



make yourself a home

26 Main Road

Fenwick, KA3 6AH

Signature

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Undoubtedly, one of the most distinctive properties to grace the Ayrshire market in recent times, this charming country home offers an exceptional standard of accommodation. Positioned within the leafy village of Fenwick, just a brief drive down the M77 from Glasgow's southside, its location is as idyllic as it is convenient. Boasting four bedrooms, a spacious lounge, a dining kitchen, a bathroom, WC, and an external garden room, this property presents a wealth of living space. Moreover, its unique appeal is further enhanced by the inclusion of a Café and Coffee Shop, seamlessly integrated into the property's offerings.

*Craig Robertson*  
Director





The expansive layout encompasses two levels and showcases a harmonious fusion of timeless period features from its circa 1906 construction blended perfectly with a host of contemporary fixtures and fittings.

Upon entry through the welcoming hallway, you are immediately greeted by the front-facing lounge, extending over 22 feet in length and adorned with a captivating open fireplace as its centerpiece. At the rear, a splendid country-style dining kitchen awaits, boasting an appealing exposed stone wall and French doors that seamlessly connect to the garden. Rounding out the ground floor amenities is a convenient WC/cloakroom. Ascending the staircase from the hallway leads to the first floor, where four generously proportioned double bedrooms await, alongside the family bathroom, culminating the accommodations of this distinguished home.

The garden grounds of this property are truly remarkable, basking in the sun's warmth throughout the day thanks to their southerly orientation.

Accessible through a communal secure pend shared with a neighbor which provides practical amenities such as bin storage and covered storage for other multiple uses. An inviting Indian stone patio, adorned with charming chipped borders, sets the stage for outdoor gatherings, complemented by a well maintained lawn area. Adding to the appeal are two outbuildings: one serving as a storage space for garden tools, while the other has been thoughtfully transformed into a delightful garden room. This versatile space lends itself to various functions, whether as a serene home office or an enchanting children's play area.

Additionally, this property boasts a charming Café and Coffee Shop, currently leased to an external operator, providing a steady source of income. The

café features a semi-open plan seating area and a welcoming serving counter, creating an inviting ambiance for customers. At the rear, a well-equipped kitchen ensures seamless operations, while a dedicated customer toilet adds convenience. This unique amenity not only enhances the property's appeal but also offers a lucrative investment opportunity for prospective buyers.

This property epitomises uniqueness and distinction, situated in a highly coveted location. Offering a rare opportunity that appeals to a diverse range of buyers, it stands out as a one-of-a-kind in the market. Viewing is imperative to fully grasp the exceptional value and distinctive features this property presents to potential buyers.





## 26 MAIN ROAD

FENWICK, KA3 6AH

Terraced country home with adjoining Café & Coffee Shop

Expansive gardens with southerly aspect

Four spacious double bedrooms

22ft Lounge room with open fire

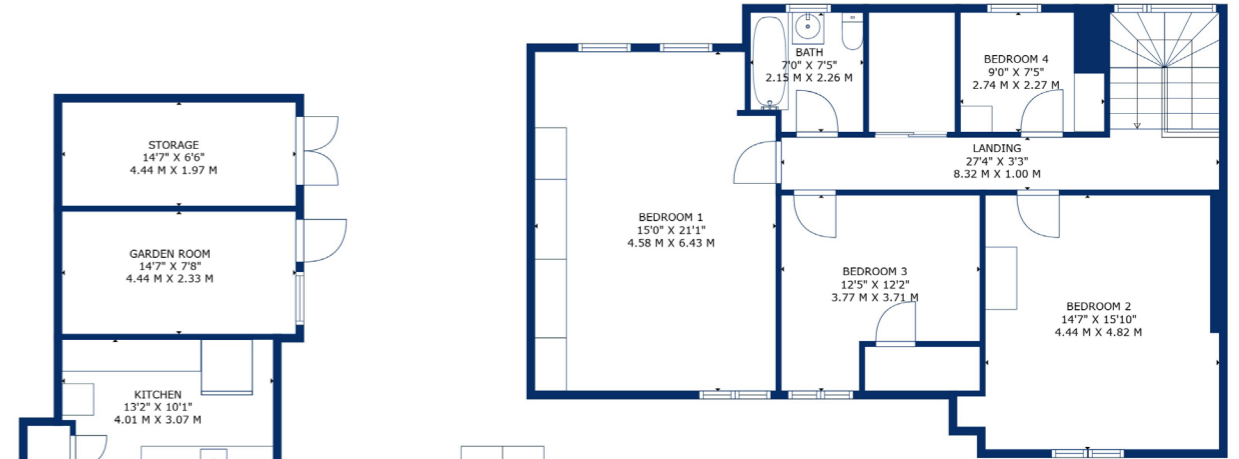
Beautiful views to the rear

External covered storage area

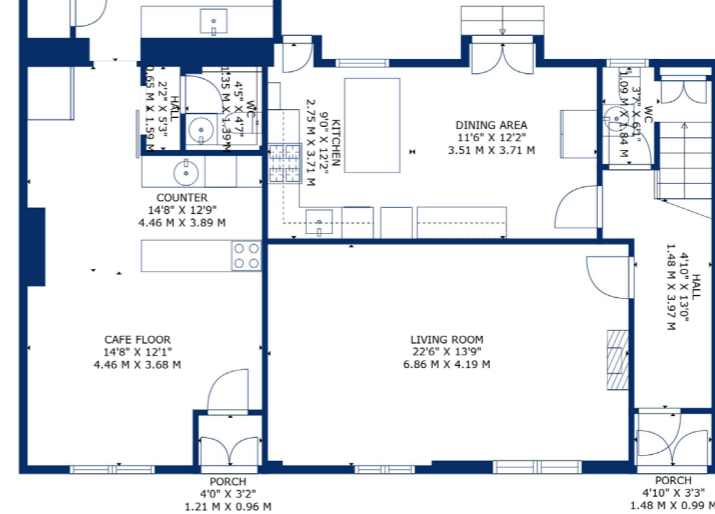
Centrally located within the village

Close to all amenities including the M77 link to Glasgow





SECOND FLOOR



FIRST FLOOR





### Situation

Fenwick is a charming conservation village that boasts exceptional commuting options. Its proximity to the nearby M77 motorway network offers swift access to the south side of Glasgow, Glasgow city center, and, of course, the beautiful Ayrshire coast. Within the village, you'll find a delightful delicatessen, the village store, the welcoming Fenwick Hotel, and the inviting King's Arms pub. The local primary school has also been recently expanded to include a new gymnasium state of the art Nursery. Fenwick is a vibrant community with various local events, including the annual Fenwick Gala cricket match and regular gatherings at the Fenwick Hotel. The village offers a perfect blend of modern convenience and small-town charm, making it an appealing place to call home.

For Sat Nav purposes the postcode is **KA3 6AH**

EPC rating: **E**

Council tax band: **F**

SQM: **158**

Prestwick **01292 471511** | Irvine **01294 317013** | Kilmarnock **01563 593560**

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