



SANDHILL COTTAGE, SOUTHWOOD

TROON

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A charming and beautifully presented detached cottage, with gorgeous setting nestled within a large plot in Southwood and with open views out to sea and across Royal Troon from the rear.

Southwood is an extremely sought-after area on the fringe of Troon, surrounded by mature woodland and adjacent to Royal Troon, only a short distance from the amenities of the popular seaside town. In the years leading up to the First World War, a number of architecturally designed mansion houses were built on exclusive plots in the Southwood area and Sandhill Cottage was constructed to serve the neighbouring Sandhill House, thought to be the first such mansion house in around 1890. As a result, Sandhill Cottage boasts an enviable plot with a secluded entrance and incredible privacy, with an elevated outlook at the rear across Royal Troon golf course and south out to sea.

This fantastic home has a delicate mixture of traditional charm with a luxury interior that included a farmhouse kitchen, modern bathroom suites, bright extended living spaces, quality flooring and internal doors. There is a flexible layout, with a downstairs bathroom and a room that could be utilised as a downstairs bedroom and three bedrooms and a shower room on the upper floor. The plot extends to around half an acre and includes a large parking area to the front, mature shrubs and trees, two large brick stores and a large detached outbuilding that has been converted from the original garage, with heating, double glazed windows and a partitioned room within.

In more detail, the internal accommodation extends to an entrance hallway with a large downstairs bathroom suite, a sitting room/ downstairs bedroom with a fireplace and built-in bookcases, a large farmhouse dining kitchen with stairs to the upper floor, under stairs storage, a utility room and a boot room with a door to the rear garden and a WC, and a large extended lounge with a wood-burning stove, windows looking out to the sea at the rear and French doors leading to the garden. On the upper floor there are two double bedrooms, fitted wardrobe space off the landing, a shower room and a single bedroom. There is also access into the eaves.





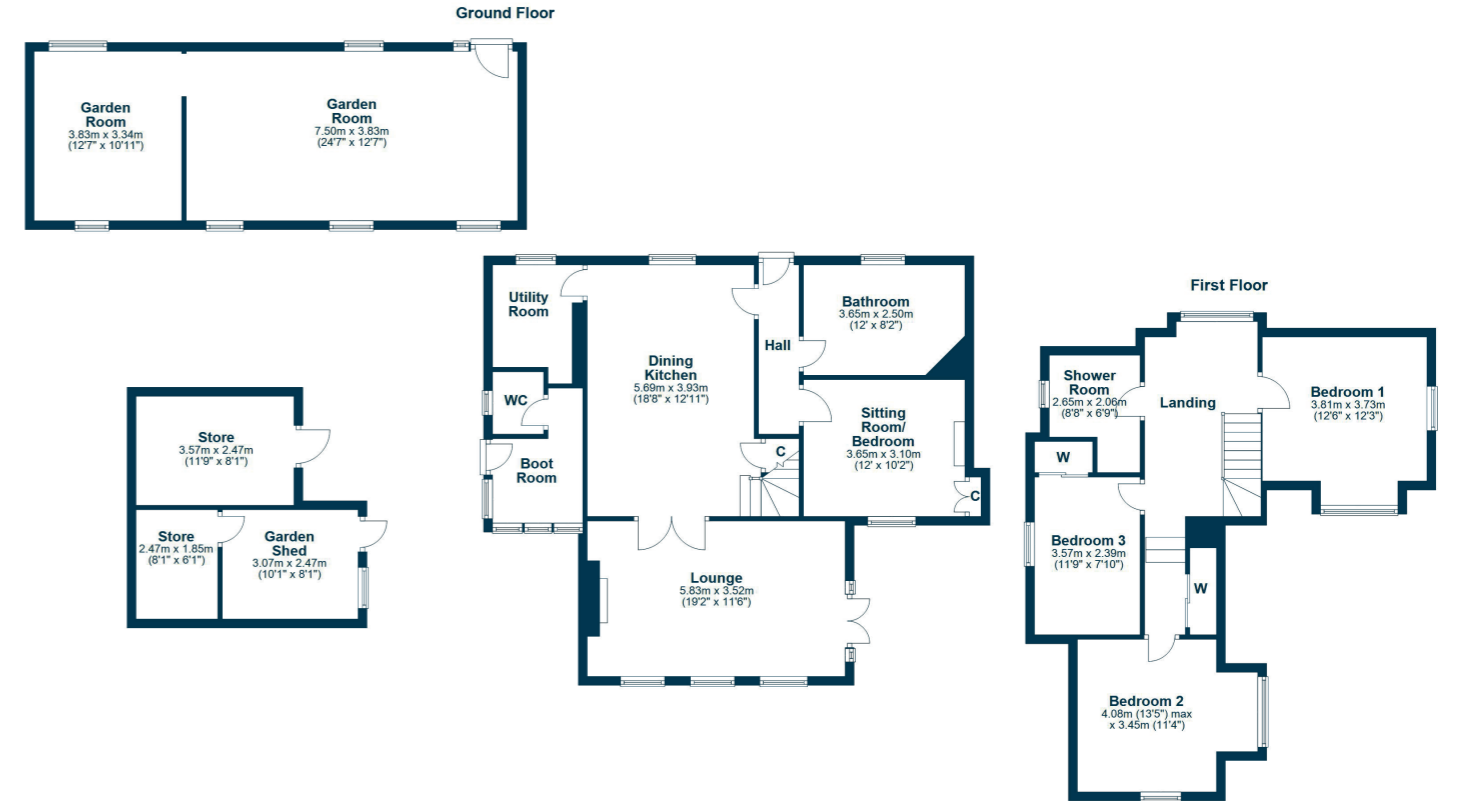












The Southwood area of Troon is one of Ayrshire's most sought after and rarely available residential areas. The location is around three miles from the centre of Troon which provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. In addition the property is perfectly positioned close to the A77/M77 linking to Ayr, Glasgow and surrounding districts.

TR1861 | Sat Nav: Sandhill Cottage, Southwood, Troon, KA9 1UP

For the full home report visit www.corumproperty.co.uk

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



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