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ESTATE AGENCY

Rockcliffe, Barclaven Road,
Kilmacolm PA13 4DQ

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Kilmacolm PA13 4DQ

Offered for sale in walk-in condition and situated in an elevated south-facing position with stunning views over Kilmacolm village to Misty Law. Rockcliffe is an Edwardian, detached five bedroom villa built over three levels, superbly upgraded and re-modelled by its current owners whilst retaining a wealth of period features.

The entrance vestibule leads you to a broad reception hallway with a beautiful bespoke stained glass door and transom window, which gives access to all ground floor accommodation. The beautiful lounge has a solid fuel fire with marble surround, detailed cornice, ceiling rose and large bay window affording wonderful open aspects. The lounge is open plan with a stunning breakfast kitchen, which features a stove effect gas fire, wall & base units with contrasting granite work surfaces & window sills, and a breakfast bar to the rear, ideal for casual dining. The formal dining room is front facing and once again has retained detailed cornice, ceiling rose and a living flame gas fire. To the rear of the dining room is a separate office/study.

From the reception hallway, carpeted stairs lead to the upper accommodation, where there are three bedrooms and a contemporary bathroom with a separate shower and feature arch window. The master bedroom has a stylish, luxurious, fully tiled en-suite shower room to the rear.

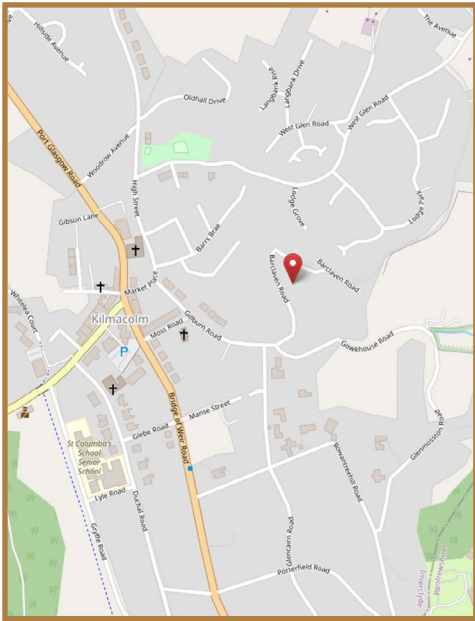
Downstairs the rear hallway gives access to the garden, a utility room with plumbing facilities and WC, and stairs to the lower ground floor accommodation. The accommodation here comprises of a bathroom with feature original roll top bath (re-enamelled), double bedroom and sitting room that could alternatively be a 5th bedroom or large home office.

The beautifully landscaped gardens have been meticulously laid out with rockery and mature plants to the front and flagstone paths and terraces to both the side and rear. The elevated patio affords fantastic views over the village, Renfrewshire countryside and Clyde Muirshiel beyond. There is a lawn on the same level as the patio and another lawn area to the side of the property. There is a separate summer house which has been built with a slate roof, in keeping with the main house & garage, which both had new roofs in 2018.

Rockcliffe retains many original period features and benefits from gas central heating and double glazing. There is a monobloc drive which leads to a single detached garage with an electric up & over door, light, power and electric car charge point.

The highly sought-after village of Kilmacolm offers a wide range of local independent shops, restaurants, coffee shops and a monthly farmers market. The prestigious St Columba's school is conveniently situated within walking distance of Rockcliffe, as is the excellent Kilmacolm Primary School and Duchal Nursery. Social and recreational facilities are all catered for by the village golf club, tennis club, bowling club, running club and gym & fitness centre at Birkmyre Park. Kilmacolm is a short drive from Johnstone bypass which links up with the M8 motorway and connects to the Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. Johnstone has a railway station with car park and direct trains to Glasgow Central.

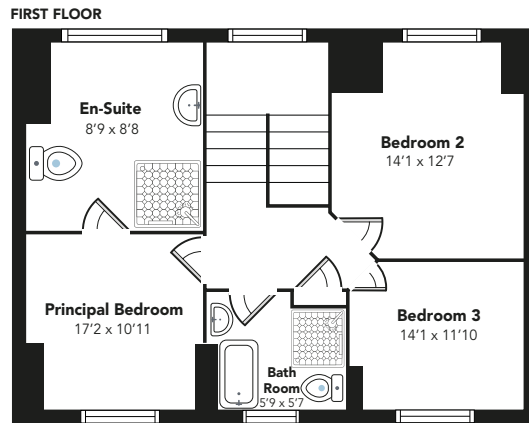
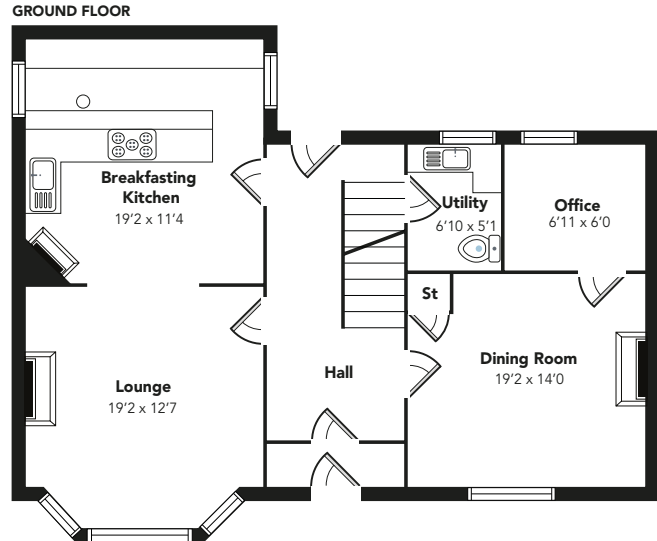
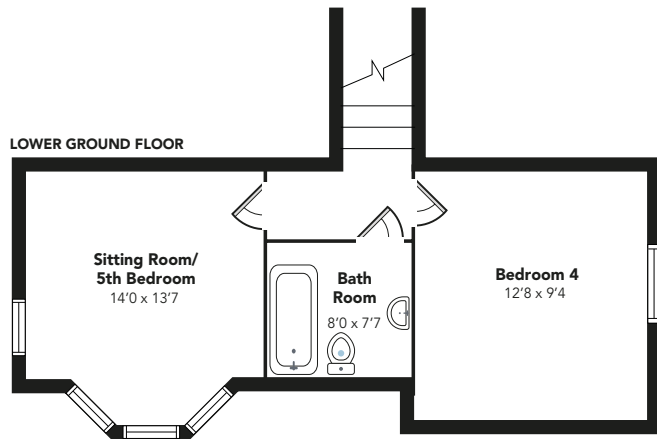




EPC rating
D

Office
Bridge of Weir

disclaimer
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plushplans ↗

Our Offices

21 Moss Street, Paisley PA1 1BX
LP7 Paisley
t. 0141 840 6555
f. 0141 848 9168
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
t. 01505 613 807
f. 01505 615 682
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



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