



**PEATLAND**  
BY GATEHEAD

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5 | BEDROOMS

2 | BATHROOMS

5 | PUBLIC ROOMS

**A magnificent Scots style farmhouse which has been comprehensively upgraded and modernised and enjoys an elevated position set in around 4 acres of land with paddock and extensive outbuildings providing excellent development potential.**

'Peatland' is a magnificent Scots style farmhouse built circa 1750 and further extended in 1868. The property presents an impressive facade of traditional stone under a slate roof with crow step gables and has undergone an exhaustive program of upgrading and modernisation by the current owners including a bespoke fitted kitchen with centre island, luxury sanitary ware, new double glazed windows, oil central heating system, oak staircase, re-wiring and full redecoration. In addition there is mains water and drainage is to a septic tank.

In summary the accommodation extends to, on the ground floor, a reception hallway with two piece cloaks/wc off, formal lounge, dining room, family room with wood burning stove, sitting room, study, dining kitchen and utility room. There are two staircases with the main staircase from the reception hallway leading to three generous double bedrooms and a four piece family bathroom. The second staircase is off the sitting room and leads to two further double bedrooms and a second four piece bathroom.

Externally the property has a central courtyard providing ample parking. The extensive gardens are predominantly laid to lawn with shrubbery borders and mature trees. In addition there is an orchard and grazing land.

There are a number of outbuildings including two large byres (one with hay loft), former stables, dairy and covered log store which lend themselves to further development subject to any appropriate consents.

This outstanding property offers excellent, flexible family accommodation and lends itself to equestrian interests as well as further development subject to any appropriate consents.



















The property sits proudly on an elevated position overlooking rolling Ayrshire countryside. The idyllic location is close to the villages of Gatehead and Symington and within 3 miles of the M77 bypass which links north to Glasgow and south to Ayr. Troon, with its outstanding golf courses and beaches, is around 5 miles distant. Prestwick Airport is around 7 miles distant and has regular flights throughout Europe.

TR1791 | Sat Nav: Peatland, By Gatehead, KA2 9AN

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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C O R U M

Corum Troon  
29 Portland Street, Troon, KA10 6AA

**Tel:** 01292 310 010

**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)