



Haggisbank Cottage, Sorn, Mauchline KA5 6JF
Offers over £410,000







Fabulous opportunity to purchase this unique DETACHED BUNGALOW occupying an elevated setting and enjoying uninterrupted views across rolling Ayrshire farmland towards Arran.

The property is located approximately 1.5 miles outside the lovely Ayrshire village of Sorn, various amenities are found in the nearby village of Mauchline with more extensive shopping including many high street names found within the nearby town of Kilmarnock.

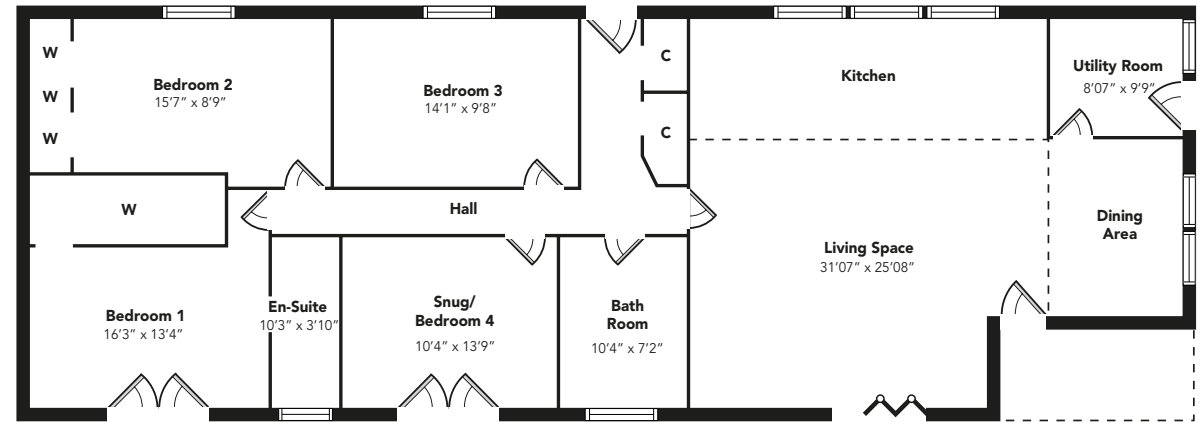
Presented in good decorative order this, this stunning modern family home offers substantial on the level accommodation with the option to extend into the large attic space, of L shaped entrance hallway, large open plan living space incorporating a bespoke kitchen features solid oak worktops and breakfast bar with a Bosch double convection oven/grill, four burner induction hob and Bosch dishwasher, an open plan dining area with a separate utility room to the side of the dining area. Large master bedroom with a walk in wardrobe area and access to an en-suite shower room with rainfall shower, vanity unit, wc and chrome towel rail, three further double bedrooms, two to the front and one to the rear presently used as a family room. The family bathroom is tiled with under floor heating, chrome towel rail, free standing bath, separate shower cubicle, basin vanity unity and LED mirror.

To the rear of the property there is a large decking area accessed from the living space, family room and master bedroom. The decking with steps leading to the garden has a built-in hot tub with log burning stove providing heating to the tub.

Features of the property include disabled access at front. Full double glazing and large double garage with electrics, water and drains as well as a log burning stove. The property has extensive parking to front. There are garden grounds to the side and rear of the property with a feature duck pond. The grounds extend to include a parge area of woodland to the side.

This truly is a unique opportunity and only by viewing can one fully appreciate the outstanding level of accommodation and spectacular views to the rear.





Floorplans are indicative only - not to scale
Produced by Plushplans

FEATURES

Breath taking views

Two public rooms

Three bedrooms

Solar Panels

Air-Source Heat Pump

Under floor heating

Wrap round composite decking with built in wood burner

Electric Hot Tub

Double glazing

Viewing essential

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.







