



TORR FARM STEADING

THE EPITOME OF LUXURY RURAL LIVING



Experience **country living at it's finest.**
Welcome To **Torr Farm Steading.**

Nestled in the heart of the Renfrewshire countryside, Torr Farm Steading is an exclusive collection of bespoke family homes, meticulously designed to blend timeless elegance with contemporary luxury. Offering uninterrupted panoramic views, this exceptional development provides the perfect balance of tranquil rural living and modern convenience,

with the charming villages of Bridge of Weir and Kilmacolm just moments away.

Each home has been thoughtfully crafted to offer spacious, flexible living, seamlessly connecting stylish interiors with the breathtaking natural surroundings. Whether you seek peaceful seclusion or vibrant local culture, Renfrewshire's wealth of sporting, social, and leisure opportunities ensures the very best of both worlds.



Immerse yourself in the charm and prestige of Bridge of Weir and Kilmacolm, both highly sought-after villages. These picturesque communities offer a perfect blend of countryside tranquillity and modern convenience, with boutique shops, artisan cafés, and award-winning restaurants creating a welcoming village atmosphere. For those with an active lifestyle, renowned golf courses, scenic walking trails, and exclusive country clubs are right on your doorstep. Families will appreciate the excellent local schooling, including the prestigious St Columba's Independent School and Gryffe High School, while transport links provide easy access to Glasgow and beyond. Whether enjoying a leisurely stroll along the River Gryffe or indulging in fine dining at a local bistro, Bridge of Weir and Kilmacolm offer an unrivalled lifestyle in an exceptional setting.

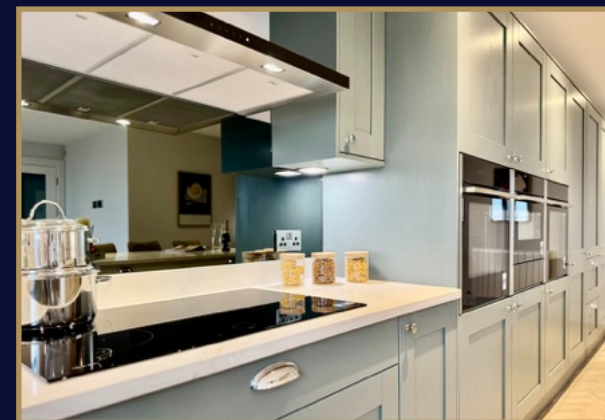


Exquisite Kitchens...

The kitchens at Torr Farm Steadings are a masterpiece of craftsmanship and elegance, designed to be both beautiful and functional. Supplied by Crown Imperial Kitchens, the Midsomer collection brings a timeless shaker-style design, perfectly complementing the luxurious interiors of each home.

Impeccably finished with premium materials, solid

granite worktops and exquisite detailing, these stunning kitchens come complete with a host of high-end integrated NEFF appliances, ensuring effortless modern living. From entertaining guests in style to enjoying quiet family mornings, these thoughtfully designed spaces offer exceptional quality, sophistication and practicality - truly the heart of your home.





Sophistication & Serenity...

The bathrooms and ensuites offer a sanctuary of luxury and tranquility, where timeless design meets superior craftsmanship. Framed by impressive Aleluia Ceramics and featuring elegant white sanitaryware by Villeroy & Bosch, each space is designed to exude sophistication and serenity, with sleek finishes, premium fixtures and refined detailing.

Whether unwinding in a deep, indulgent bath or refreshing in a stylish walk-in shower, every element has been carefully selected to provide the ultimate spa-like experience in the comfort of your own home.



Comfort Meets Contemporary Elegance...

Chic lounges that exude understated luxury, bathed in natural light that pours through expansive double-glazed windows. A palette of soft neutral warm and muted tones creates an inviting and tranquil ambiance.

Thoughtfully curated elegant finishes add to the sense of effortless sophistication, while the seamless connection to the surrounding landscape enhances the rooms' airy, open feel. Perfect for both relaxation and refined entertaining, this is a space where comfort meets contemporary elegance.

Personalise Your Home...

At Torr Farm, every detail reflects exceptional quality, including the luxurious flooring throughout. Buyers can personalise their space with a choice of premium Karndean flooring and plush, high-end carpets, selecting from a range of elegant tones to suit their style. Designed for both durability and sophistication, these top-quality finishes enhance the home's refined aesthetic, ensuring comfort and timeless appeal in every room.





A sense of serenity with breathtaking views...

The bedrooms at Torr Farm are designed for both space and serenity, offering a peaceful retreat with generous proportions and thoughtful details. Some enjoy breathtaking views of the Renfrewshire countryside, bringing a sense of tranquillity and connection to nature. Each room features built-in wardrobes, seamlessly blending style with practicality; ensuring ample storage without compromising on elegance. Spacious and beautifully finished, these bedrooms provide the perfect balance of comfort and luxury.





Four Exceptional New Homes

Set against the breathtaking backdrop of the Renfrewshire countryside, Phase 2 at Torr Farm offers an exclusive collection of four architect-designed homes, where luxury meets contemporary living. These spacious 4-bedroom residences are crafted to perfection, featuring sleek, high-spec interiors, seamless open-plan spaces and an abundance of natural light. Experience the best of both worlds—peaceful rural beauty with effortless access to top amenities.

