



**The Tower House, Formakin Mansion  
House Formakin Estate  
Bishopton  
PA7 5NX**









## OFFERS OVER £395,000

Formakin Mansion House is an elegant country residence forming part of the imposing mansion of Formakin and the larger Formakin Estate. Formakin Estate extends to approximately 170 acres of rich parkland, lush policy woodland and more formal gardens with particular themes such as the Oriental Garden and Fountain Garden. The design and layout of the park and the gardens were greatly influenced by Gertrude Jekyll's work at Munstead Wood in Surrey and are in keeping with the medieval style design of the house. Formakin Estate lies on the fringe of rural Renfrewshire, close to the River Clyde, ideally located for the equestrian enthusiast with the infamous Ingliston Equestrian centre only minutes away and approximately four miles from the town of Kilmacolm. Kilmacolm is renowned for its good village shops and excellent co-educational schooling at St Columba's. It also boasts a village pub, a restaurant and four churches. For the outdoors enthusiast there is shooting, fishing and wonderful walking and riding. Kilmacolm has its own well respected golf course and other golf clubs in the area include Old Ranfurly, Ranfurly Castle and Glendoch. Some of Scotland's best sailing waters are around the Firth of Clyde with acclaimed marinas at both Largs and Inverkip. Formakin is extremely accessible for Glasgow International Airport, and the city centre itself is one of the UK's largest financial centres and renowned for its world class shopping. It can be easily reached under normal driving conditions in less than half an hour.

The well appointed layout is over three levels and benefits from neutral decor throughout with many original features being retained comprising reception hall, shower room, fitted kitchen, dining room / sitting room, drawing room, three bedrooms, master ensuite and bathroom. The welcoming reception hall with flagstone floor by fired earth offers access to the lower apartments and a stone spiral staircase ascents to the upper levels. Shower room with a white three piece suite comprising wc, wash hand basin and thermostatic power shower in a tiled cubicle, tiled floor walls tiled to mid height and wall coverings by Ralph Lauren. Modern fitted kitchen with a range of wall and base units by Clive Christian, basket storage and double Belfast sink, central island with Granite worktops, two oven Aga in tiled recess, integrated microwave oven, dishwasher, fridge and freezer. Generously proportioned dining room / sitting room with a floating oak floor, a large cast iron gas fired stove is recessed within an original stone surround, off the sitting room there is a turret room which would make an ideal study. The first floor leads to a magnificent drawing room with a Jacobean style ceiling and hardwood oak floor, large cast iron log burning stove recessed below a magnificent stone surround, triple aspect astragalled windows with views of the estate, three stone steps lead off the drawing room to the Lairds Lug. Generously proportioned master bedroom room with double height ceiling and exposed beams. The room opens to the turret with views across the surrounding countryside, access from the master bedroom to an ensuite bathroom with a marble floor and four piece suite comprising wc, wash hand basin, bath and tiled shower cubicle. Bedroom 2 benefits from a gas cast iron stove recessed below stone surround on a stone plinth. Bedroom 3 is a single bedroom. Bathroom is fitted with a three piece suite comprising wc, vanity sink with cupboards above, and bath. The property further benefits from a double garage providing private parkin and has a private enclosed garden to the rear with a gate to the estate policies, and has access to a private garden of some 2.7 acres exclusive to the residents of Formakin House. Holms was an expert horticulturist and laid out the gardens and policies before the buildings were started. Native and exotic trees were planted and several varieties of rhododendron (Holms was a founder member of the Rhododendron Association). The grounds of Formakin are splendid, comprising in the region of 170 acres which are shared amongst the residents of the estate, who also share the cost of their management. Subject to availability, residents can rent grazing within the policies, and stabling in the estate's original stable block.













#### **HISTORICAL NOTE**

Formakin Estate was assembled out of four farms bought in 1902 by the Paisley stockbroker, John Augustus Holms. Holms required a country estate, not only for residential purposes but also to house his collection of old Chinese porcelain, English silver plate, oriental rugs and English furniture. Holms' first priority was to lay out the park and gardens before turning his attention to the buildings. He enlisted the help of a friend, the eminent Scottish architect Robert Lorimer, who was closely involved at every stage of the way. Holms was a man of intense artistic vision and concerned himself with every small detail of the creation of Formakin. In order to prevent the bell shaped roofs from appearing too austere, Holms suggested the addition of little diabolical figures. Later he decided monkeys would be more effective, and these became the theme of the estate, giving rise to its popular local name, "the Monkey House". Sadly, Holms was never to see the completion of his masterpiece. In 1912 he was severely concussed after a bad fall whilst hunting and a few months later he was obliged to settle illicit dealings made without his knowledge by his then partner. Almost overnight Holms' fortune dissipated away. Work stopped abruptly as soon as the roof was put on, workmen left their tools in the exact position where they had last worked and Holms instructed they were not to be touched. Holms lived in another house on the estate until his death in 1938, when A E Pickard, a Glasgow entrepreneur, bought the estate for £7,000. However, he struggled with the high level of maintenance, and the onset of the Second World War made labour scarce. In 1978 planning permission was sought to build 195 new houses on the estate. The proposal was rejected by the Secretary of State and the local District Council took up the fight to preserve and restore the estate with generous help from agencies including the Historic Building Council and the Countryside Commission for Scotland. The huge task began of saving the estate for posterity. Eighty years after the initial work commenced, the historic building developer Kit Martin sensitively converted the mansion into six houses of varying sizes, each with its own front door. Minimal alterations were made to the external elevations and the unfurnished interior was completed, with great care taken to ensure that the new detailing was authentic, using existing templates and by reference to another of Lorimer's great houses, Ardkinglas, in Argyll.

#### **LOUNGE / DINING ROOM**

**20'7" X 15'4"**

#### **KITCHEN**

**13'1" X 9'2"**

#### **DRAWING ROOM**

**25'9" X 20'9"**

#### **BEDROOM 1**

**16'9" X 12'1"**

#### **BEDROOM 2**

**16'1" X 8'2"**

#### **BEDROOM 3**

**9'2" X 7'2"**

#### **VIEWING**

Through solicitors 0141 812 5060  
Evenings/Weekends on

#### **DISCLAIMER**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.

#### **SURVEY, MORTGAGES**

We have access to all major lenders and can appoint Surveyors and Solicitors on your behalf as part of our free, no obligation service.



#### TRAVEL DIRECTIONS

From Glasgow take the M8 westbound out of the city and past the airport. Leave the M8 at junction 31 and follow signs for Bishopton (B789). Before entering Bishopton turn left up the Old Greenock Road and follow the road past the imposing gates of Ingliston House and Formakin Gatehouse. Turn right before the car park and follow the drive towards the mansion house in the distance. The drive leads around the back of the mansion house and the main entrance of the Tower House is the last door on the left hand side.

