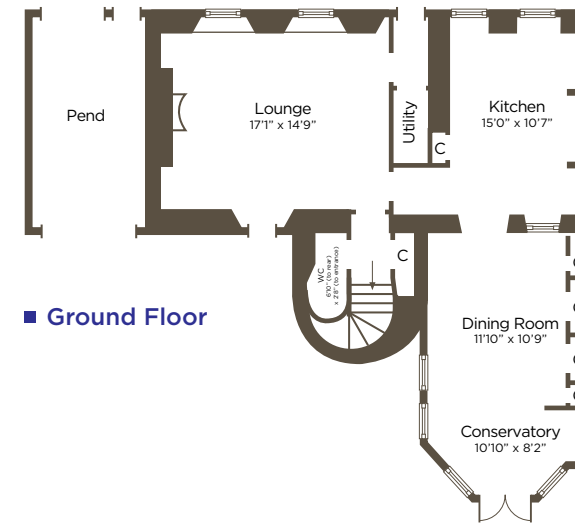


### Local Area

Kilbarchan is a popular village with an abundance of amenities, including shops, pubs and restaurants and is also adjacent to the A737 (Howwood by-pass) which gives access to the M8 motorway and beyond towards Glasgow International Airport, INTU Retail Park and Glasgow city centre.

### Directions

From our Bridge of Weir office on Main Street proceed in an easterly direction on A761 Bridge of Weir Road out of the village and into the countryside before reaching Brookfield turn right into Branscroft and enter Kilbarchan on Branscroft following into Park View and then New Street. At the crossroads turn right and immediately left into Church Street following the road to the left and number 11 can be found on the left hand side opposite Kilbarchan West Parish Church building.



BW1158. EER Band TBC

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

# Kilbarchan

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