This is more than a home; it's a lifestyle.



NO.1 Torr Farm

- **Lounge:** 6.70m x 5.20m
- **Kitchen Diner:** 6.70m x 4.40m
- **Utility Room:** 2.60m x 2.50m
- **W.C.:** 2.19m x 1.59m
- **Sun Room:** 4.50m x 4.20m
- **Master Bedroom:** 4.60m x 3.10m
- **With En-suite:** 2.90m x 2.00m
- **Bedroom Two:** 3.50m x 2.90m
- **Bedroom Three:** 3.50m x 2.90m
- **Bedroom Four:** 3.50m x 2.80m



NO.3 Torr Farm

- **Lounge:** 6.60m x 4.60m
- **Kitchen Diner:** 6.60m x 4.00m
- **Family Room:** 4.30m x 2.70m
- **Utility Room:** 2.70m x 1.70m
- **Shower Room:** 3.10m x 1.90m
- **Master Bedroom:** 5.50m x 4.70m
- **Bedroom Two:** 4.40m x 3.60m
- **With En-suite:** 3.60m x 2.10m
- **Bedroom Three:** 3.70m x 3.30m
- **Bedroom Four:** 3.50m x 3.30m



NO.2 Torr Farm

- **Lounge:** 6.34m x 3.70m
- **Kitchen Diner:** 6.34m x 5.57m
- **Utility Room:** 3.85m x 2.22m
- **Shower Room:** 3.38m x 1.53m
- **Sun Room:** 5.05m x 4.60m
- **Master Bedroom:** 5.57m x 4.74m
- **With En-suite:** 4.62m x 1.50m
- **Bedroom Two:** 4.70m x 3.11m
- **Bedroom Three:** 3.80m x 3.09m
- **Bedroom Four:** 3.80 x 3.06m
- **Bathroom:** 3.55m x 2.32m



NO.4 Torr Farm

- **Lounge:** 5.40m x 4.50m
- **Kitchen Diner:** 6.60m x 4.40m
- **Utility Room:** 4.00m x 1.90m
- **W.C.:** 1.90m x 1.68m
- **Bathroom:** 3.40m x 2.50m
- **Master Bedroom:** 4.40m x 3.40m
- **With En-suite:** 4.40m x 2.10m
- **Bedroom Two:** 3.20m x 3.00m
- **Bedroom Three:** 3.70m x 3.40m
- **Bedroom Four:** 3.20m x 3.00m





Ground Floor



First Floor

NO.5 Torr Farm

- **Lounge:** 5.70m x 4.30m
- **Kitchen Diner:** 7.20m x 3.80m
- **Utility Room:** 2.90m x 2.30m
- **W.C.:** 2.80m x 1.40m
- **Bathroom:** 2.60m x 2.30m
- **Master Bedroom:** 4.00m x 2.80m
- **With En-suite:** 2.30m x 1.80m
- **Bedroom Two:** 4.20m x 3.50m
- **Bedroom Three:** 3.50m x 3.30m
- **Bedroom Four:** 3.50m x 2.60m



Ground Floor



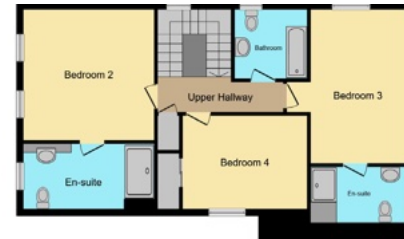
First Floor

NO.7 Torr Farm

- **Lounge:** 4.90m x 4.50m
- **Kitchen Diner:** 6.40m x 3.60m
- **Utility Room:** 1.90m x 1.80m
- **W.C.:** 2.64m x 1.26m
- **Bathroom:** 2.40m x 2.20m
- **Master Bedroom:** 3.90m x 3.00m
- **With En-suite:** 2.70m x 1.20m
- **Bedroom Two:** 4.20m x 4.20m
- **With En-suite:** 4.20m x 2.10m
- **Bedroom Three:** 4.90m x 3.10m
- **With En-suite:** 3.00m x 1.80m
- **Bedroom Four:** 4.00m x 3.00m



Ground Floor



First Floor

NO.6 Torr Farm

- **Lounge:** 4.90m x 4.50m
- **Kitchen Diner:** 6.40m x 3.60m
- **Utility Room:** 2.70m x 1.20m
- **W.C.:** 2.64m x 1.26m
- **Bathroom:** 2.40m x 2.20m
- **Master Bedroom:** 3.90m x 3.00m
- **With En-suite:** 2.70m x 1.20m
- **Bedroom Two:** 4.20m x 4.20m
- **Bedroom Three:** 4.90m x 3.10m
- **Bedroom Four:** 4.00m x 3.00m





Ground Floor



First Floor

NO.8 Torr Farm

- **Lounge:** 4.16m x 3.74m
- **Family Lounge:** 4.16m x 3.90m
- **Kitchen:** 3.15m x 3.13m
- **Utility:** 2.44m x 1.85m
- **Dining Room:** 3.21m x 3.13m
- **W.C.:** 2.44m x 1.20m

