



# MILL O'SHIEL STEADING

BY BARBIESTON

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**A rarely available development site with planning permission granted (May 2023) to build SIX detached villas within an idyllic country location adjacent to Barbieston.**

The former Mill O Shiel farm site represents an exciting opportunity to acquire a development site with planning permission granted to build six detached villas, all within generous plots with double garages surrounded by rolling farmland with the Water of Coyle on one side and a lovely outlook across to Barbieston Farm Stud.

Planning permission has been granted by East Ayrshire council with further information available on their planning web-site under planning application 22/0201/PP.

The site extends to approximately 2 acres with all original farm buildings cleared AND AN ADDITIONAL AREA ON WHICH TO LOCATE A SUDS (SUSTAINABLE URBAN DRAINAGE SYSTEM)

There are three house types passed as follows -

**HOUSE TYPE A** - 354 square METRES/3800 Sq ft (inclusive of garage). N.B one plot has the garage attached and the other has the garage detached.

Detached villa comprising, on the ground floor, a reception hallway, living room, tv room, office, kitchen with dining area, utility room, shower room and access to integral garage (one of two houses only). Upstairs there are four bedrooms including a master suite with dressing room and en-suite. Bedroom two also features a dressing room and en-suite and bedroom three benefits from an en-suite. Completing the accommodation is a family bathroom.

**HOUSE TYPE B** - 161 square meters/1750 Sq ft

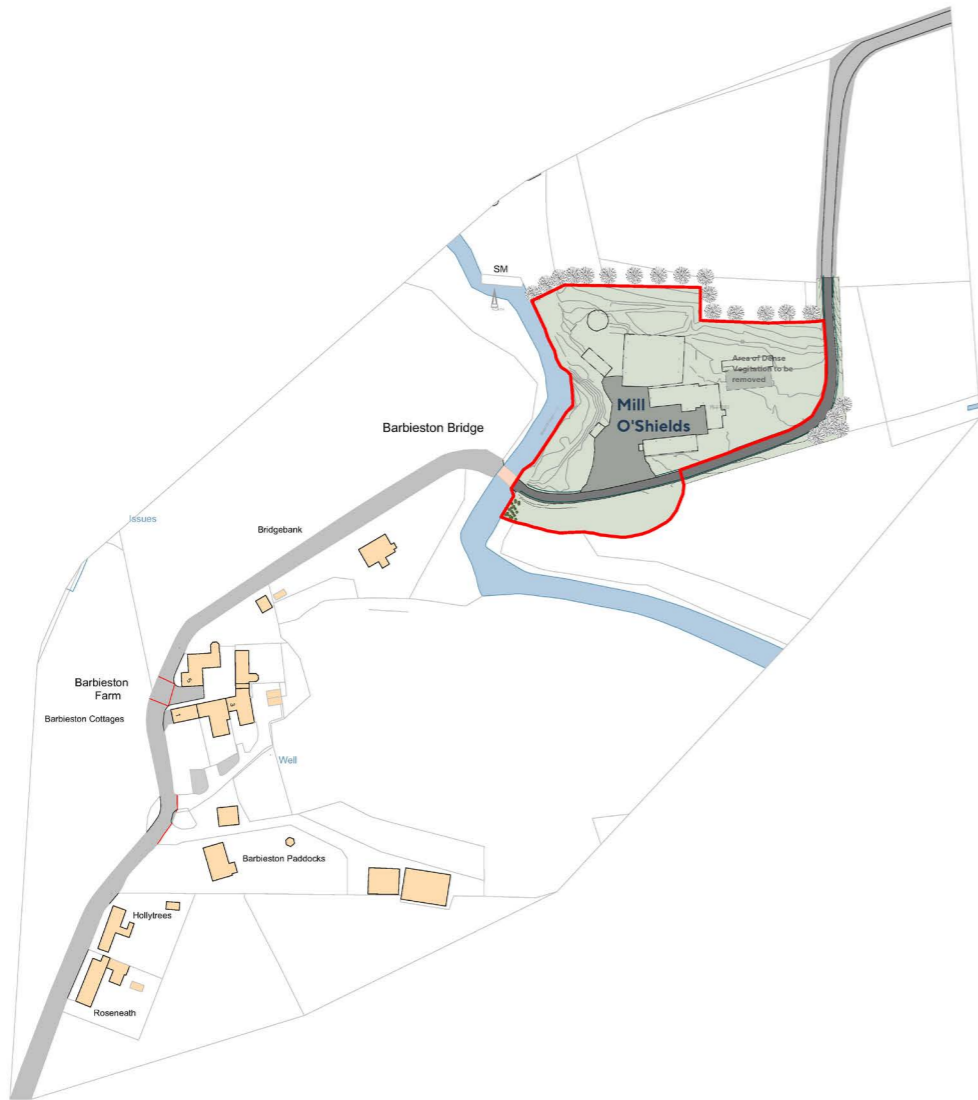
Detached villa comprising, on the ground floor, an entrance porch, reception hall, living area with vaulted ceiling, open plan kitchen/dining room, reading neuk/snug, tv room, utility room and shower room. Upstairs there are four bedrooms, three with en-suite shower rooms and master with dressing room. Completing the accommodation is a family bathroom. Detached double garage.

