



**No. 6 Chapel Farm Steading Chapel Road, Houston,**

**Offers Over £575,000**









**Ground Floor**

**First Floor**

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

## THE PROPERTY

Experience luxury living in this exquisite property nestled within the prestigious Chapel Farm Steading development. BOASTING OVER 194M2 OF SPACE (LARGEST HOME ON THE DEVELOPMENT) this stunning home features 4 bedrooms, 2 public rooms, and BREATHTAKING VIEWS. Join an elite community of discerning homeowners situated on the outskirts of Houston Village and within the sought-after GRYFFE HIGH CATCHMENT AREA. Contact The Property Boom today for further details on this extraordinary property. Chapel Farm Steading is nestled in the heart of rural Renfrewshire. The picturesque positioning of the development provides incredible views over the surrounding countryside. It's just 1.25 miles North of the historical and hugely desirable village of Houston. The development benefits from falling within the Gryffe catchment, whilst retaining a lovely rural feel.

Chapel Farm is just a short walk to highly regarded village pubs in Houston which makes it perfect for Sunday lunches and the opportunity to relax and unwind without having to travel too far.

The village boasts great amenities including local shops, doctor's surgery and a dental practice. There are also leisure facilities to be found in Houston including a bowling club plus a tennis and squash club. There are two golf clubs close by in the neighbouring village of Bridge of Weir. Also nearby is the village of Bishopton with the renowned Ingliston Equestrian Centre and Bishopton also has a train station.

A great education is the foundation for a better future...

The steading falls within the Gryffe catchment which encompasses Houston Primary School, St Fillan's Primary School as well as Gryffe High School; all of which are highly regarded. For local 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.

Discover the epitome of rural sophistication at No.6...

Indulge in the heart of your home with a stunning kitchen adorned with granite worktops and top-of-the-line appliances included in both the kitchen and utility room.

Luxuriate in the elegance of Roca sanitary ware paired with chrome fixtures, complimented by fully tiled bathrooms.

Enjoy peace of mind and energy efficiency with A-rated triple glazed windows and doors, while the convenience of a garage with an electric fob operated door and monoblock parking space for two vehicles awaits.

Step onto quality Karndean flooring throughout, accompanied by gas central heating and an American-style fridge freezer for modern comfort. Secure your sanctuary with an alarm system and rear privacy fencing, ensuring tranquillity amidst the breathtaking countryside.

Experience rural refinement at its finest – seize this exceptional opportunity today.

Any areas, measurements or distances quoted are approximate and our Floor Plans are only for illustration purposes and are not to scale.

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