



Hamilfield House, Bigholm Road, Beith

Offers Over £850,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to Hamilfield House. Entry to this grand villa is via electronic gates which provide access to a driveway lined with mature planting and shrubbery. Upon arriving at the grounds, you will find the private courtyard which affords parking for a number of cars. An entrance vestibule leads you to a splendid reception hallway with an abundance of period features.

All rooms have exceptional scale and volume with excellent natural light. The warm and welcoming main reception room has generous proportions and is complimented beautifully with a focal point fireplace. Large recently replaced sash and case window formations allow natural light to flood in creating a bright airy ambiance. The wonderful formal dining room has a plethora of original features and is also an ideal space for entertaining guests. Superb natural light further enhances the feeling of spaciousness.

The well-appointed kitchen has been designed to provide a wonderful informal entertaining space and boasts a range of appliances including a large gas fired Aga. Wall and floor mounted cabinetry offers excellent storage and to the rear of the kitchen is a fantastic laundry room, larder, w.c. and wine cellar.

This fabulous family home offers flexible accommodation throughout with a number of rooms having a multiple use. The current owners have configured Hamilfield House to suit their needs with sitting rooms and studies that could easily revert to bedrooms if required. Also located on the ground floor is two sitting rooms and a second w.c.

A majestic period staircase leads to an impressive upper landing which is flooded in natural light from a large skylight with ornate detail. This exceptional area provides access to 4 Bedrooms, Study / 5th Bedroom and 3 en-suites. The master bedroom has impressive dimensions and benefits from a well-proportioned dressing room. Storage throughout the home is excellent and there is gas fired central heating.

The property has been lovingly maintained and has undergone extensive refurbishment throughout the years that includes replacements windows, roof, and rewiring.

There is approx. 5.3 acres of walled grounds and woodland which fully envelope Hamilfield House, providing complete privacy. Manicured lawns are complemented by decorative planting and an ornamental pond and patio is the perfect place to relax and unwind. An enchanting walled garden with stone-built outhouse is simply stunning and offers the ideal place for outdoor entertaining.

Built in early to mid 19th century by, we presume, renowned architect David Hamilton, this prestigious property presents a wealth of charm and character. A truly incredible family home of distinction. We strongly recommend an early viewing to fully appreciate the grandeur that is on offer.

This property is ideally situated for several preschools, primary schools and senior school.

For Independent schooling, a short drive is the village of Kilmacolm where you'll find both St Columba's Junior and Senior schools which boast an enviable academic record.

Superbly located for quick access via the A737 onto the M8 motorway with Glasgow Airport, Braehead Shopping Centre and Erskine Bridge a short drive. An express bus service will have you in Glasgow city centre in less than 30 minutes. Glengarnock is approx. 2 miles drive where you find the train station with 'park and ride' facility.

Beith has a great local golf course and is a vibrant friendly community. Largs is only 30 minutes drive from Hamilfield where you'll discover Largs Yacht Haven. For detailed information on schooling, please use The Property Boom's catchment and performance tool on our website.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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