

HEATHFIELDS

MONKTONHILL ROAD, TROON



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An incredible modern detached home of around 8000 sq.ft quietly situated within a private and peaceful location on Monktonhill Road, just a short distance from the popular coastal town of Troon, Prestwick International Airport and the surrounding Ayrshire coastline. Accessed via private remote control gates the house sits within enclosed private landscaped gardens of just over an acre. This is quite simply an incredible family home that enjoys a luxurious and contemporary specification combined with the latest technology. Designed in a traditional style with a rendered external finish the subjects exude an air of quality and once inside you will find a fabulous range of individual features and all modern conveniences incorporated.

The comprehensive specification includes a 1200 square ft bespoke outdoor kitchen/entertaining space complete with pizza oven, magnificent pool room /gymnasium with sauna, cinema room and bar, the main house is heated through a ground source heat pump system and the Spa / Cinema area by an air source heating system with both controlled by Neomiser, fabulous feature stainless steel curved staircase, fully integrated bespoke kitchen by Edward Loxley of Nottingham, "Chesney's" wood burning stove in the formal lounge, full length bi-fold doors and a luxurious specification to internal fixtures and sanitary ware.

In terms of accommodation the ground floor extends to entrance vestibule and grand reception hallway which features a superb curved staircase leading to a galleried upper landing. To the rear of the reception hallway is space for formal dining with windows overlooking the gardens. The kitchen area comprises a fully integrated work space with breakfast bar and large open plan area providing space for informal dining and relaxing with full length bi-fold doors that overlook a paved patio for outdoor entertaining and the rear gardens. Adjacent is a useful utility/laundry room. There are three formal reception rooms including a lounge, dining hall and sitting room/ library on this floor which can be utilised as required. Completing the ground floor accommodation is a cloakroom and separate wc.

On the first floor a galleried upper landing features a full height window formation and provides access to four double bedrooms three of which have en-suite facilities. The master bedroom suite overlooks the rear gardens and has its own dressing room and en-suite bathroom. A further return riser staircase leads to a huge games room/fifth bedroom with a storage room off.

The magnificent pool room/spa overlooks the rear garden and has a Biospa swim spa and five person jacuzzi as well as a Canadian sauna. A spiral staircase leads to an open plan office / gym area with further access to a superb cinema room with 2.7m screen and integrated sound system. There is also a bespoke solid wood bar area by local carpenters Clachan wood of Ayrshire.

Outside the gardens are accessed via remote control security gates and offer a mix of soft and hard landscaped areas including extensive drive and parking area, sweeping lawns, mature borders with a comprehensive range of specimen trees and shrubs. An automatic irrigation system covers the front and rear gardens. The outdoor kitchen area extends to over 1100 sq ft with a steel frame and glazed roof to create probably one of the best outside kitchen areas in Scotland. Perfect for all year round outdoor entertaining, there is a solid cast work top and bar is by Concreations, wood fired pizza oven, Prodis drinks, cooler and fridge, outdoor television, separate WC and useful store. The former stables have been converted into a gymnasium. A Crestron home automation system operates the Sky TV. There is external security CCTV by IC Real Time.

Heathfields is in our view one of the finest family homes to grace the local market in recent years. It is a most attractive proposition for those discerning clients seeking a distinctive family home of the highest quality yet with the latest technology providing relatively low running costs.





















