



Detached House

High Stane House, Kilbirnie, KA25 7LE
Offers Over £499,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



MACTAGGART & Co

SITUATION

Occupying a fabulous elevated position with grounds extending to approximately two thirds of an acre and blessed with breath taking, panoramic outlooks over open countryside to Clyde Muirshiel Regional Park, High Stane House is a stunning detached home presented to the market in truly walk in condition. The property has accommodation to include living room, dining room, garden/sun room, home office, dining kitchen, utility room, three double bedrooms with master ensuite , family shower room and WC/cloakroom. The property has ample driveway parking leading to a substantial detached garage equipped with power and light.

In more detail the property is entered through remote controlled iron gates which open to a driveway laid with high quality resin bound aggregate. On entering the property, a reception hallway with solid hardwood flooring and access to a WC/cloakroom leads through a set of French doors to a bright living room with panoramic country views. There are a further two sets of french doors in the living room. One set opens to a paved terrace in the gardens and the other set gives access to a formal dining room. The dining room also enjoys fabulous views and has access to a charming garden/sun room. The sun room features two sets of bi-fold doors which when fully opened merge the interior and exterior of the property seamlessly. The dining kitchen is accessed from the reception hallway and the dining room and is fitted with a handmade range of wall and base units with an ash finish. Appliances include an AGA range cooker, integrated fridge/freezer and dishwasher. A door to the rear of the kitchen opens to a utility room with ceiling mounted pulley and plumbing for a washing machine. A set of French doors to the rear of the kitchen open to a spacious home office/study. A galleried landing leads three double bedrooms on the first floor. The two front facing bedrooms have sweeping country views with the main bedroom suite having access to a four piece en-suite with shower cubicle and raised bath. The family bathroom is located on this level and is fitted with a modern three piece suite to include WC, wash hand basin and shower cubicle.

In addition to the above the property has double glazing, oil fired central heating and meticulously maintained enclosed gardens extending to approximately two thirds of an acre with lawned areas, fenced vegetable patch, beds of seasonal plants and resin bound aggregate pathways. There are stunning views from every aspect of the garden grounds.

ROOM DIMENSIONS

Entrance Hall
Living Room
Dining Room
Sun Room
Kitchen
Breakfast Area
Office
Utility Room
WC
Utility
Upstairs Hall
Bedroom 1
En-suite
Bedroom 2
Bedroom 3
Bathroom

4.29 m x 2.16 m / 14'1" x 7'1"
6.27 m x 3.58 m / 20'7" x 11'9"
3.35 m x 3.43 m / 11'0" x 11'3"
3.02 m x 3.33 m / 9'11" x 10'11"
5.03 m x 3.94 m / 16'6" x 12'11"
2.44 m x 2.49 m / 8'0" x 8'2"
5.03 m x 3.18 m / 16'6" x 10'5"
3.10 m x 2.39 m / 10'2" x 7'10"
2.03 m x 2.18 m / 6'8" x 7'2"
3.10 m x 2.39 m / 10'2" x 7'10"
6.68 m x 1.91 m / 21'11" x 6'3"
4.83 m x 5.61 m / 15'10" x 18'5"
2.36 m x 2.97 m / 7'9" x 9'9"
4.67 m x 4.47 m / 15'4" x 14'8"
4.93 m x 2.92 m / 16'2" x 9'7"
2.36 m x 2.16 m / 7'9" x 7'1"

BURDENS

The property is in Band F of the Council Tax.











MACTAGGART & Co



PRICE

Offers Over £499,000 should be lodged with Mactaggart & Company.

VIEWING

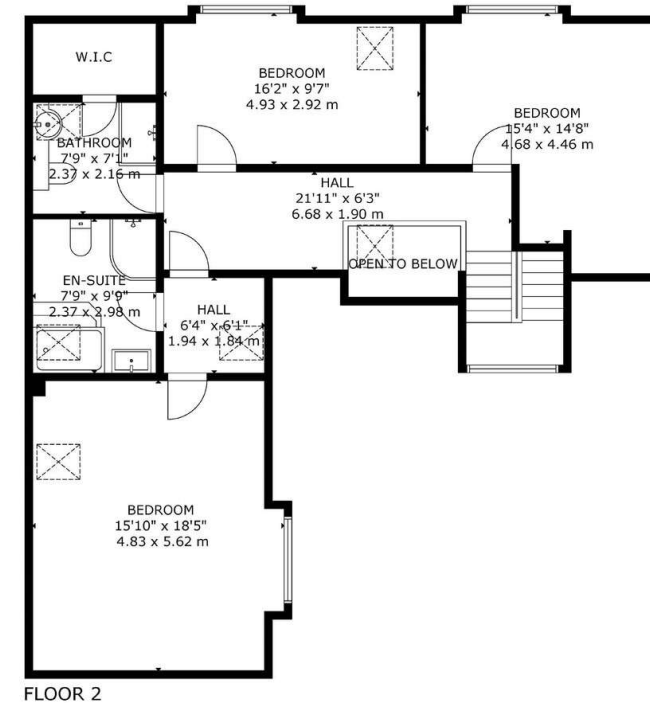
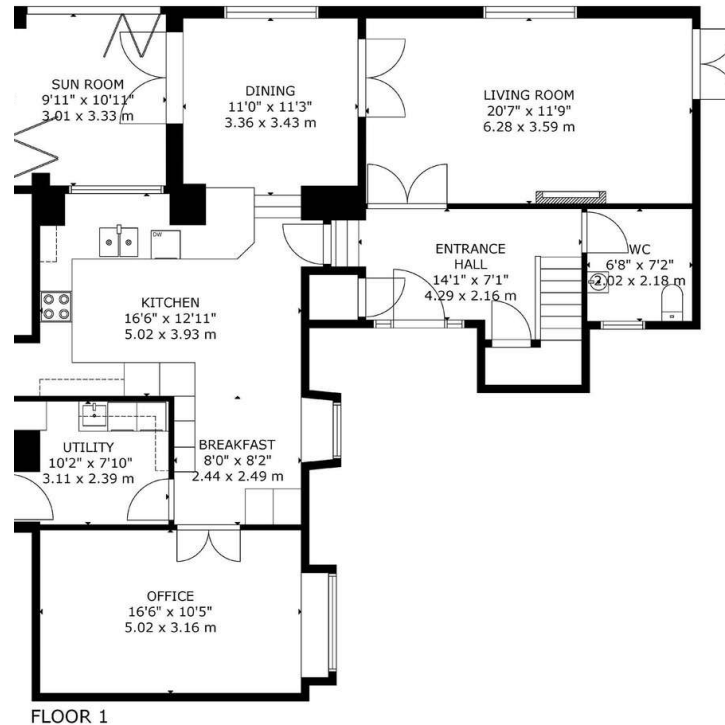
Tel: 01475 674628.

EPC RATING

D

NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were a using a sonic measuring device and their accuracy is not guaranteed.



GROSS INTERNAL AREA
TOTAL: 214 m²/2,309 sq ft
FLOOR 1: 118 m²/1,272 sq ft, FLOOR 2: 96 m²/1,037 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

espc

Ref:
E491118

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.

MACTAGGART & Co

SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