



Hollybush

5 Balgreen, Hollybush, East Ayrshire, KA6 7FN





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Stonefield Estate Agents are truly delighted to introduce 5 Balgreen - A remarkable four bedroom traditional barn conversion forming part of an original Victorian steading which is without doubt one of the finest country style homes offered to the market place in recent times with the design irresistibly modern throughout, utilising glass, natural light and open plan living spaces making this a warm and very welcoming family home. Cleverly designed to take full advantage of its prime position and orientation, the property boasts magnificent open countryside vistas to the southwest and the renowned sunsets reflect the peace and serenity of this unrivalled location. Boasting expansive room dimensions throughout with a versatile single level living arrangement extending to circa 2200 square feet and enveloped by expansive gardens with the backdrop of rolling Ayrshire countryside, early viewing is fundamental to fully appreciate this special home and its prime setting.

This energy efficient home showcases the perfect fusion of traditional craftsmanship and contemporary design with its imposing facade and symmetrical design setting the tone for the exceptional quality that awaits within. Step inside, and you will be immediately captivated by the attention to detail that defines this stunning residence.

Converted circa 2020 by renowned builders Brae Homes, the property in more detail comprises; entrance vestibule, welcoming reception hall with excellent storage cupboards, bright and airy formal lounge with feature log burning stove and French doors seamlessly connecting the interiors with the exteriors, while the heart of the home lies within the stunning 26ft open plan dining kitchen which is perfect for culinary enthusiasts and social gatherings. This wonderful space features ample base and wall units, premium integrated appliances and breakfasting island with bar stools plus a dining area adjacent, feature ceiling Velux windows and French doors opening onto the rear garden. Further complementing this unique home are four generous double bedrooms, three benefiting from luxurious en-suite's and the principle and secondary bedrooms with integrated wardrobes. Additionally, there is a separate modern shower room which completes the accommodation. Ensuring comfort all year round, the property is equipped with LPG central heating, double glazing and premium floor coverings throughout.

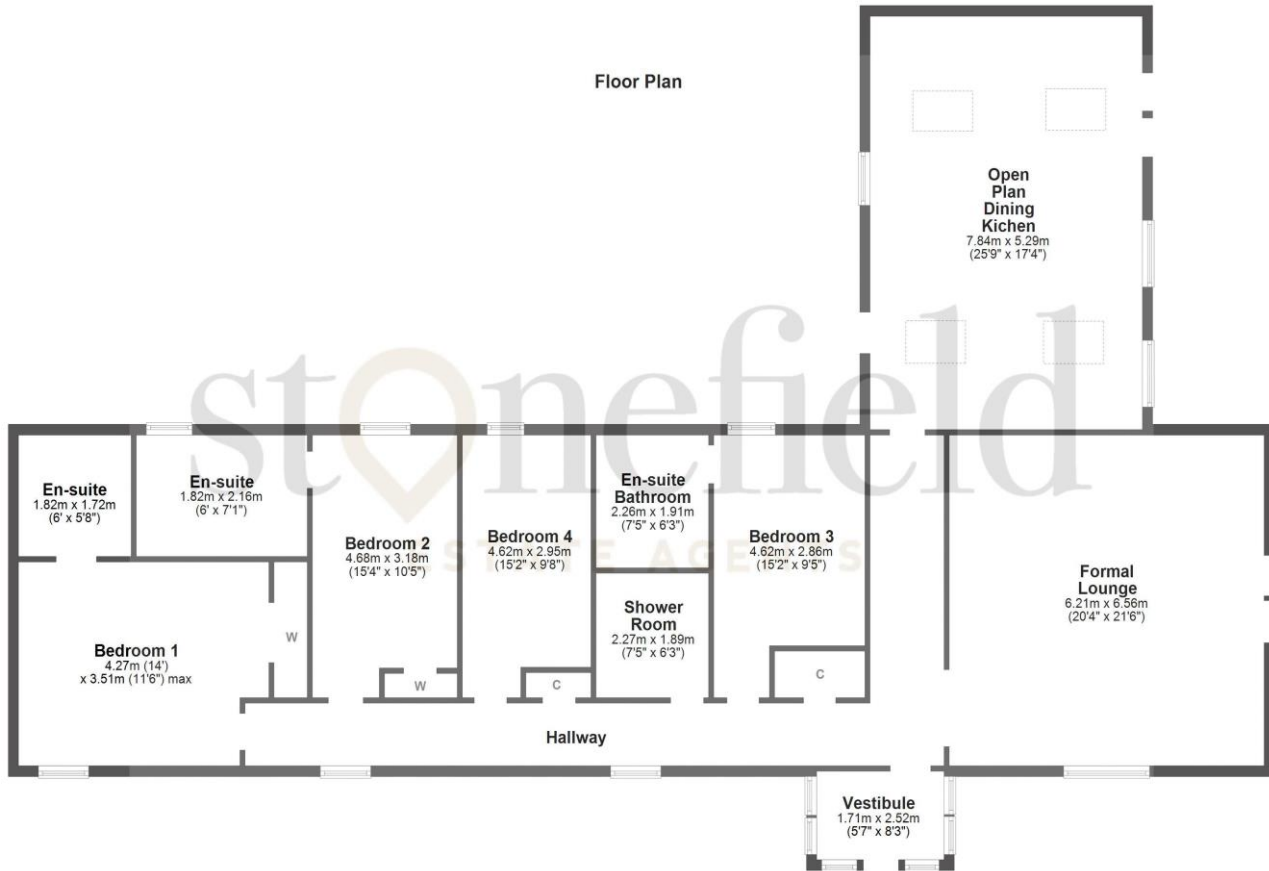
The impressive garden grounds are impeccable, a real testament to the current owners with this wonderful space providing a tranquil oasis for outdoor relaxation. The rear grounds feature a superb open countryside outlook, large manicured lawn, variety of mature shrubs and trees and seasonal pots and planters while the elevated decking offers an inviting space for outdoor entertaining, summer BBQ's and alfresco dining enjoying some of the finest sunsets the west coast of Scotland has to offer. Additionally, there is private parking and a timber outbuilding with car port.

Balgreen is situated in a peaceful and idyllic rural setting close to the popular hamlet of Hollybush, circa seven miles from Ayr and is easily accessible by the A713 trunk road with magnificent views over open countryside to the Carrick Hills and majestic Isle of Arran screened by mature woodland. This part of Ayrshire has a coastal network of scenic towns and villages amongst rolling hills and panoramic beach landscapes. Hollybush itself has a well regarded local Inn (the Hollybush Inn) and a range of local village amenities including primary school, post office shops available at nearby Dalrymple. Ayrshire's principle town of Ayr is only a short drive away which offers a more comprehensive range of amenities including shops and supermarkets, bars and restaurants, primary and secondary schooling plus excellent transportation links.





Floor Plan



Plan and measurements are approximate only.
Plan produced using PlanUp.



Dimensions

Lounge; 20'4 x 21'6 Dining Kitchen; 25'9 x 17'4 Bedroom 1; 14'0 x 11'6 En-Suite; 6'0 x 5'8 Bedroom 2; 15'4 x 10'5 En-Suite; 6'0 x 7'1 Bedroom 3; 15'2 x 9'5 En-Suite Bathroom; 7'5 x 6'3 Bedroom 4; 15'2 x 9'8 Shower Room; 7'5 x 6'3



We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

Travel Directions

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