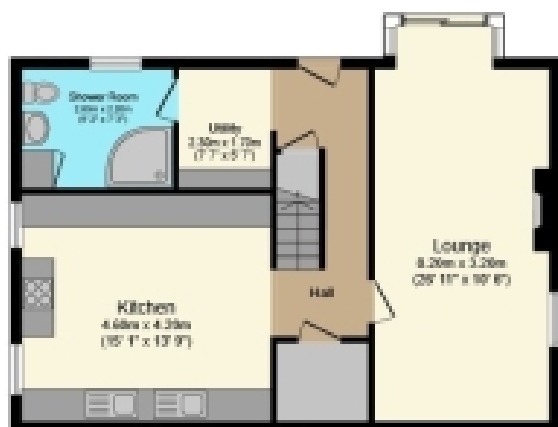




Lochnorris, 47 Auchinleck Road, Cumnock

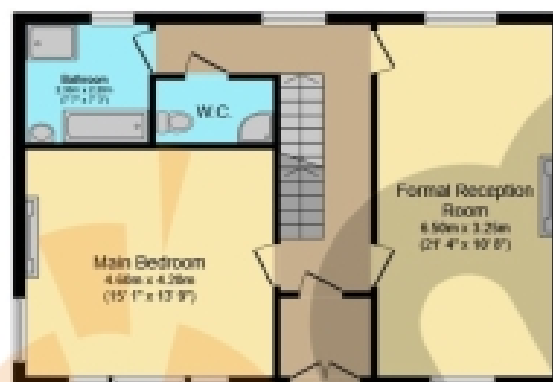
Offers Over £325,000





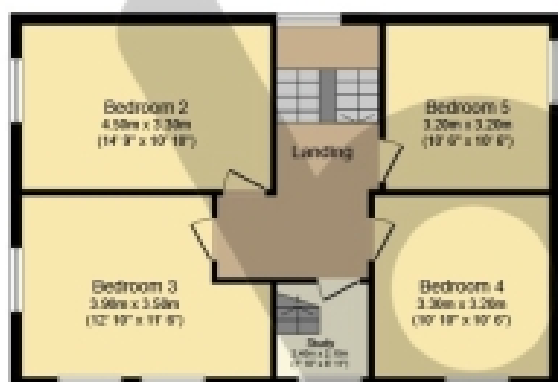
Lower Ground Floor

Floor area 64.9 sq.m. (698 sq.ft.)



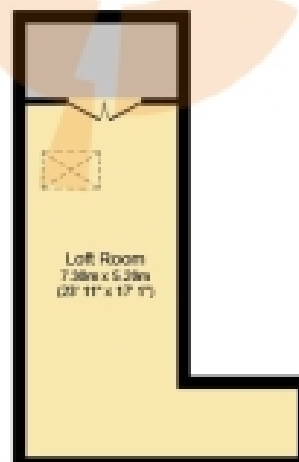
Ground Floor

Floor area 63.4 sq.m. (683 sq.ft.)



First Floor

Floor area 63.4 sq.m. (683 sq.ft.)



Second Floor

Floor area 25.5 sq.m. (274 sq.ft.)

Total floor area: 217.2 sq.m. (2,337 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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**** 5 BEDROOM DETACHED VILLA OF HISTORICAL IMPORTANCE** * An abundance of period features * Impressive ceiling heights and dimensions * Dining Kitchen with range cooker * Formal lounge and basement lounge * Summer house * Please call Boom for a copy of the home report and to arrange a viewing.

Lochnorris, at 47 Auchinleck Road in Cumnock, is an imposing red sandstone villa built in 1891 as the home of Labour Party founder James Keir Hardie. This two-storey house is Category B listed for its historical and architectural importance. Hardie moved to Cumnock in 1880 and, with backing from businessman Adam Birkmyre, built the home for £600. The garden, overlooking the River Lugar, featured a summerhouse where he wrote many speeches. After Hardie's death in 1915, his daughter Nan and her husband, MP Emrys Hughes, continued to live there, both active in local politics. Nan became Provost of Cumnock.

Step inside Lochnorris and be immediately struck by the scale and elegance of this exceptional family home. To the right, the spacious formal reception room spans an impressive 6.6 metres and is bathed in natural light from dual-aspect windows. A striking fireplace serves as the rooms centrepiece, creating a warm and welcoming atmosphere ideal as a combined sitting and dining area.

To the left, the master bedroom exudes charm and sophistication, featuring intricate cornicing, a beautiful ceiling rose, and generous windows that flood the room with light. A grand fireplace adds the perfect finishing touch to this standout space.

To the rear of the ground floor, you'll find a stylish separate W.C. and a beautifully appointed bathroom, complete with a luxurious roll-top bath and separate shower cubicle designed with both comfort and elegance in mind. The entire property is immaculately presented throughout.

The wow factor continues on the lower ground level with a fabulous dining kitchen that blends charm and functionality. Featuring a range style cooker, integrated appliances, and classic country-style cabinetry with contrasting countertops; this spacious kitchen offers the perfect setting for relaxed family meals or intimate entertaining.

The lower ground lounge offers seamless access to the rear garden through elegant patio doors, creating a perfect indoor-outdoor flow. Warm and inviting, the room exudes charm with its' cosy atmosphere, dual-aspect windows, and the characterful log-burning stove nestled in the fireplace is ideal for relaxing evenings.

At the rear of this level, you'll find a sleek, ultra-modern shower room with a generous walk-in shower, as well as a well-designed utility room. Thoughtfully placed next to the back door, it includes practical space for coats and shoes, adding to the home's everyday convenience.

The top floor offers four generously sized bedrooms, each with impressive proportions, providing flexible space for family living or guests. A dedicated study adds further versatility and also grants access to a spacious floored loft; perfect for additional storage or future potential.

Outside, the rear garden is a true retreat. A charming summer house sits near the very spot where Keir Hardie once wrote many of his influential speeches, echoing the history of this serene setting. A sociable decking area invites you to relax or entertain while enjoying the sunshine. For families with multiple cars, there is ample parking to the rear and also a driveway.

Living in Cumnock offers the perfect blend of historic charm and modern convenience. Nestled in the heart of East Ayrshire, this welcoming town features excellent local amenities, scenic countryside surroundings, and strong community spirit. With good transport links, reputable schools, and cultural attractions like the Baird Institute and Dumfries House nearby, Cumnock is ideal for families, professionals, and anyone seeking a quieter pace of life without sacrificing connectivity. Early viewing is highly recommended to appreciate the layout, space, and potential this superb home has to offer.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. **WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE**

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