**HOUSE TYPE C** - 161 square meters/1750 Sq ft

Detached villa comprising, on the ground floor, a reception hallway, open plan kitchen/dining, lounge, tv room, utility room, CLOAKROOM and shower room. Upstairs there are four bedrooms with three en-suite shower rooms and a separate bathroom. Detached double garage.



# LOCATION



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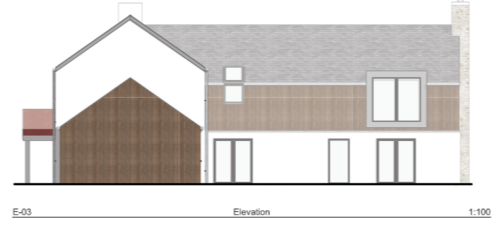
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# PROPOSED SITE PLAN

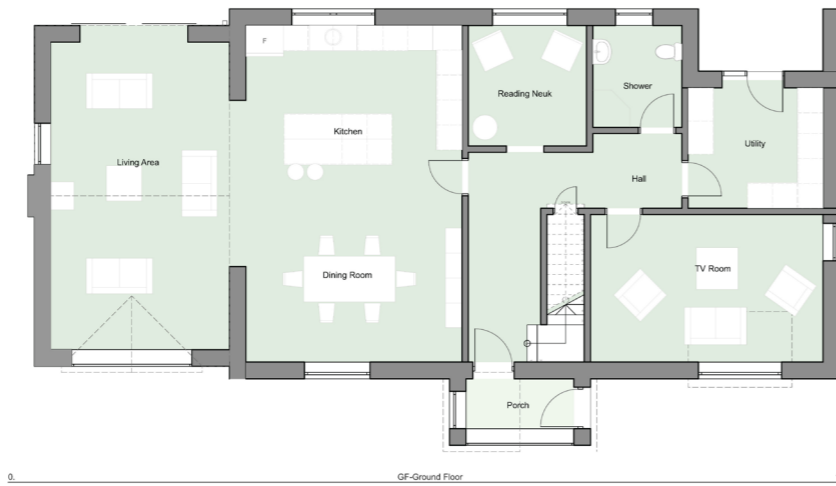
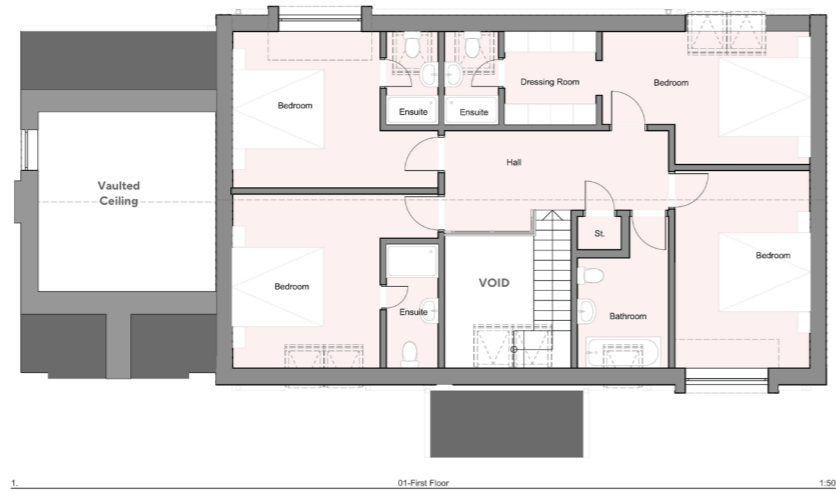