- **Master Bedroom:** 3.01m x 2.98m
- **With En-suite:** 2.97m x 1.29m
- **Bedroom Two:** 3.36m x 3.03m
- **Bedroom Three:** 3.13m x 2.83m
- **Bedroom Four:** 3.36m x 2.80m
- **Bathroom:** 3.00m x 2.88m



Ground Floor



First Floor

NO.9 Torr Farm

- **Lounge:** 4.14m x 3.88m
- **Kitchen Diner:** 6.79m x 6.48m
- **Utility:** 2.45m x 1.85m
- **W.C.:** 2.52m x 1.20m
- **Master Bedroom:** 3.42m x 3.00m
- **With En-suite:** 2.40m x 1.30m

- **Bedroom Two:** 3.38m x 3.23m
- **Bedroom Three:** 2.58m x 2.45m
- **Bedroom Four:** 3.90m x 2.86m
- **Bathroom:** 3.38m x 1.95m



Ground Floor



First Floor

NO.10 Torr Farm

- **Lounge:** 4.16m x 3.88m
- **Kitchen:** 6.77m x 6.46m
- **Utility:** 2.44m x 1.85m
- **W.C.:** 2.44m x 1.05m
- **Master Bedroom:** 3.27m x 2.98m
- **With En-suite:** 2.38m x 1.30m

- **Bedroom Two:** 3.38m x 3.03m
- **Bedroom Three:** 3.36m x 2.30m
- **Bedroom Four:** 2.83m x 3.20m
- **Bathroom:** 3.00m x 2.38m



Ground Floor



First Floor

NO.11 Torr Farm

- **Lounge:** 4.16m x 3.88m
- **Kitchen:** 6.77m x 6.46m
- **Utility:** 2.44m x 1.85m
- **W.C.:** 2.44m x 1.05m
- **Master Bedroom:** 3.27m x 2.98m
- **With En-suite:** 2.38m x 1.30m

- **Bedroom Two:** 3.38m x 3.03m
- **Bedroom Three:** 3.36m x 2.30m
- **Bedroom Four:** 3.20m x 2.83m
- **Bathroom:** 3.00m x 2.38m



Directions:

From Glasgow Airport, take the A737 to Johnstone.
 Turn right onto Barrochan Road (B789).
 At Deafhillock Roundabout, take the first exit to Bridge of Weir. (A761).
 Turn left onto Torr Road at the traffic light in Bridge of Weir. Torr Farm is 1.5 miles on the left.



PRODUCT SPECIFICATION:

Interior:

- Karndean Flooring complemented by sumptuous carpets
- Elegant white sanitaryware by Villeroy & Boch. Ceramic tiles by Aleluia.
- Staircase with oak handrails and glazed panels
- Fitted wardrobes
- Neff Kitchen Appliances
- Kitchens by Crown Imperial Kitchens
- Granite worktops
- Utility room with washing machine and tumble dryer
- Painted white internal doors with chrome ironmongery
- Contemporary lounge and kitchen doors with safety glass panelling

Heating:

- Highly efficient Mitsubishi Eco Dan Air Source Heat pump
- Thermostatically controlled radiators
- Heated towel rails
- Photovoltaic solar panels

Electrical:

- Chrome light switches and sockets
- LED Downlighters
- Integrated Smoke, carbon monoxide and heat detectors
- Chrome TV and Data Sockets

Exterior:

- UPVC front Door
- UPVC double glazed windows
- Turfed front garden with planting
- Multi-car driveways & garage
- Paved Patios
- Exterior lighting

Peace of Mind:

- Front door with multi-point locking system
- Appliance warranty from manufacturer
- 6-year indemnity cover from Global Homes Warranties
- Management fee for communal upkeep factored by Taylor & Martin

LEGACY OF EXCELLENCE

Gryffside Developments has built a reputation for exceptional craftsmanship and meticulous attention to detail, transforming traditional farm steadings into stunning contemporary homes. With Torr Farm marking their seventh and most prestigious conversion to date, this development stands as the pinnacle of their achievements, a true showcase of luxury rural living.

Each project in their portfolio, including the highly sought-after Chapel Farm Steading in Houston and Munnoch Farm Steading in Dalry and Selvieland Farm Cottages in Houston, reflects a deep commitment to quality, seamlessly blending original character with modern elegance. Every home is thoughtfully designed, featuring superior materials, high-spec finishes, and light-filled interiors that complement their idyllic countryside settings.

With a passion for excellence and a track record of delivering some of Scotland's finest steading conversions, Gryffside continues to set the standard for luxury rural homes.







SCAN TO BOOK
YOUR VIEWING



0333 900 9089 | Smile@thepropertyboom.com | www.thepropertyboom.com | 31 Braehead, Beith, North Ayrshire, KA15 1EG

Any areas, measurements or distances quoted are approximate. Images and floor plans are only for illustration purposes and are not to scale. Specification may vary. Please check with sales agent. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.