



For Sale:

5 Bedroom
Detached Country House

Offers in Excess of £595,000

Overton Farm
Southhook Road
by Knockentiber
KA2 0EE

For more information contact:

01294 44 67 88
irvine@donaldross.co.uk

www.donaldross.co.uk





Overton Farm, Southhook Road, by Knockentiber, KA2 0EE

Welcome to Overton Farm, where equestrian excellence meets rural tranquility. This exquisite five bedroom property presents a rare opportunity to own a slice of countryside paradise, boasting over 3,200 square feet of versatile living space harmoniously nestled within approximately ten acres of pristine land. Situated in an idyllic rural setting, Overton Farm offers a serene retreat from the hustle and bustle of city life, yet remains conveniently accessible to urban amenities.

- Five Bedroom country home with land
- Outstanding equestrian facilities
- Flexible accommodation to suit a variety of needs
- Large farmhouse dining kitchen and utility room
- Formal lounge and family room
- Spacious games room and conservatory
- Several annex rooms and prep kitchen
- Stable block, outdoor arena, two horse shelters and hay barn
- Large workshop and multiple store rooms
- Circa 10.6 acre grass paddocks and circa 12.7 acres in total

Council Tax

Band E

Energy Efficiency Rating

Band E

Viewing

Is by appointment only which can be arranged by contacting us on:

Tel: 01294 44 67 88

Email: irvine@donaldross.co.uk

Mon to Fri: 9am – 5:30pm

Sat: 10am – 2pm

Sun: 10am – 2pm

Offers in Excess of £595,000











Sauna

GYBAR

























36.6m

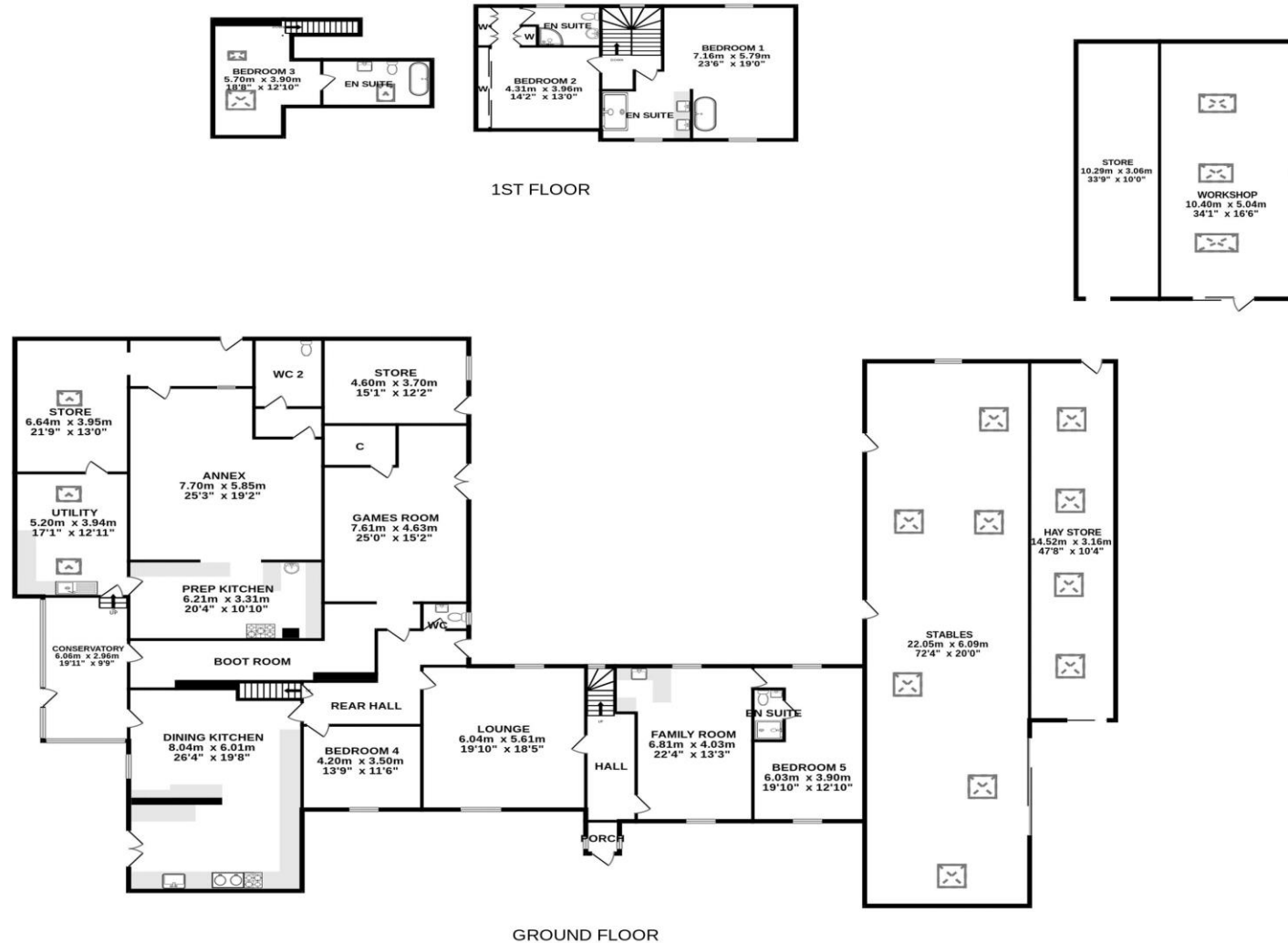
Overton Farm

35.1m

Overton Cottage

31.4m

Gross Internal Floor Size 305 m²



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Donald Ross Residential, unlike most estate agents who are part of a franchise group or PLC, are privately owned and completely independent. Independence allows us to offer our clients a genuinely personal service geared solely towards the very best advice and assistance when selling your home. Donald Ross Residential was formed in 1985 and is one of Ayrshire's longest established estate agents. With a highly qualified and experienced team, Donald Ross Residential is the Estate Agent of choice when you are considering buying or selling your home. Donald Ross Residential is proud to be members of The Property Ombudsman for Estate Agents.

We have done everything possible to ensure that the details included in this property schedule were correct at the time of going to print. Donald Ross will not be held liable for errors or omissions in this property schedule. We recommend that all home buyers view the home report before committing to purchase a property. ©2009 Donald Ross. All rights reserved.



9b, Irvine KA12 8AG
Tel: 01294 44 67 88
Email: irvine@donaldross.co.uk
www.donaldross.co.uk

Donald Ross Estate Agents Limited,
Registered in Scotland No.SC290184
Directors: Jacqueline Miller, Fraser Stewart.

www.donaldross.co.uk