TRAVEL DIRECTIONS

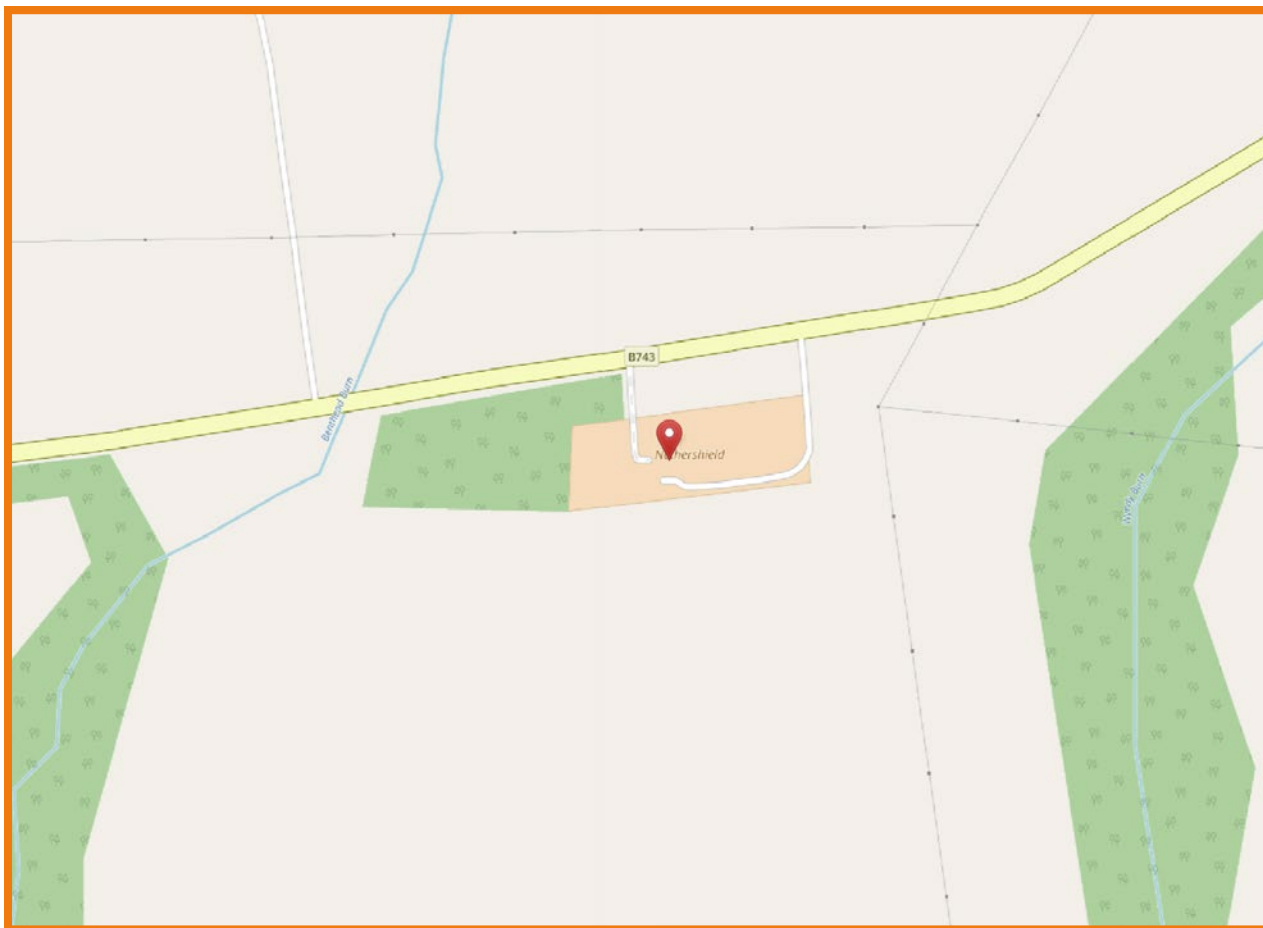
Drive to Sorn on the B743, pass the Sorn Inn and continue out of the village. Continue up the hill for a ¼ mile and the Haggisbank Cottage is on your righthand side.

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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