



**Shaw Cottage, KILMAURS, Kilmarnock KA3 2PR**  
**Offers over £459,000**

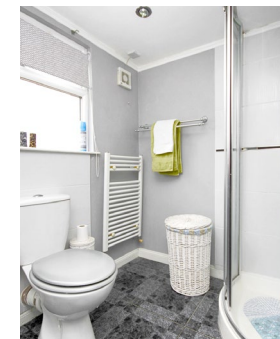












Outstanding opportunity to purchase this truly unique very spacious five bedroom EXTENDED FARM COTTAGE with extensive stables/outbuildings, an area of ground and enjoying a stunning rural setting with fabulous views yet only 5 minutes from Kilmarnock.

The property is located within the Kilmaurs area which offers a variety of local shops on the Main Street catering for all day to day requirements with more extensive facilities including both supermarkets and many high street names found within nearby Kilmarnock. The property lies within easy reach of the M77 Motorway and provides excellent commuting links to Ayr, Glasgow and the M8 Motorway. Public transport facilities within Kilmaurs are excellent and include both bus and rail services from the nearby Rail Station which offers a fast and efficient service to Glasgow City Centre. Schooling is found locally and both primary and secondary levels.

This very spacious extended family home offers superb accommodation comprising a large bright sun lounge accessed to the front of the property via French doors, this room enjoys fabulous open views across the farmland to the front and is open plan to the large lounge. The lounge as stated is open plan to the sun lounge, has an open plan set to stairs to the side accessing the upper landing and access to the dining kitchen to rear, to the side there is access to the inner hall. A feature of this property is a log burning stove set within the corner of the lounge.

The large dining kitchen located to the rear of the lounge has an extended area with French doors accessing the private grounds there is also access to the side of the property, there is ample space for a large dining table and chairs.

Located to the side of the lounge is the inner hall, from this inner hall there is access to three very good sized double bedrooms one to the rear, two to the front as well as access to the large family bathroom.

Accessed from the lounge via open stairs the large upper landing area offers a seating area with access to a balcony to the side, from this balcony there are fantastic views towards Arran and the Ailsa Craig. The upper hall provides access to two large bedrooms as well as a shower room and deep storage cupboards. The larger of the two bedrooms has a UPVC door to the front accessing another balcony area which enjoys fabulous open views towards the Cumnock Hills.

The property has externally approximately 2 acres of ground, to the left of the property a courtyard is accessed via double gates with seven separate stables, a covered walkway leads to the field to the rear.

There is additional off street parking to the front and side of the property.

This is a unique property which would appeal to a wide range of buyers and the agents have no hesitation in strongly recommending early internal viewing to appreciate the excellent accommodation and potential this fabulous property offers.









### COUNCIL TAX

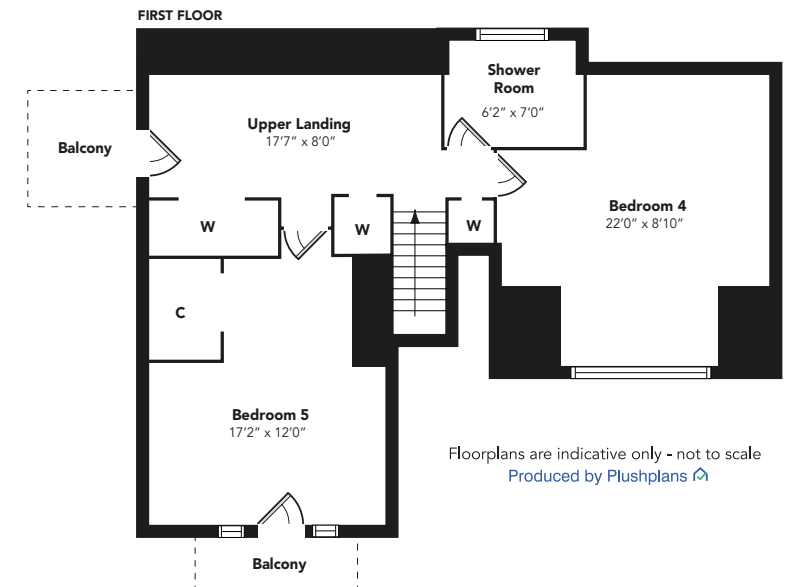
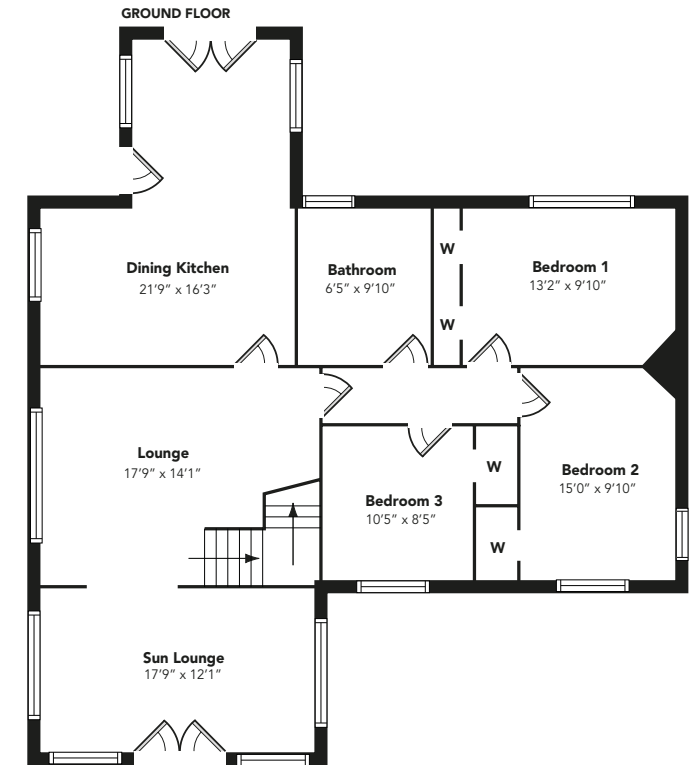
Band D

