



For Sale | 38 High Barholm, Kilbarchan, Renfrewshire PA10 2EQ



Viewing by appointment only

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3 Bedrooms | 2 Public Room | 1 Bathroom

We are delighted to introduce this charming period three bedroom terraced cottage, dating back to circa 1810, set within a conservation area in the heart of the sought after village of Kilbarchan.

Rich in history, the property was originally home to 19th century weavers, adding a unique sense of heritage and character.

This attractive home offers spacious and flexible accommodation across three levels, set beneath a traditional slate roof. The property comprises five principal apartments and retains a wealth of charm throughout.

Entry is via a storm door into a welcoming entrance vestibule, which in turn opens into a broad reception hallway. The front facing lounge benefits from dual aspect windows, allowing for an abundance of natural light. The kitchen is fitted with a range of traditionally styled units, offering ample worktop space, cooker with double oven and hob, space for additional freestanding appliances.

A well proportioned sitting room also overlooks the front and offers flexibility as a potential fourth bedroom. The principal bedroom enjoys direct access to the sun room, which overlooks the extensive private rear gardens. The wet room is fitted with modern sanitary ware, including a WC, wash hand basin with in a vanity unit, and electric shower.

From the reception hallway, a door gives access to steps down to the utility room and rear garden, whilst back in the hall a distinctive circular staircase leads to the upper floor.

The first floor features a landing which could offer a work or reading area and access to two further double bedrooms, which benefit from fitted storage.

To the rear, the property boasts extensive garden grounds, offering a peaceful and private retreat. The grounds feature well stocked flower beds, lawns, mature trees, patio areas, and a picturesque stream running along the bottom, ideal for relaxing or entertaining.

Early viewing is highly recommended, as homes of this character are rarely available within this attractive and historic village.

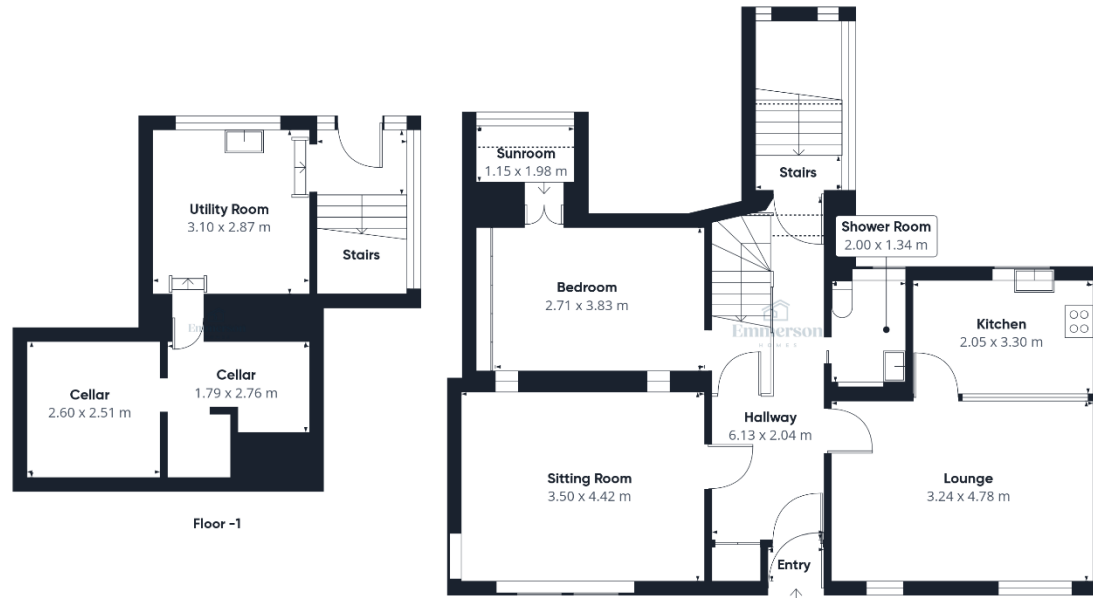
Renfrewshire Council, Tax Band E. EPC Rating Band D.

Local Area

Kilbarchan is a popular conservation village with character and history. It is graced with mature trees, a pretty park, and quirky small public gardens. The various amenities include two grocery shops, two pubs, a hairdresser and beauty salon, a dentist, a vet for small animals, a bowling club, and a bright cafe much used by the community. There is a primary school in Kilbarchan and a high school in Johnstone.

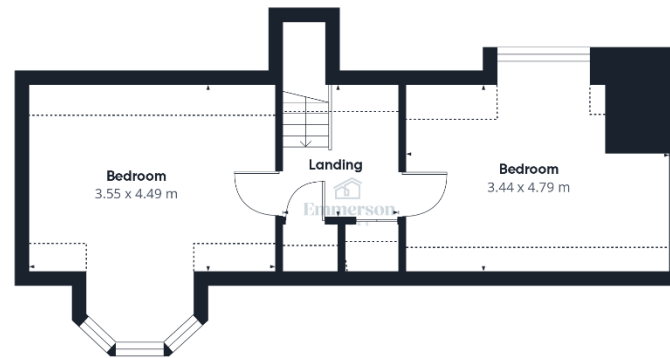
For travel, Kilbarchan has the huge advantage of the proximity of the A737 and the M8 which gives fast access to Glasgow Airport, and further to Braehead Shopping Park and Glasgow City Centre. In the other direction one can reach the Clyde coast in half-an-hour. Johnstone is ten minutes away on the A737 and has an abundance of super stores, surgeries, and a library.





Floor -1

Ground Floor



First Floor



Approximate total area⁽¹⁾
137.2 m²
Reduced headroom
9.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