# PROPOSED HOUSE A

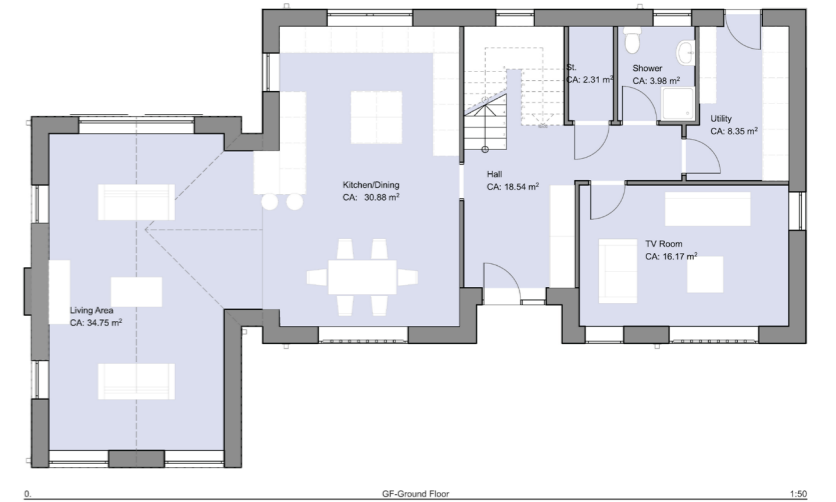
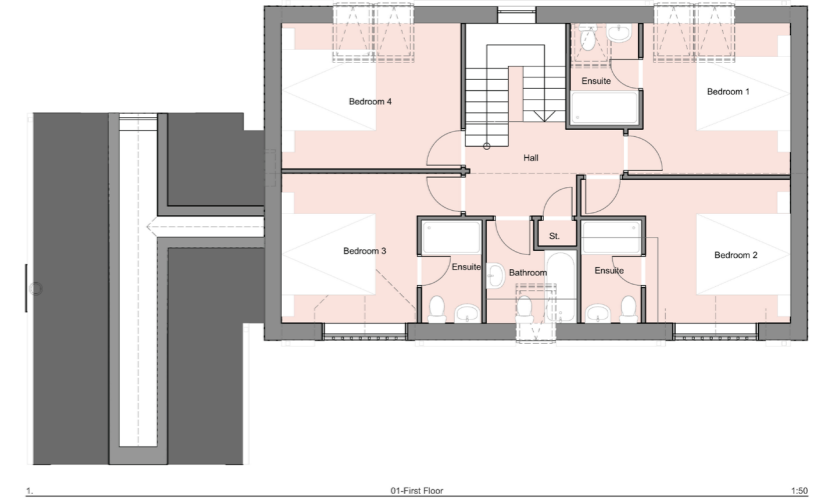


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# PROPOSED HOUSE B



# PROPOSED HOUSE C





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