### ENERGY RATING

Band D

### FEATURES

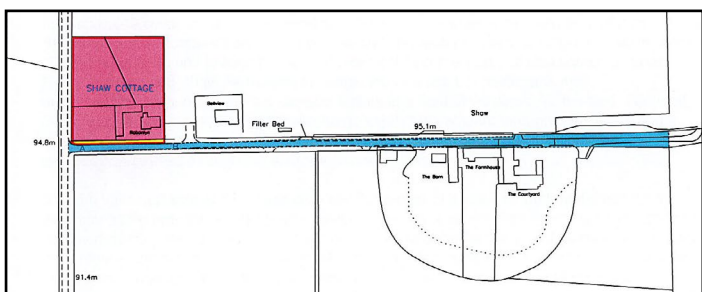
Fabulous setting with open views on all side  
 Seven stables/outbuildings with land to the rear  
 Deceptively very spacious extended property  
 Five bedrooms  
 Easy access to M77  
 Viewing essential









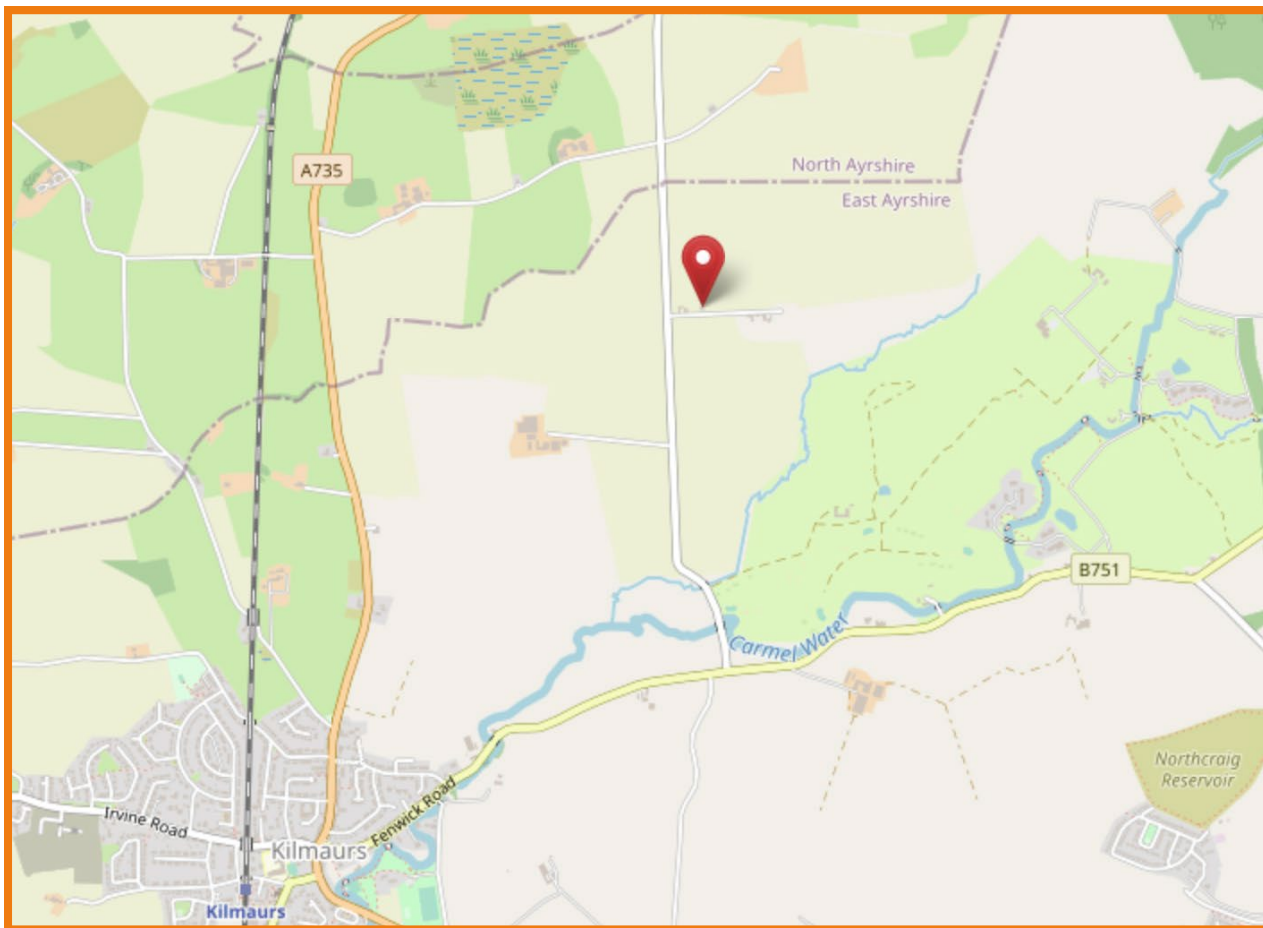


### VIEWING

Strictly by appointment through Barnetts on 01563 522137

### ENTRY DATE

By arrangement



### 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.



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