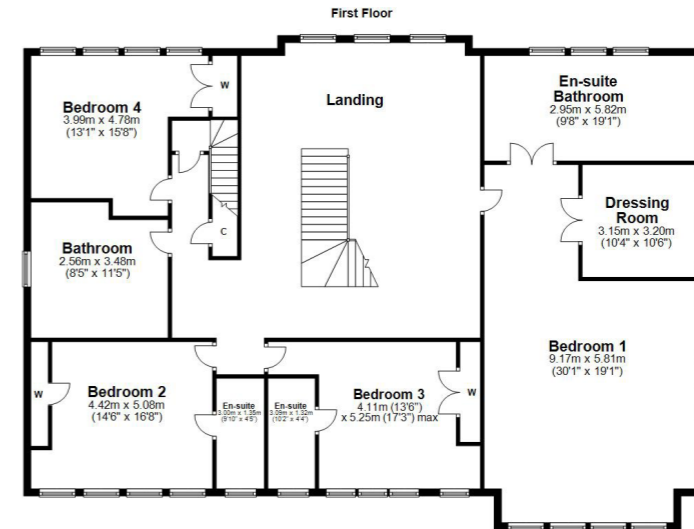
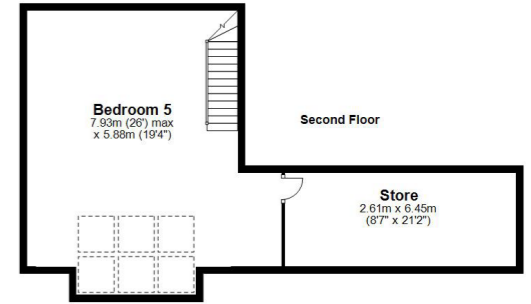
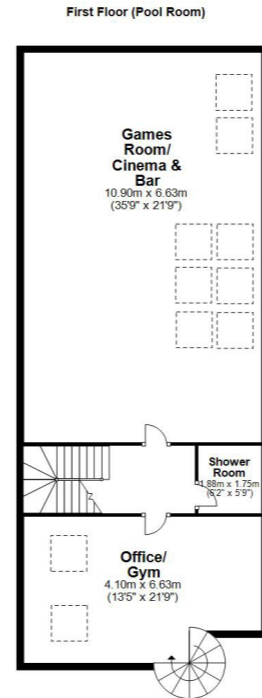
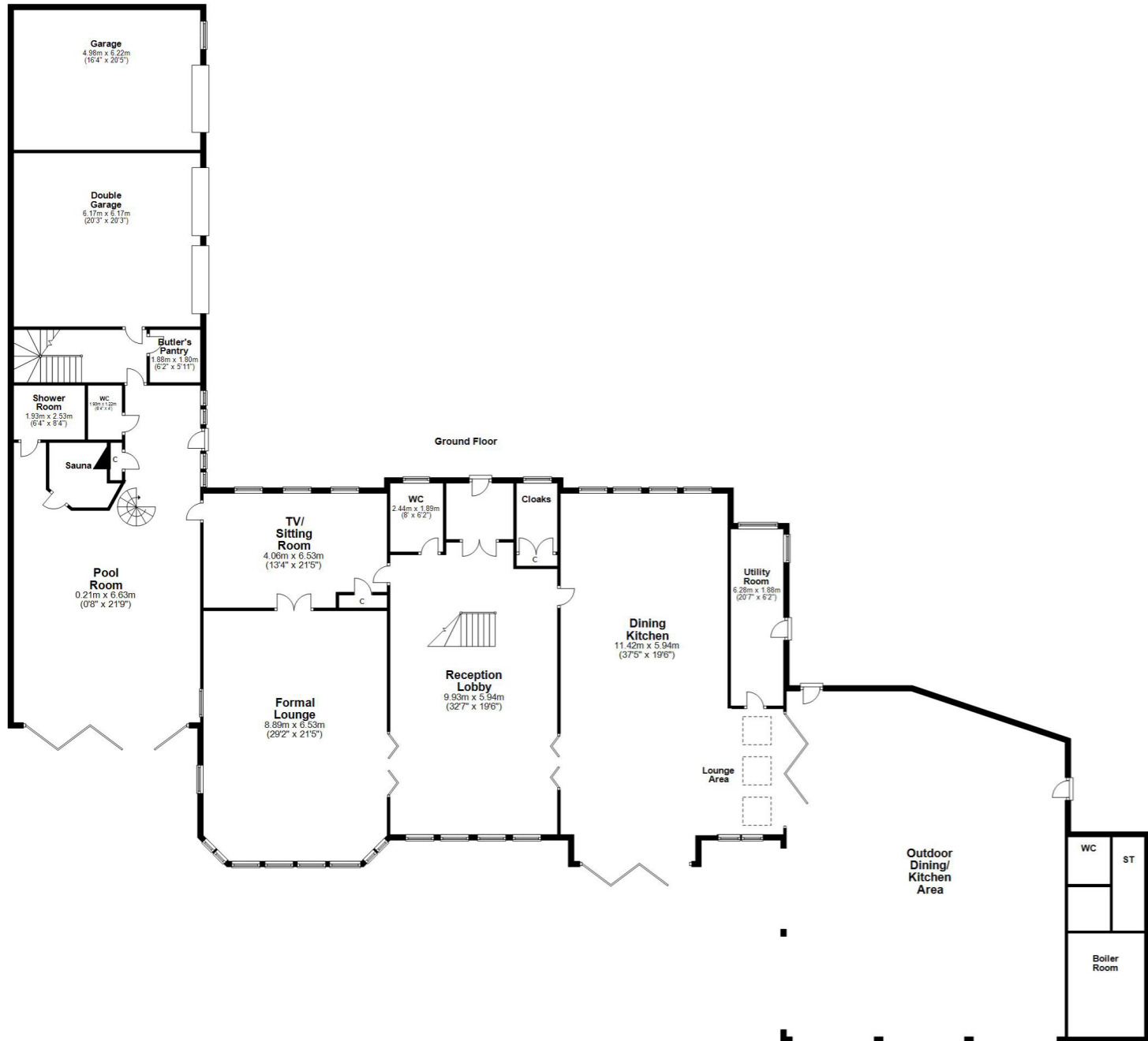












Local Area

Monktonhill Road runs parallel to Southwoods Road and leads directly to Troon town centre. Troon is home to the world famous Royal Troon golf club, regular host of the open championship which returns in July 2024. Troon retains a comprehensive range of amenities and his home to some of the finest family homes along the Ayrshire coast. The town has for a wide range of retail shops, cafes and restaurants, sports facilities, excellent schooling and mainland rail link to Glasgow.

TR1856 | Sat Nav: Heathfields, Monktonhill Road, Troon, KA10 7EW

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







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